



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE

527 SOUTH ROSE

527 S ROSE STREET | KALAMAZOO, MI 49007



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OFFICE SPACE FOR LEASE

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527 SOUTH ROSE IS A SINGLE-STORY, 9,690 SF STANDALONE OFFICE BUILDING LOCATED IN DOWNTOWN KALAMAZOO. ITS LOCATION IS STEPS AWAY FROM THE KALAMAZOO MALL AND BRONSON HOSPITAL. THIS BUILDING OFFERS ALL OF THE SUBURBAN CONVENIENCES IN A DOWNTOWN SETTING WITH AN ADJACENT PARKING LOT AVAILABLE FOR EMPLOYEE AND GUEST PARKING.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



ADJACENT
PARKING LOT
& ON-STREET
PARKING



EASY ACCESS TO
US-131 & I-94



ABILITY FOR
24 HOUR CARD
ACCESS & VIDEO
SECURITY



4 MILES TO
KALAMAZOO / BC
INTERNATIONAL
AIRPORT



LOCATED NEAR
270+ NEW
APARTMENTS



LESS THAN 10
MINUTE WALK TO
TRANSPORTATION
CENTER



HIGHLY VISIBLE
LOCATION ON
S. ROSE STREET

LEASING //

HINMANCOMPANY.COM



COLE RATHBUN

ASSOCIATE VP OF MARKETING & LEASING

269.488.3658

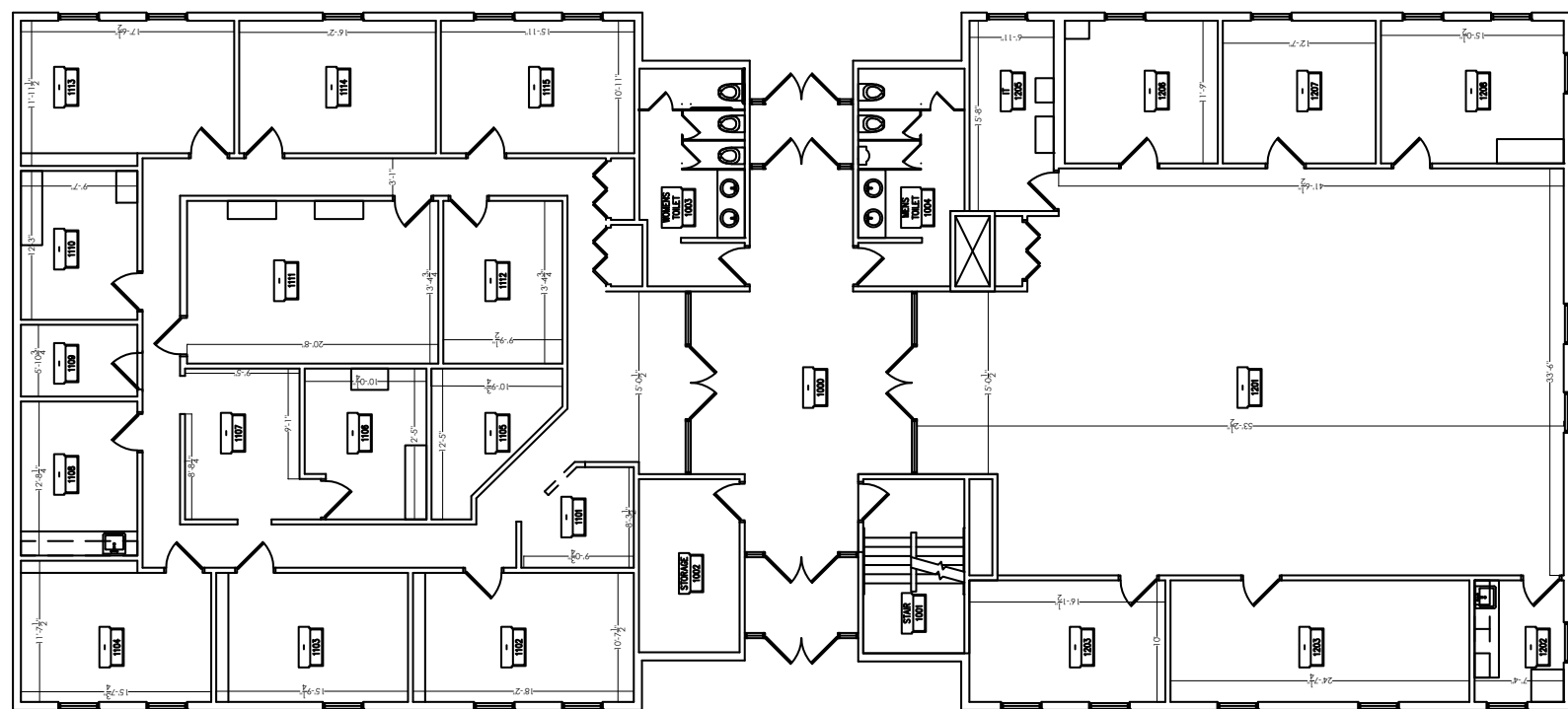
COLE@HINMANCOMPANY.COM

OFFICE SPACE FOR LEASE

527 SOUTH ROSE

527 S ROSE STREET | KALAMAZOO, MI 49007

1ST FLOOR | 6,703 SF



LEASING //

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Dr. David A. Clark

COLE@HINMANCOMPANY.COM

KALAMAZOO MARKET OVERVIEW

527 SOUTH ROSE

527 S ROSE STREET | KALAMAZOO, MI 49007

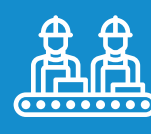
STRATEGICALLY LOCATED HALFWAY BETWEEN CHICAGO & DETROIT, KALAMAZOO HAS CONTINUED TO BE A HUB OF ECONOMIC DEVELOPMENT.



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 THE 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 LOWEST COST OF LIVING BY **PUREWOW**
- KALAMAZOO NAMED #3 "BEST MARKET FOR FIRST-TIME HOME BUYERS." BY **REALTOR.COM**

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