



650 TRADE CENTRE OFFICE OPPORTUNITY



- 5-story class A office building
- Visible to over 84,000 +/- cars per day along I-94
- Close to restaurants, retail, and lodging

650 TRADE CENTRE WAY

PROPERTY OVERVIEW

BUILDING:

650 Trade Centre is a 100,627 SF, 5-story, Class A, LEED Certified office building. It features premium common area finishes, a complimentary fitness center for employee use, and exterior branding opportunities for large users.

DEVELOPMENT:

The Trade Centre development is home to three modern Class A office buildings, totaling 290,000 SF, a Courtyard by Marriott hotel, and a Hilton Homewood Suites hotel. The first restaurant at Trade Centre, Black Rock Bar & Grill, opened in June of 2018. When fully occupied, Trade Centre could be home to over 1,000 employees and 187 hotel rooms.

LOCATION:

The Trade Centre is located within the City of Portage on the northwest corner of I-94 and S. Westnedge Avenue. The location of the property places it at the corner of main and main in the region. It is also at the epicenter of trade between Detroit, Chicago, Grand Rapids, and South Bend. The Trade Centre has convenient access to I-94, US-131, and the Kalamazoo-Battle Creek International Airport.

ACCESSIBILITY:

The Trade Centre is easy to access from the entire region, with a location that is right off the I-94/Westnedge Avenue exit, and only a 10 minute drive time from the downtown area. Locally, Trade Centre can be accessed from seven different points of ingress/egress, including Kilgore Road, Westnedge Avenue, and Market Place.

650 TRADE CENTRE WAY

QUICK FACTS



84,000

TRAFFIC COUNT

Over 84,000 +/- cars drive past Trade Centre every day.



1/2

HIGHWAY VISIBILITY

Trade Centre is visible for over half a mile on I-94.



394,749

POPULATION

394,749 people are located within a 30-minute drive time of the site.

Portage is located within Kalamazoo County, which has a population of 264,725.

KALAMAZOO COUNTY FACTS:

- The Kalamazoo-Battle Creek International Airport is served by 3 major airlines.
- Portage was rated the #2 Best City for Young Families in Michigan.
- Kalamazoo was ranked #20 on a list of 50 Great Affordable College Towns in the United States, with its low cost of living and unique culture.
- The annual Kalamazoo Art Fair is the second oldest community art fair in the United States and attracts 60,000 visitors over two days.
- There are over 1,200 acres of protected land for public use, and over 75 miles of recreational trails.
- Kalamazoo is recognized as a Runner Friendly Community by the Road Runners Club of America.
- Portage was awarded for Promoting Active Communities (Gold Recognition), and is recognized as a Bicycle Friendly Community by the League of American Bicyclists.

MAJOR EMPLOYERS IN THE AREA:

Stryker	Borgess Hospital	PNC Bank
Pfizer	MPI Research	Benteler Automotive
Zoetis	Flowserve	Hark Orchideen
Kenco Logistic Services	Kaiser Aluminum	Whirlpool
Eaton Corporation	Graphic Packaging	J. Rettenmaier USA
Newell Rubbermaid	Bronson Hospital	J. Sterling Industries
Western Michigan University	Parker Hannifin	Bosch
MANN+HUMMEL USA, Inc.	Kellogg Company	Interkal
		FlowServe



30,000

HIGHER EDUCATION

There are approximately 30,000 students that attend the 3 main colleges/universities in Kalamazoo County.



3.6%

UNEMPLOYMENT RATE

There is a 3.6% unemployment rate in Kalamazoo County; the lowest in Southwest Michigan.



14.7%

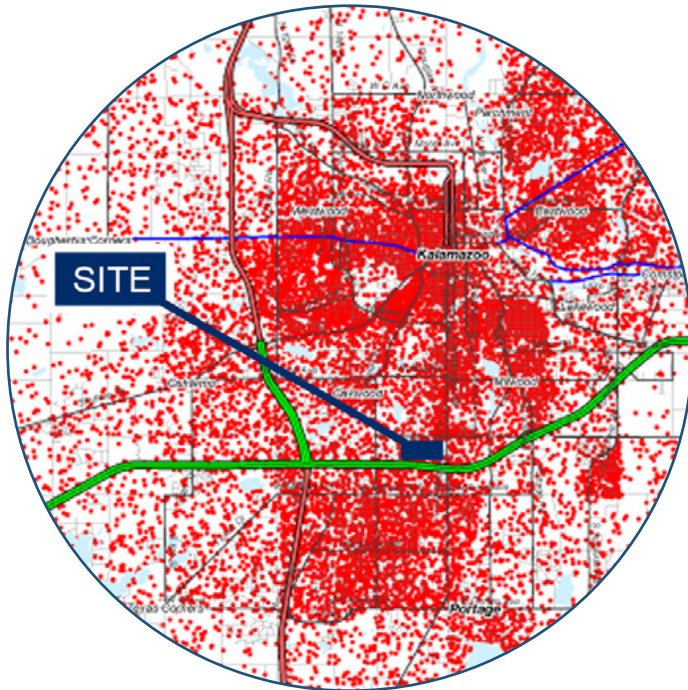
COST OF LIVING

Cost of living is 14.7% lower than the national average.

650 TRADE CENTRE WAY

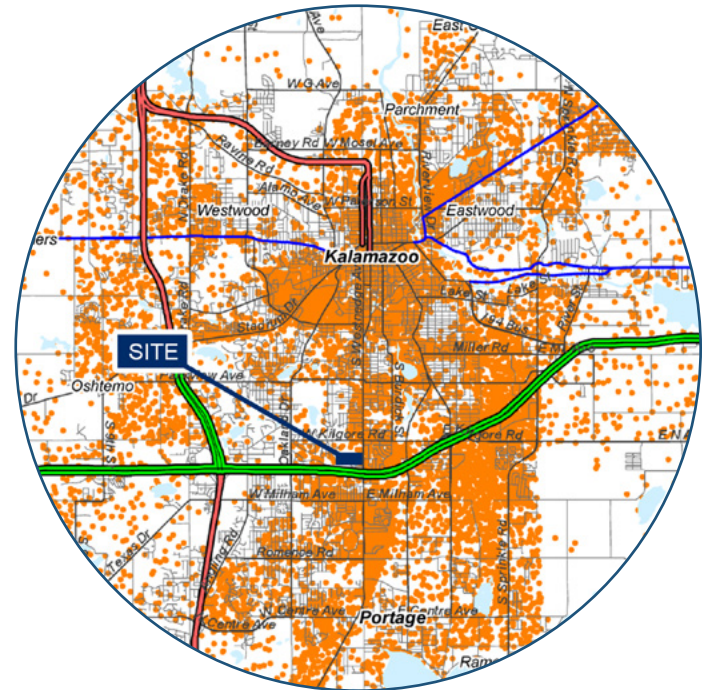
POPULATION MAPS

650 Trade Centre Way is easily accessible from Paw Paw, Galesburg, Plainwell, and Battle Creek. The proximity to I-94 and US-131 makes travel easy for these potential clients and employees.



TOTAL POPULATION

1 dot represents 10 people.



WORKPLACE POPULATION

1 dot represents 10 employees.

THE TRADE CENTRE

BUILDINGS & BUILD-TO-SUIT



950 Trade Centre

950 is a 4-story Class A office building. Tenants include AmeriFirst Home Mortgage, Blue Cross Blue Shield of Michigan, Spring Arbor University, and Northwestern Mutual.



750 Trade Centre

750 is a 3-story Class A office building. Tenants include Stryker, Plante & Moran, and Merrill Lynch.



650 Trade Centre

650 is a newly constructed 5-story Class A, LEED Certified, office building. Tenants include Honigman and Aerotek.



Courtyard by Marriott

Built in 2013, this Courtyard hotel has 90 rooms and has seen record-setting occupancy rates for the Courtyard by Marriott chain since opening.



Homewood Suites by Hilton

Completed in 2015, this Hilton hotel has 97 rooms and has seen great success since opening.

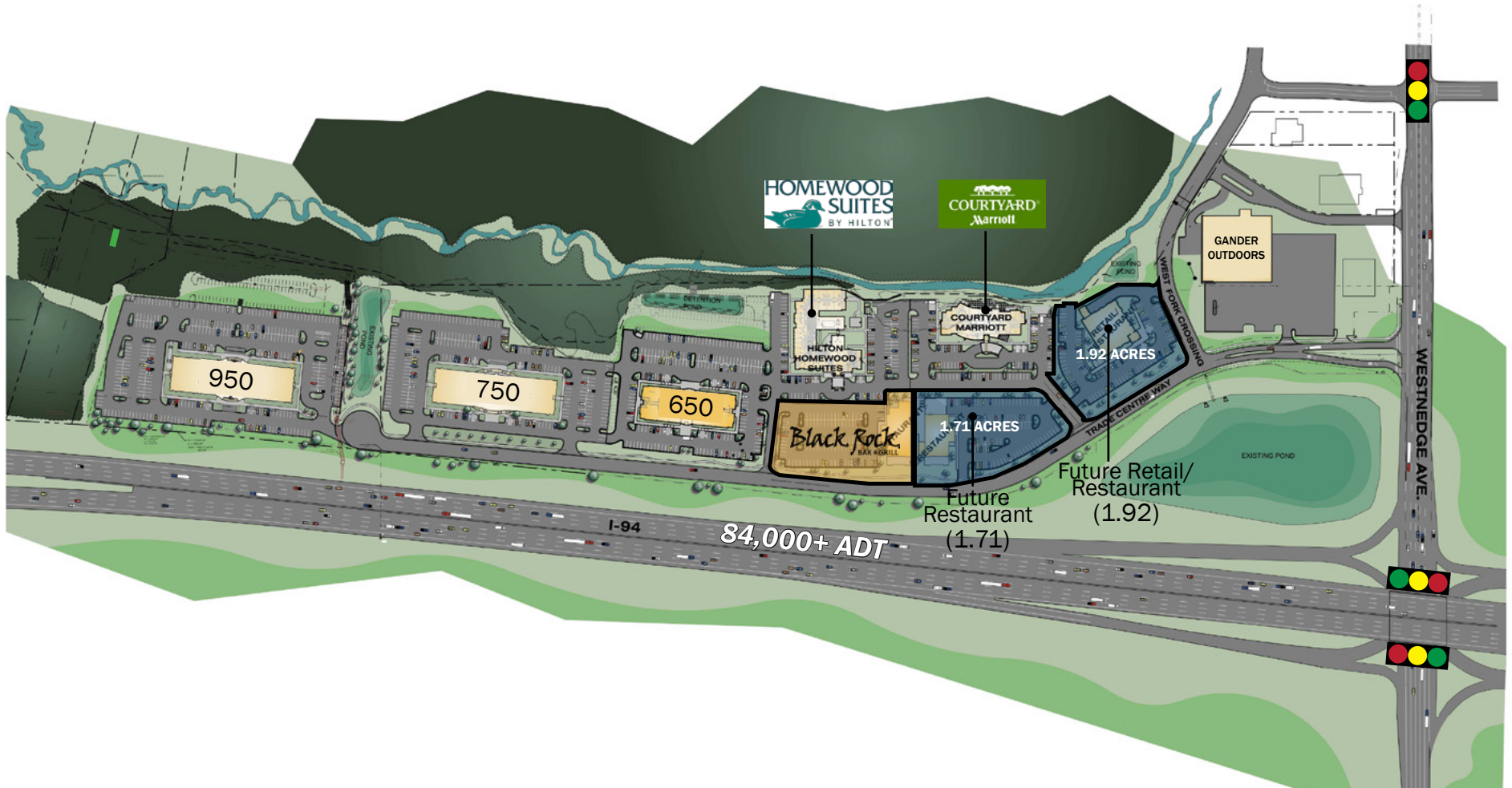


Restaurant Sites

2 highway visible sites available for restaurant build-to-suit or land lease opportunities.

THE TRADE CENTRE

SITE PLAN



650 TRADE CENTRE WAY

ELEVATIONS - FRONT (SOUTH FACING)

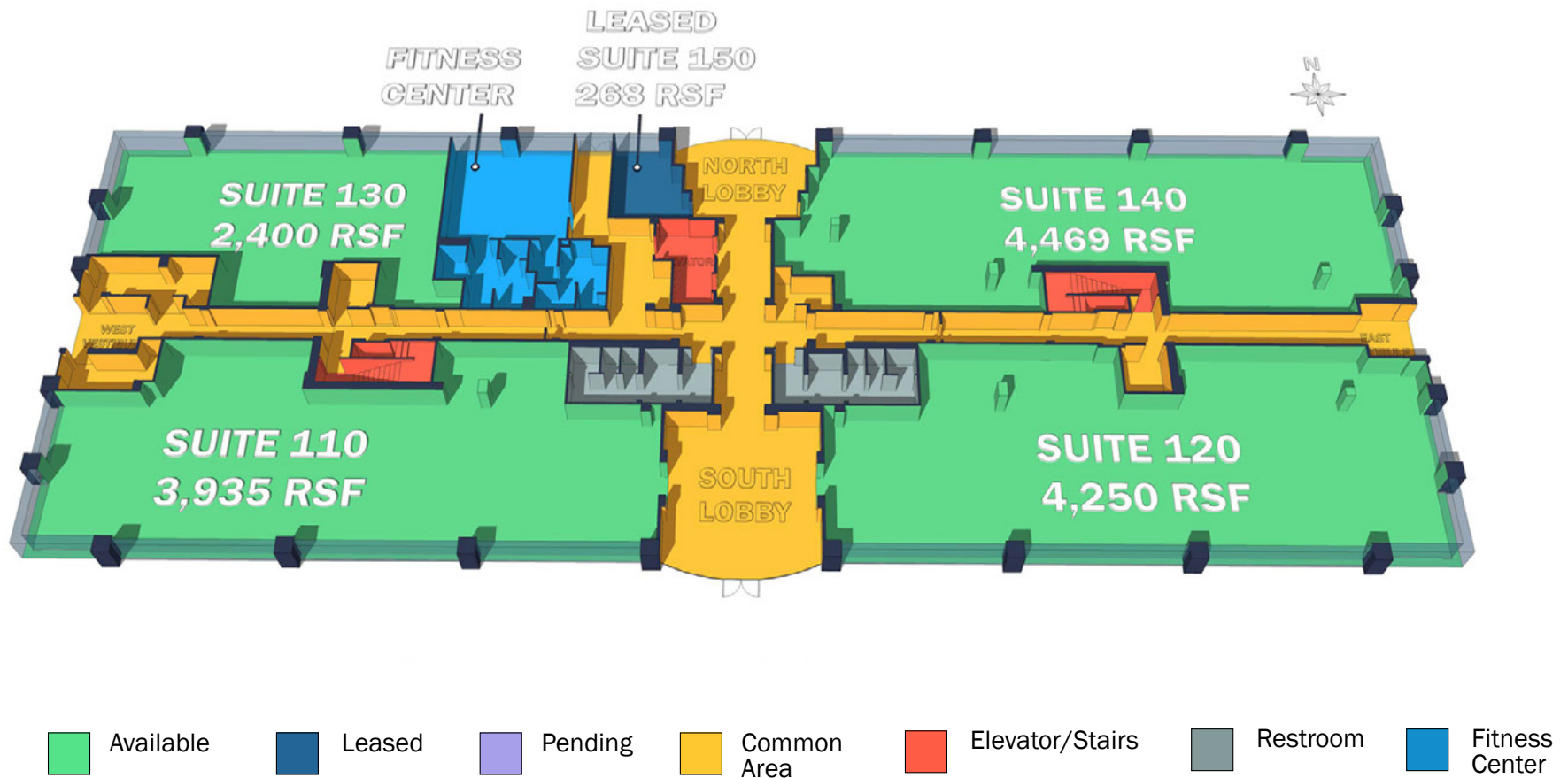


650 TRADE CENTRE WAY

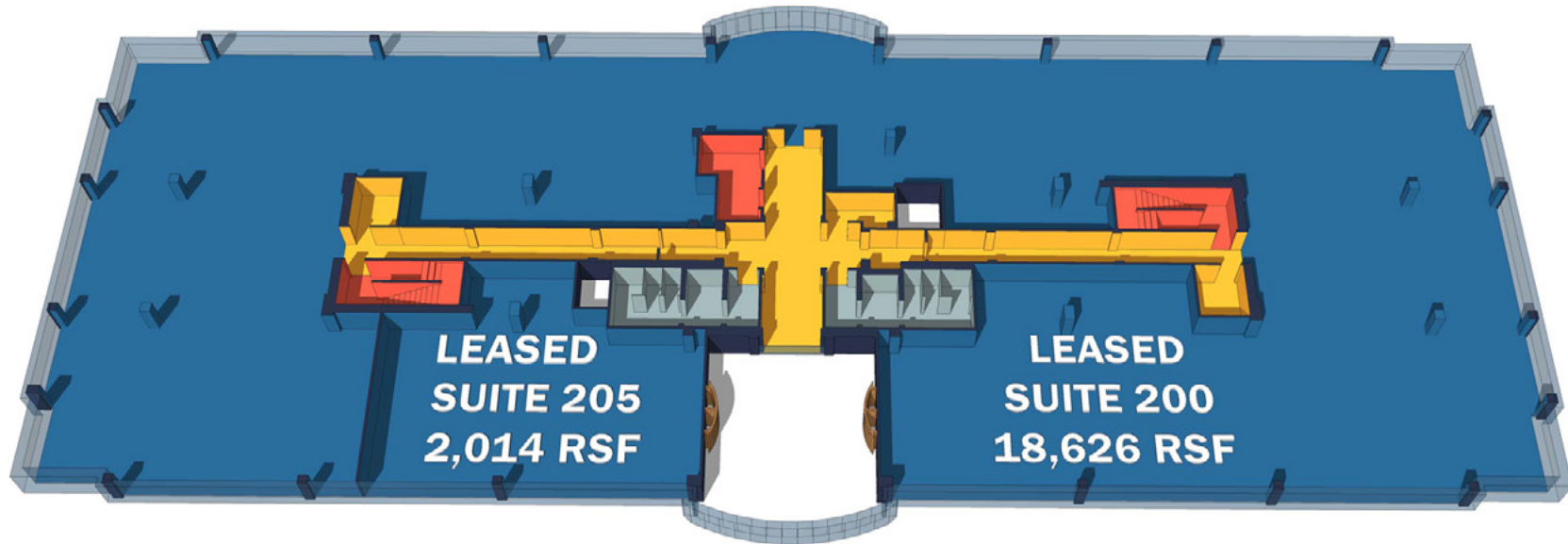
ELEVATIONS - FRONT (SOUTH FACING)



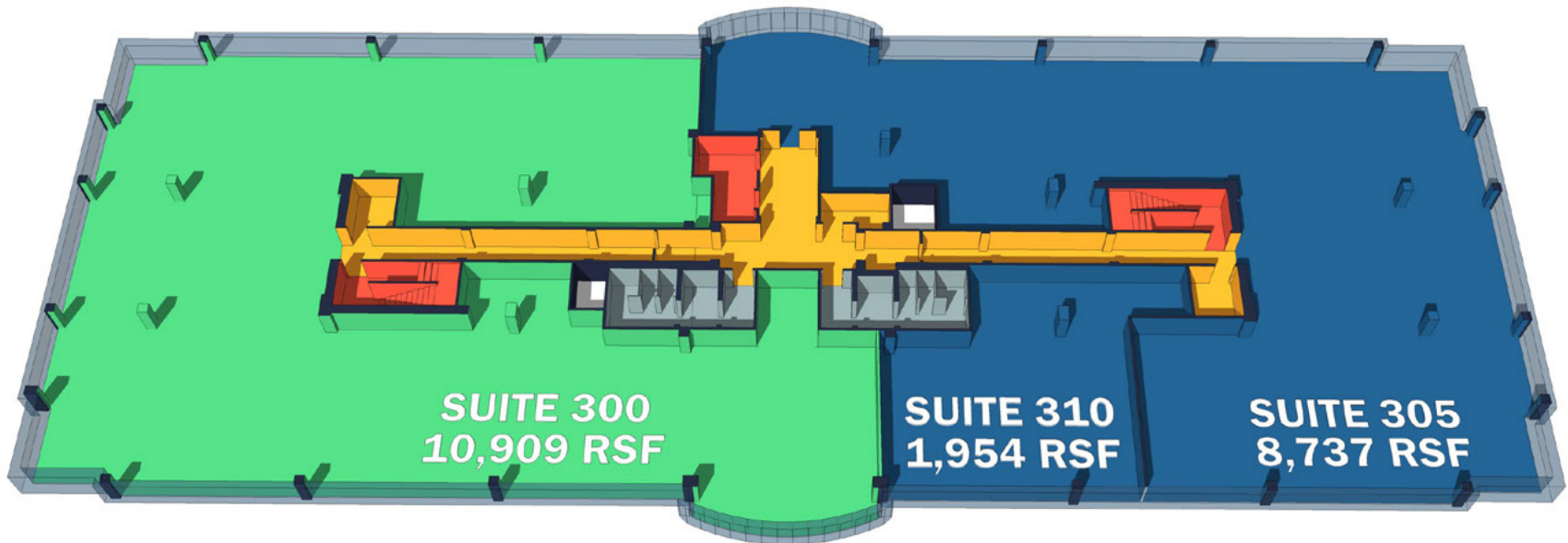
FIRST FLOOR



SECOND FLOOR

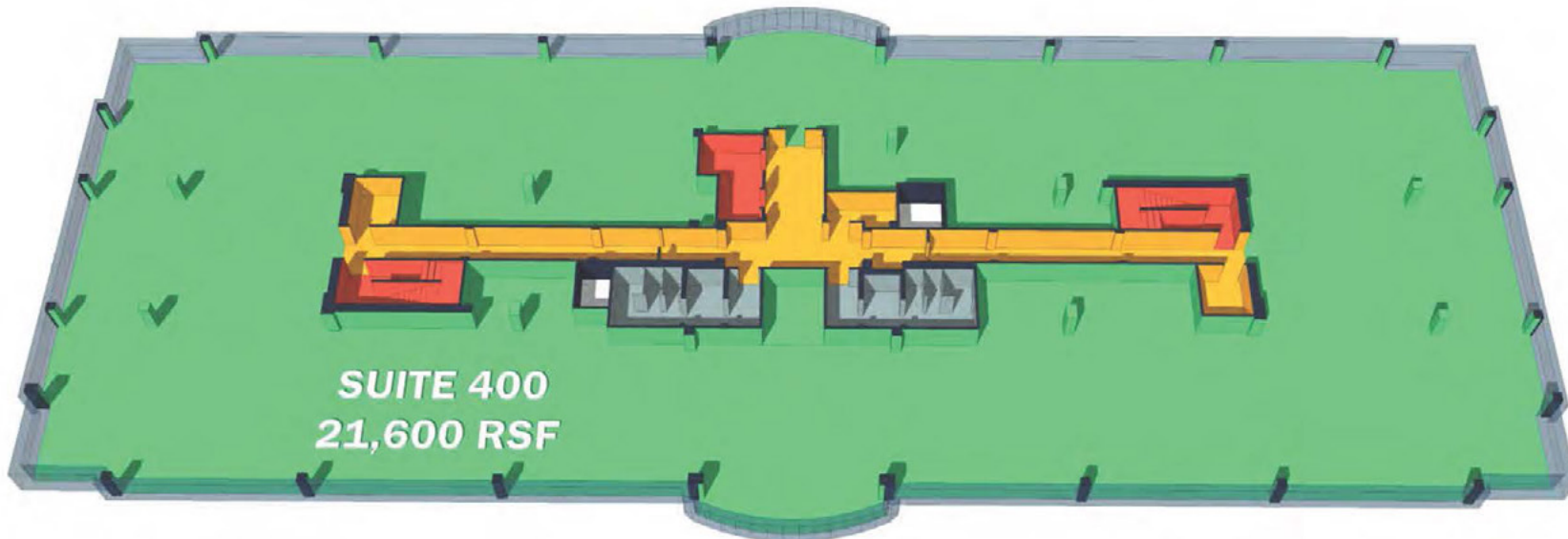


THIRD FLOOR



- Available
- Leased
- Pending
- Common Area
- Elevator/Stairs
- Restroom
- Fitness Center

FOURTH FLOOR



Available

Leased

Pending

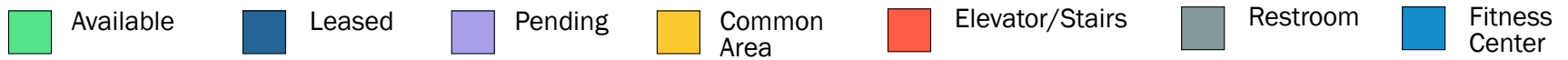
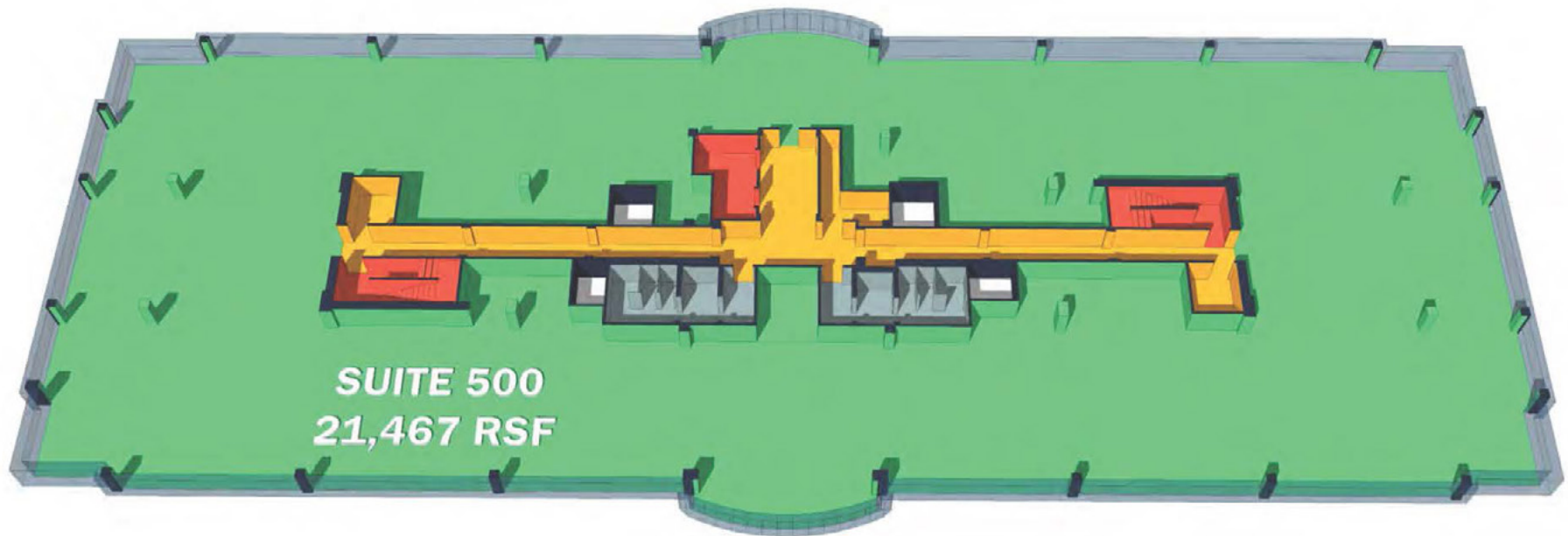
Common Area

Elevator/Stairs

Restroom

Fitness Center

FIFTH FLOOR



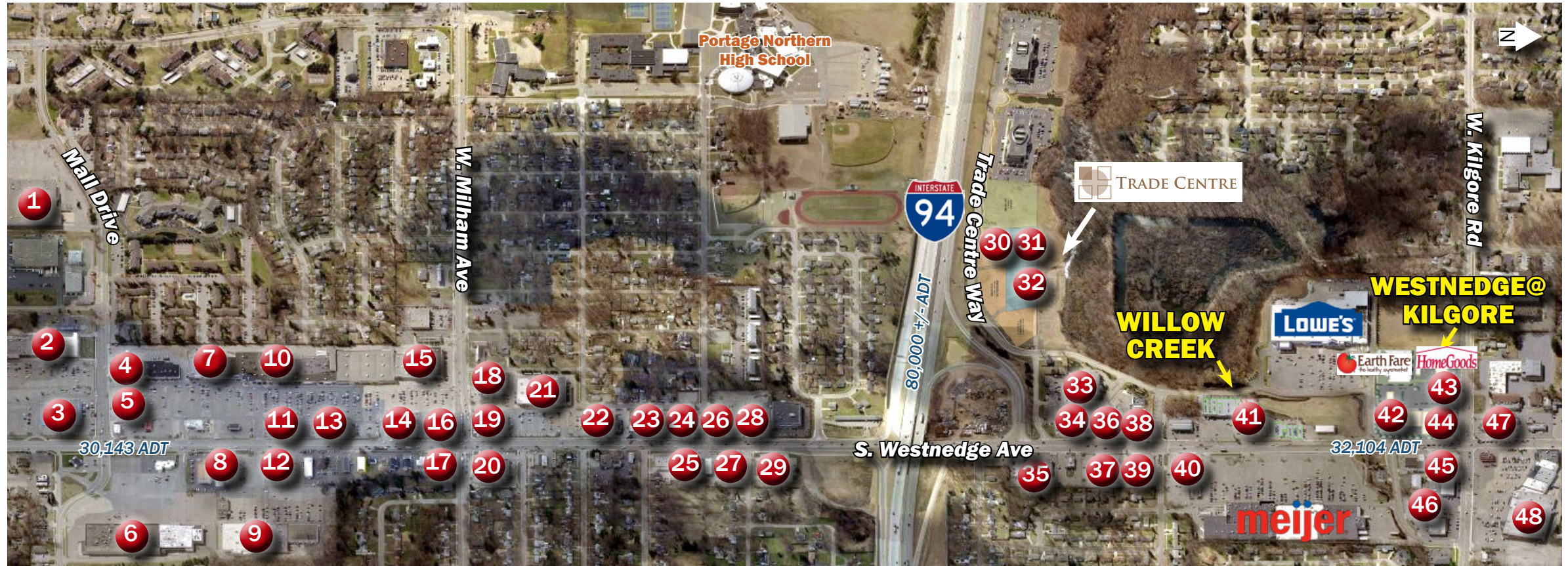
650 TRADE CENTRE WAY

DATA SHEET

<u>Address:</u>	650 Trade Centre Way, Portage, MI 49002	<u>Vending Area:</u>	Located on the main floor
<u>Location:</u>	Located on Trade Centre Way off of S. Westnedge Avenue	<u>Loading Dock:</u>	No loading dock, but a special loading entry has been designed with a rear access door to the elevators.
<u>Property Type:</u>	5-story office building	<u>Internet Connection:</u>	T-1, Fiber (CTS & AT&T), Charter Cable
<u>Site Size:</u>	4.121 acres	<u>Foundation:</u>	Concrete
<u>Zoning:</u>	CPD	<u>Framing:</u>	Steel
<u>Class:</u>	A	<u>Floors:</u>	Composite concrete/steel deck
<u>Construction Type:</u>	2B	<u>Column Spacing:</u>	30' x 30'
<u>Parking:</u>	Up to 371 spaces	<u>Exterior Walls:</u>	Brick, cast stone, and glass
<u>Year Built:</u>	2017	<u>Roof Structure:</u>	Steel beam and TPO
<u>Building SF:</u>	100,627	<u>Windows:</u>	1" insulated glass units in Kynar Coated aluminum frame
<u>Building Dimensions:</u>	88'-0" x 243'-0" x 68'8"	<u>Utilities:</u>	Public
<u>Access Control:</u>	24 hour card access system. Alarms monitored and dispatched by external company. Video surveillance system.	<u>HVAC:</u>	RTU with VAV and fan powered boxes
<u>Fire Protection:</u>	100%	<u>Green Building Features:</u>	LEED Certified Design for Core and Shell. Energy star rooftop units, individual tenant metering for electricity, and electric vehicle charging stations. Water efficient landscaping. LED based public area lighting. Access to public transportation. Use of recycled content. Use of certified sustainable wood species. Use of low-emitting materials for improved interior air quality.
<u>Mail Services:</u>	Tenants have mailboxes located on the main floor of the building. FedEx & UPS deliver to Tenant's door.		
<u>Building Hours:</u>	M-F 8 AM - 5 PM, S 8 AM - 2 PM		
<u>Restrooms:</u>	Centrally located on each floor		
<u>Elevators:</u>	Two passenger cars; one with max load of 3500 lbs; one dual serves as a freight elevator with max load of 4500 lbs.		
<u>Fitness Room:</u>	Building fitness room on site; available to building employees; 24/7 access.		
<u>Smoking Area:</u>	The Trade Centre is non-smoking		

THE TRADE CENTRE

WESTNEDGE AVENUE CORRIDOR MAP



SOUTH WESTNEDGE RETAILERS

- | | | | | | |
|------------------------------|------------------------------|--------------------------------|--------------------------------|--------------------------------|----------------------------|
| 1. Blain's Farm & Fleet | V&A Bootery | 16. Fannie May Fine Chocolates | Medawar Jewelers | 40. Meijer Gas Station | 46. Lee's Adventure Sports |
| Dunham's | Five Guys Burgers and Fries | 17. Little Caesar's Pizza | Red Robin Restaurant | 41. Jersey Giant Subs | 47. Pizza Hut |
| Sears Outlet | Five Below | 18. Schlotsky's Deli | 26. Tim Horton's | Batteries Plus | Subway |
| 2. Planet Fitness | 8. Moe's Southwest Grill | 19. Design 1 Salon Spa | 27. Carraba's Italian | Check 'N' Go | 48. Big Lots |
| Dollar Tree | 9. Jo-Ann Fabric and Craft | 20. Tropical Smoothie Cafe | 28. Bob Evan's | Dollar Tree | Office Depot |
| Hardings Grocery | 10. Office Max | 21. Panera Bread | 29. Black Rock Bar & Grill | Payless Shoes | |
| Plato's Closet | Ultra | 22. Chipolte Mexican Grill | 30. Homewood Suites by Hilton | H&R Block | |
| Kumo Hibachi and Sushi | Kohl's | 23. Walgreen's | 31. Courtyard by Marriott | Hometown Urgent Care | |
| 4. Hodgson Light and Patio | Barnes & Noble | AT&T | 32. Gander Outdoors | Great Clips | |
| 5. David's Bridal | TJ Maxx | 24. Bed Bath & Beyond | 33. Steak & Shake | Biggy Coffee | |
| CoreLife Eatery | 11. Chick-fil-A | Complete Nutrition | 34. Sherwin Williams Paint | Riviera Maya Restaurant | |
| Taco Bell | 12. Chili's | 25. Wendy's | 35. Mattress Mart | Earth Fare | |
| 6. Jared Galleria of Jewelry | 13. Panchero's Mexican Grill | 26. Guitar Center | 36. Admiral Gas Station | Southern Michigan Bank & Trust | |
| Dick's Sporting Goods | Jimmy John's | 27. FedEx Office | 37. IHOP | 42. HomeGoods | |
| Hobby Lobby | 14. Helzberg Diamonds | 28. Aaron's Rental | 38. Old Chicago | 43. Speedway Gas Station | |
| Aldi's | 15. ABC Warehouse | Sleep Doctor | 39. Grand Traverse Pie Company | 44. BJ Sports | |
| 7. Hallmark | Old Navy | Sprint | | | |

DEMOGRAPHICS

Population	
10 Mile Radius	237,136
5 Mile Radius	146,928
3 Mile Radius	63,074
MSA Population*	336,877

*Metropolitan Statistical Area

ABOUT HINMAN:

Hinman is a development, management, and leasing company with an extensive portfolio of commercial office, retail, residential, and development properties throughout the Midwest. Working with Hinman brings many advantages when leasing a space. In-house leasing agents, property management, legal counsel, construction management and interior design professionals results in a smooth process from start to finish. Buildings are held with a long term view in mind which results in pro-active management and high-quality solutions. Maintaining a relationship with our tenants is of the utmost importance and our diverse portfolio of spaces allows us to grow with our clients.

RECENT GREATER KALAMAZOO AREA PROJECTS:



Black Rock Bar & Grill

Black Rock Bar & Grill, opened in June 2018, is a full service restaurant located at the Trade Centre. This concept is an award winning steakhouse, known for serving seafood and steak on sizzling volcanic granite.



Westnedge@Kilgore

This retail development is located in the Westnedge Avenue retail corridor and consists of 2 buildings and future build-to-suit opportunities. Current tenants include Earth Fare, Southern Michigan Bank & Trust, and a newly constructed HomeGoods.



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