

Hinman Co. continues to invest in city of Portage

Monday, April 03, 2006 - MiBizSouthwest

By Tim Gwozdz
MiBiz Network

PORTAGE — Not only does the Hinman Co. call Portage home, the development company also has made a substantial investment into the economic vitality of the community.

“We have an investment and a great interest in the city of Portage,” said Hinman Co. COO Rich MacDonald. “We live here, we work here and we care.”

One major chunk of that investment is a 32-acre parcel of land at I-94 and South Westnedge Avenue that is owned by Hinman and American Village Builders (AVB). On that site can be found the Trade Centre office complex, a joint venture between Hinman and AVB.

The first Trade Centre building is an 85,000-square-foot, three-story structure. Built just over a year ago and now completely leased, it contains offices for Stryker Corp., Plante & Moran LLC and Merrill Lynch, as well as Hinman’s corporate office.

Construction is now underway on the second Trade Centre building just to the west of the original. MacDonald explained that this newest structure would offer 114,000 square feet of Class A office space that will be spread over four floors.

The building is unique in that it has 27,000-30,000-square-foot floor plates to accommodate larger businesses that want to keep their operations on a single floor. The Trade Centre also is constructed with an infrastructure that delivers the highest quality energy efficiency.

“This second building will have fitness a center located inside that tenants and their employees will be able to use the center at no additional cost. There also will be parking all around the building,” said MacDonald. “When we designed this building we tried to perfect what in our minds is the perfect multi-tenant office building.”

MacDonald said he has confidence in the marketability of the new Trade Centre project because of its location.

“It offers users the same kind of visibility and name recognition that you find in markets like Chicago and Detroit. You also have the ability to get anywhere easily — Battle Creek, St. Joseph or Grand Rapids.”

The second Trade Centre building is being marketed nationwide and MacDonald said both local business and businesses that would be new to the market are showing interest.

Hinman and AVB have also teamed to build two Walgreen drug stores in Portage. The retail chain has two extremely successful outlets on South Westnedge and Romence Road, but those stores were built following Walgreen’s original design model and can no longer keep up with its considerable customer flow. The stores being built by Hinman and AVB incorporate the retailer’s latest, most upscale prototype design and will replace the existing locations. The first location at Milham and South Westnedge is one mile north of the original Westnedge location. The second is being built one mile south of the original Romence

location. It will be at Shaver and Center roads, across from Portage City Hall.

“These two locations based on the new prototype design will help Walgreen address the problem its facing — significant demand for its business,” MacDonald said.

The Hinman COO feels good about the real estate development company’s presence in Portage and said that commitment would continue.

“The city of Portage is strict in what they want to see in a development. They want quality projects and they want what’s good for the community and the economy. They’ve done a great job at balancing all of those.”

MiBiz Network
<http://www.mibiz.com/>

COPYRIGHT 2004. MIBIZ NETWORK.
ALL RIGHTS RESERVED.

This article appeared in the [issue date] issue of MiBiz, read by upper management executives in West and Southwest Michigan. Print subscriptions are free to qualified individuals who do business in West and Southwest Michigan. For further information about MiBiz Network, visit www.mibiz.com.