

BROOKSIDE MEDICAL CENTER

BERKADIA[®]

MEDICAL & LIFE SCIENCES

in partnership with

STOKAS **BIERI**
REAL ESTATE

3600 Capital Ave SW, Battle Creek, Michigan



VALUE-ADD OUTPATIENT MEDICAL OPPORTUNITY

INVESTMENT
SUMMARY

THE OFFERING

Berkadia Medical and Life Sciences is pleased to exclusively offer Brookside Medical Center ("Brookside" or the "Property") for purchase. Brookside is a 46,211-square-foot, medical outpatient building developed in 1996 in Battle Creek, Michigan. The two-story building is situated on a ±6.86-acre campus located less than one mile from Interstate 94 connecting Battle Creek with Chicago and Detroit.

Brookside Medical Center is a multi-tenant medical outpatient building serving residents of the area with highly specialized care in an under-served market. The Property is anchored by Brookside Surgery Center, a multi-specialty 14-physician ambulatory surgery center providing best-in-class outpatient surgical care with the ability to leverage Brookside's three well-equipped operating rooms and a separate entrance in the rear of the building. In addition to the ASC, Brookside offers an attractive tenant mix including internal medicine, ophthalmology, optometry, occupational therapy, and laboratory services.

Brookside Medical Center offers the opportunity for an incoming investor to benefit from a **quality outpatient location** anchored by an ambulatory surgery center with the ability to grow occupancy through incentivized leasing packages. The Property is offered fee simple and is **free and clear of any existing debt.**

OFFERING PRICE
Best Offer

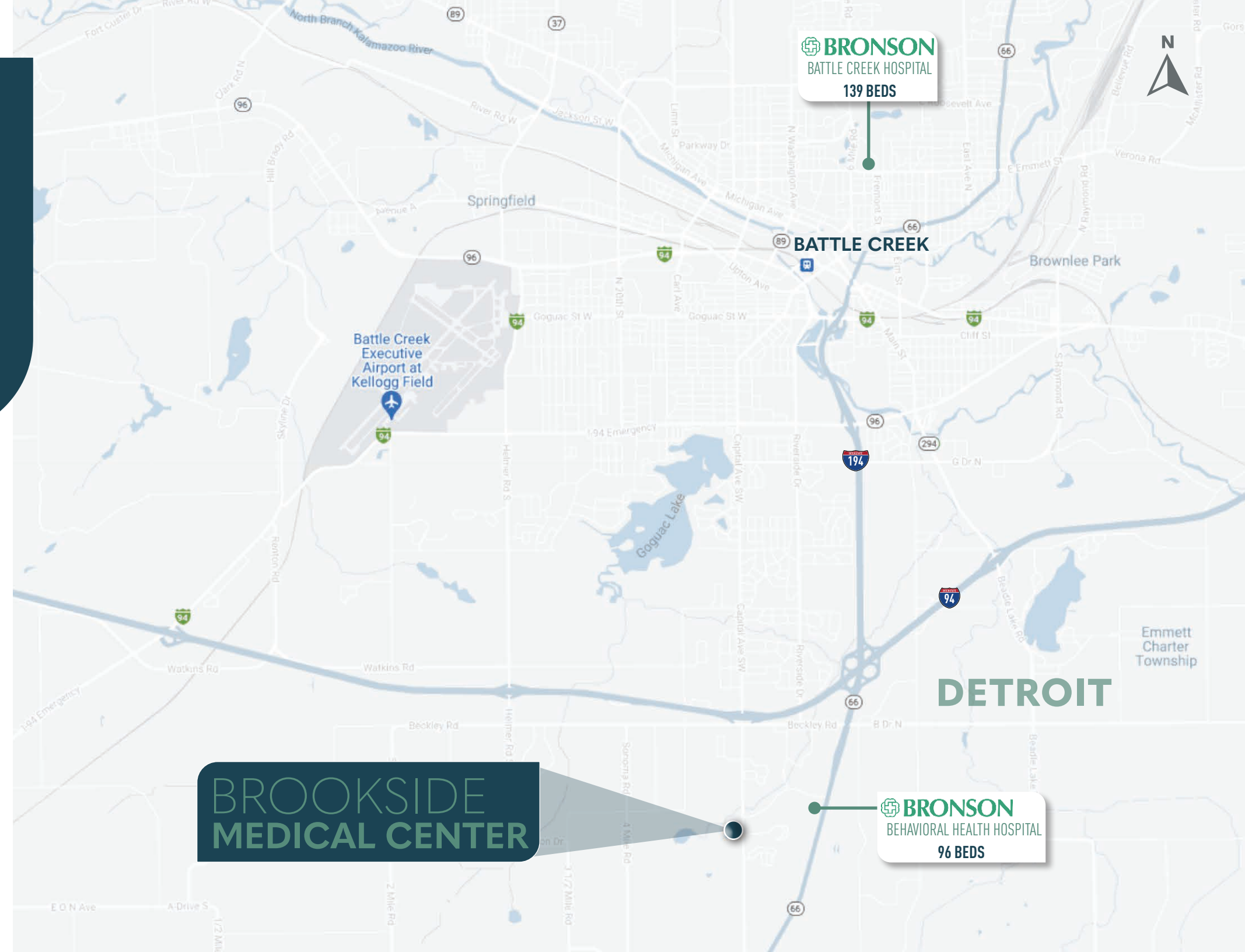
PERCENT LEASED
69.2%

SQUARE FEET
46,211 SF

WALT (as of Jan-25)
2.1 Years

YEAR BUILT
1996

AVG. ANNUAL ESCALATIONS
2.52%



INVESTMENT HIGHLIGHTS



- Attractive 46,211 square foot multi-tenant outpatient medical building anchored by Brookside Surgery Center, a multi-specialty ASC group, accredited by the Accreditation Association for Ambulatory Health Care (AAAHC) and member of the ASC Association (ASCA)
- Located one half-mile off the Capital Avenue I-94 interchange, providing tenants and patients easy access to the Property
- Prominent multi-level property sitting atop a hill, Brookside offers patients direct access to each floor with upper and lower level parking lots providing efficient access to the suites without the need of an elevator
- 100% triple net leases with contractual annual escalations
- Immediate value creation opportunity through strategic extension of upcoming renewals and additional lease up of existing vacancy
- Opportunity to acquire below replacement cost, allowing an incoming investor the ability to offer incentivized leasing packages to bring asset to stabilization



BATTLE CREEK, MI OVERVIEW

Battle Creek offers residents of the area an attractive cost of living that is 25% lower than the United States average with an abundance of housing options. The area is well-known for its outdoor recreation with over 10,000-acres of parks, forests, and lakes providing abundant open space for families to enjoy activities, entertainment, arts, and education. Battle Creek is home to four public and five private school systems as well as a number specialty schools and the nationally recognized Battle Creek Area Math & Science Center (BCAMSC).

With an entrepreneurial ecosystem that nurtures and supports startup efforts and serves as a catalyst for job opportunities and growth, Battle Creek is the ideal location for small, medium, and large business growth and development. The City's economic development partner, Battle Creek Unlimited, spurs business growth throughout the community through incentives, incubators, and other support services. The City's Fort Custer Industrial Park, a 3,000-acre business center, leverages a workforce of over 740,000 people within a one-hour commute as well as the community's core competencies in national defense, aviation, food and agriculture, manufacturing, and logistics and is home to more than 90 companies including 25 international companies. The Park is anchored by the W.K. Kellogg general aviation airport and the U.S. Port of Entry and Foreign Trade Zone 43 which provides businesses a favorable environment to compete in the global marketplace. Battle Creek's active and vibrant downtown is home to one of three Kellogg Company's brand headquarters and the W.K. Kellogg Foundation.

2024 Demographics	3-Mile Radius	5-Mile Radius	Battle Creek Metro Area
2024 Population	16,749	43,471	134,671
65+ Percent of Total	23.4%	19.6%	20.6%
65+ Growth by 2029	10.7%	14.5%	14.2%
Median Home Value	\$270,116	\$212,005	\$182,911
Median Household Income	\$79,165	\$64,047	\$60,374
Income Growth by 2029	7.7%	8.0%	8.4%

Source: Sitewise

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