

Kennedy Wilson has been retained as the exclusive marketing agent for the disposition of 6901 PORTAGE ROAD (the "PROPERTY"), a 3-story, 364,000 +/- gross square footage general office building in Portage, Michigan. The subject property was built in 1987, is positioned on a 40.75 +/- gross acreage land parcel located at the corner of Portage Road and Romence Road. The location is ideally situated minutes from I-94, US-131 and one mile from the Kalamazoo/Battle Creek International Airport. This "campus setting" facility has 3 above ground floors of tiered construction and contains a cafeteria adjacent to one large and two small auditoriums with theater seating. The Property provides an extraordinary self contained corporate headquarters layout that is functionally divisible into individual business units or multiple tenant spaces. The surface parking can accommodate 988 vehicles.



Property boundary outlined is approximate.

Sealed Bid Auction



6901 Portage Road
PORTAGE ROAD, MICHIGAN

KENNEDY WILSON

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Broker Cooperation Welcome

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals.

Kennedy Wilson, in cooperation with Robert Firth, dba Cascade Realty, a Michigan Broker, is not acting as agent for the buyer in any capacity, and is acting in the capacity exclusively as the Seller's agent.

6901 PORTAGE ROAD



INVESTMENT HIGHLIGHTS

Rare Auction Investment Play

6901 PORTAGE ROAD is an open bay atrium office facility that was recently on the market for \$18.5 million. Subject to the terms and conditions of the offering, this disposition has been structured to sell on an auction/sealed bid basis regardless of price. Market economics coupled with an excellent location present a once in a lifetime investment opportunity.

Value Creation

A new owner can initiate possible management and development plans to take advantage of the physical layout of the facility as an owner user or as a multi-tenant leasing plan. The Property has a central dramatic atrium entrance that provides natural light to all three floors. The building has a distinctive tiered look that provides a sophisticated setting for a corporate headquarters. Sufficient land on the 40.75 +/- acres and zoning exists for future development including manufacturing, assembling and fabrication activities as well as possible expansion of the office building.

Below Replacement Cost

The building was built in 1987 and the initial investment was over \$40 million. Subject to the terms of the offering, the proposed auction format offers the property for sale to the most qualified bidder regardless of price. This format allows a new owner to project its returns through their ability to dictate price.

Extraordinary Business Economic Incentives

The Michigan Economic Development Corporation provides qualified developers and communities the capability to undertake certain types of development and redevelopment projects. The programs include Job Creation Tax Credits, High Technology Job Creation Tax Credits, Property Tax Abatements, Grow Michigan Business Fund and Industrial Development Revenue Bonds.

Small Community Working Environment

The Property is located in Kalamazoo County in a strategic position midpoint between Detroit and Chicago. The ease of access to the major highway corridors traversed by I-94 and US-131 provides for ideal business development and the existing facility with its onsite cafeteria, auditoriums, substantial green belt and parking provide an ideal work environment for approximately 1000 employees.

PROPERTY FACTS

The Property is a Class-A, 364,000 +/- square foot, 3-story office building situated on 40.75 +/- acres. Built in 1987, the Property has state-of-the-art amenities that include data center capability, three auditoriums, and thirty four conference rooms.