

HINMAN

DEVELOPMENT ◆ MANAGEMENT ◆ LEASING

OFFICE SPACE FOR LEASE

7895 CURRIER DRIVE

7895 CURRIER DRIVE | PORTAGE, MI 49002

KALAMAZOO OFFICE | 269.342.8600 | 750 TRADE CENTRE WAY, SUITE 100, PORTAGE, MI 49002



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7895 CURRIER DRIVE IS A TWO-STORY, 26,933 SF OFFICE BUILDING LOCATED AT E CENTRE AVENUE AND CURRIER DRIVE IN PORTAGE, MICHIGAN; ADJACENT TO THE PORTAGE CITY CENTRE. THIS FREE-STANDING BUILDING OFFERS AN UNMATCHED OPPORTUNITY IN THE REGION TO CREATE A UNIQUE ENVIRONMENT THAT ENCOURAGES COLLABORATION, PRODUCTIVITY, AND WELLNESS TO BRING TENANTS AND IDEAS TO NEW HEIGHTS. THIS MULTI-TENANT BUILDING IS AVAILABLE FOR TRADITIONAL, MEDICAL OR FLEX OFFICE USE.

- SUBURBAN OFFICE SETTING, PROFESSIONALLY MANAGED
- MULTIPLE RETAIL & DINING OPTIONS NEARBY
- CONVENIENT & FREE EMPLOYEE / VISITOR PARKING
- REGIONAL LOCATION WITH EASY ACCESS TO US-131 & I-94
- ABILITY FOR 24 HOUR CARD ACCESS & VIDEO SECURITY
- 4.0 MILES TO KALAMAZOO /BC INTERNATIONAL AIRPORT
- MONUMENT SIGNAGE OPPORTUNITY AVAILABLE
- CONNECTED ACCESS TO WALKING & BIKING TRAILS
- METRO TRANSIT STOP LOCATED ACROSS THE STREET

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MULTI-TENANT LOBBY REMODEL

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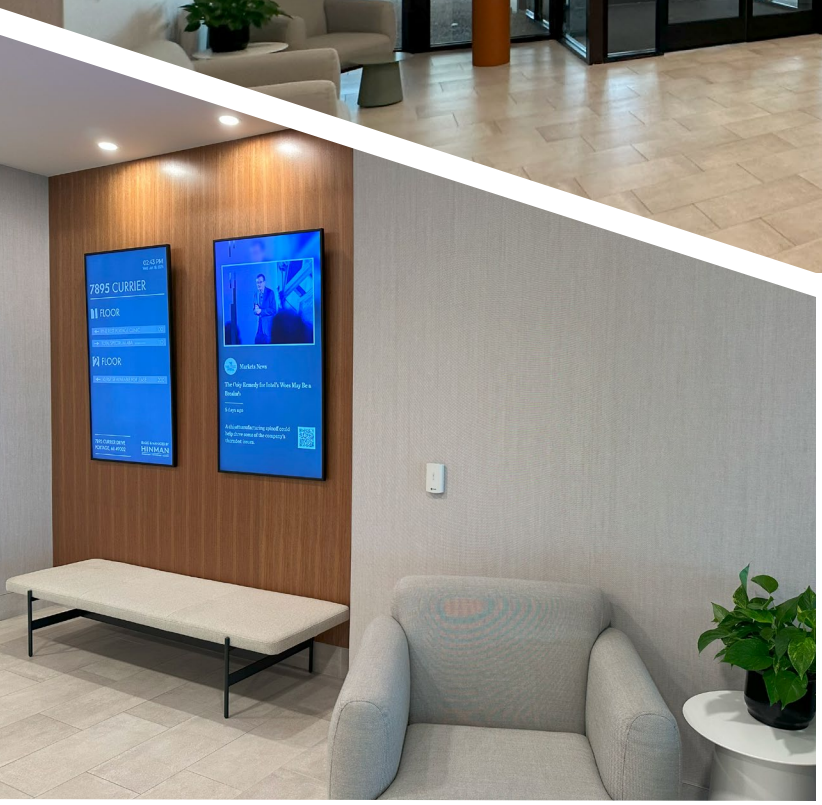

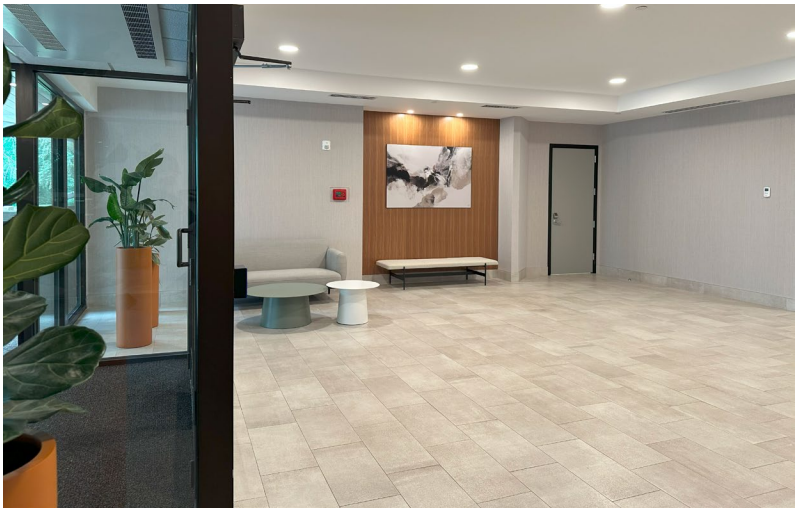

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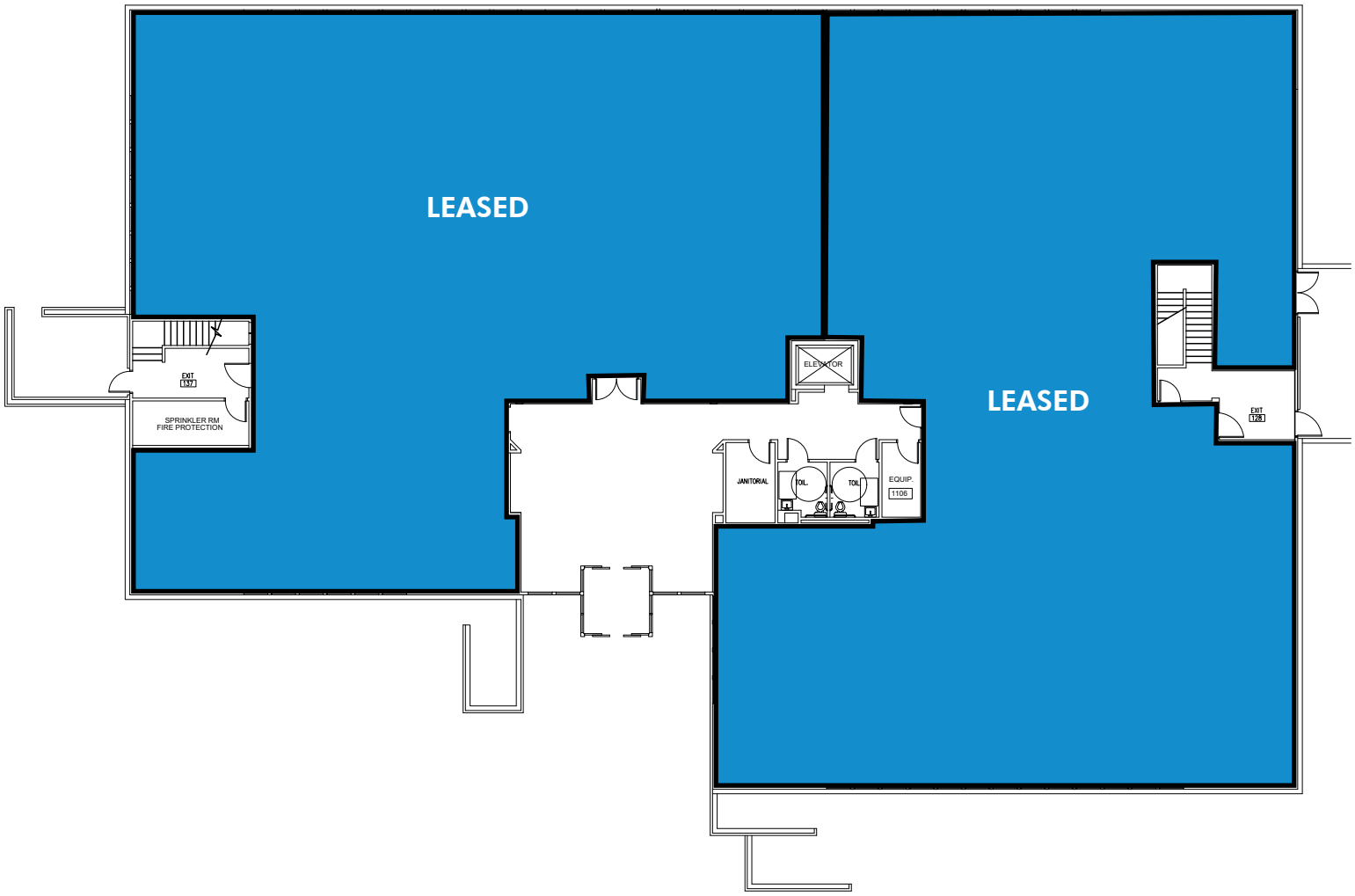
1ST FLOOR | FULLY LEASED



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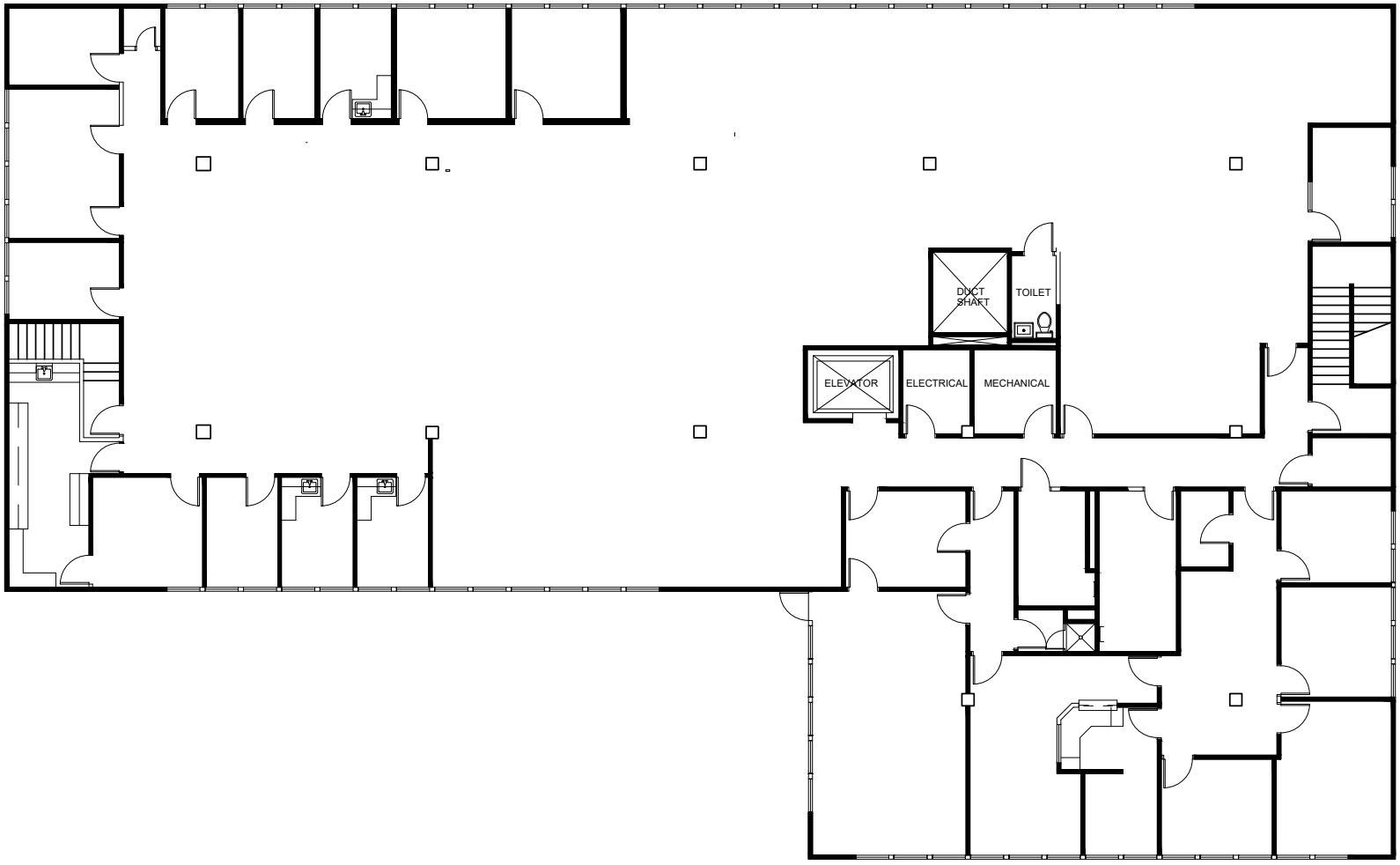
2ND FLOOR | UP TO 10,967 SF



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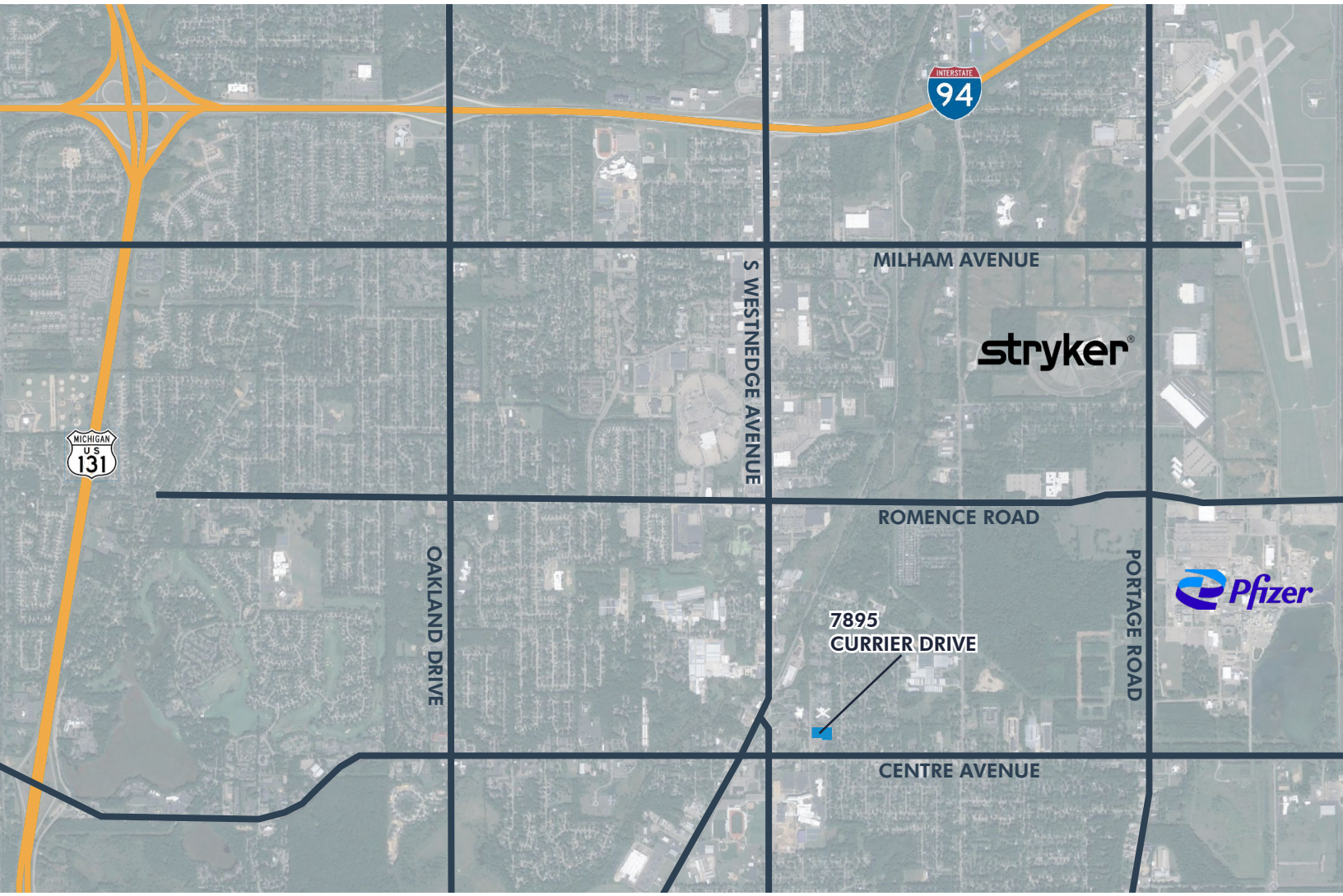

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KALAMAZOO MARKET OVERVIEW

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STRATEGICALLY LOCATED HALFWAY BETWEEN CHICAGO & DETROIT, KALAMAZOO HAS CONTINUED TO BE A HUB OF ECONOMIC DEVELOPMENT.

- REGIONAL POPULATION OF 783,308
- MORE THAN 17,548 COMPANIES IN REGION
- $18.79 BILLION GROSS REGIONAL PRODUCT
- 3 COLLEGES AND UNIVERSITIES
- UNEMPLOYMENT RATE OF 3.7%
- COST OF LIVING IS 22.5% LOWER THAN NATIONAL AVERAGE
- HIGHWAY SYSTEM OFFERS MULTI-REGIONAL ACCESSIBILITY
- AVERAGE 20 MINUTE TRAVEL TIME FOR MOST COMMUTERS
- DAILY FLIGHTS TO 2 MIDWEST HUBS VIA AZO AIRPORT

RECOGNITIONS

- KALAMAZOO IS "ONE OF THE BEST PLACES TO LIVE IN AMERICA" BY **US. NEWS & WORLD REPORT**
- THE KALAMAZOO-PORTAGE MSA OFFERS THE LOWEST COST OF LIVING IN TE U.S. BY **COST OF LIVING INDEX**
- SOUTHWEST MICHIGAN IS "ONE OF THE WORLD'S TOP 50 PLACES TO TRAVEL." BY **TRAVEL & LEISURE**
- KALAMAZOO IS THE NUMBER ONE COOLEST CITY IN THE U.S. WITH THE LOWST COST OF LIVING BY **PUREWOW**
- KALAMAZOO NAMED #3 "BEST MARKET FOR FIRST-TIME HOME BUYERS." BY **REALTOR.COM**

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