

Colliers

2147

2147 Health Drive, Wyoming, MI 49519



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**Medical Office at U of M's West Campus**



# Metro Health Building

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Section 1

# Property Overview





# Building Overview



**22,215 sq. ft. of Medical Space:** Room to accommodate your growing practice.

**Elegant Design:** A two-story atrium lobby with a water feature creates a welcoming and professional first impression. Brick, glass, and steel construction provides a modern and sophisticated feel.

**Patient Comfort in Mind:** A covered patient drop-off area ensures a convenient arrival experience.

**Ample Parking:** A generous 5 per 1,000 parking ratio ensures ample parking for patients and staff.

**Custom-Built for Medical Needs:** Originally constructed in 2006 for a leading medical practice, the building is ideally suited for a variety of medical specialties.

## Functional Layout:

- **First Floor:** A spacious patient waiting area with a check-in/check-out area streamlines patient flow. Fifteen exam rooms, three procedure rooms, and five conveniently located physician offices provide a functional workspace for optimal patient care.
- **Second Floor:** Dedicated clinical space offers a second waiting area with check-in/check-out, multiple nurse stations, a board room.
- Multiple breakrooms for staff throughout the building.



# Sale and Lease Overview



Asking Price  
\$6,250,000

2024 Assessed Value  
\$2,825,700

2024 Taxable Value  
\$2,825,700



CAM  
\$101,678  
\$4.52/SF

Real Estate Taxes  
(2023 Winter & Summer 2024)  
\$168,566.11  
\$7.49/SF



Lease  
Summary

Lease Rate  
\$21.50/SF

Available Space  
22,515 ± SF  
(Single Tenant)

Base Term  
Negotiable

Lease Type  
NNN



Building Size  
22,515 +/- SF

Construction  
Built - 2006

Parking  
5/1000-Car Parking



Address  
2147 Health Drive SW

Parcel Number  
41-13-34-376-024

Acreage  
2.32 Acres

Municipality  
City of Wyoming

County  
Kent

# Property Photos

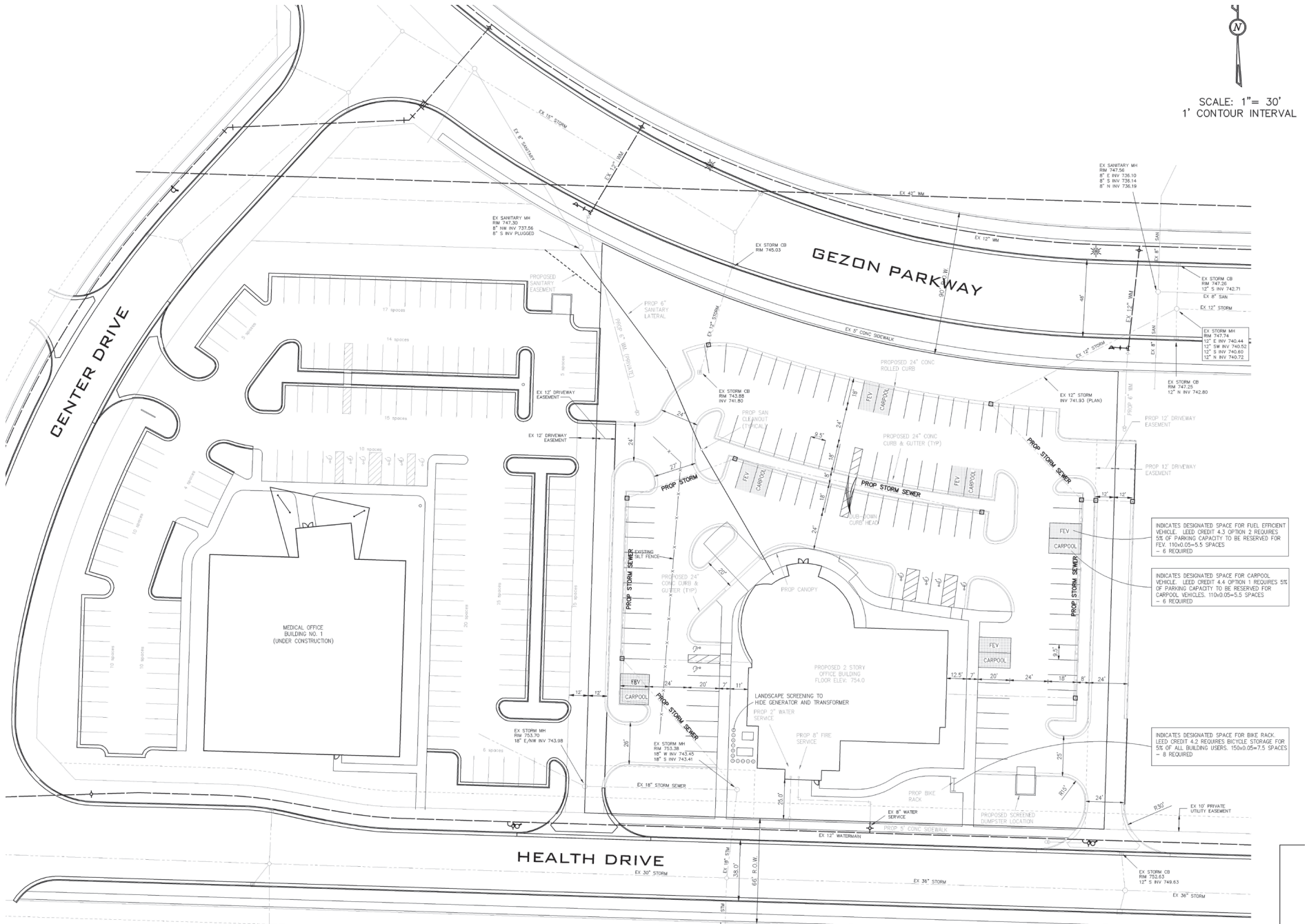


Section 2

# Building Specifications



# Site Plan



SCALE: 1" = 30'  
1' CONTOUR INTERVAL

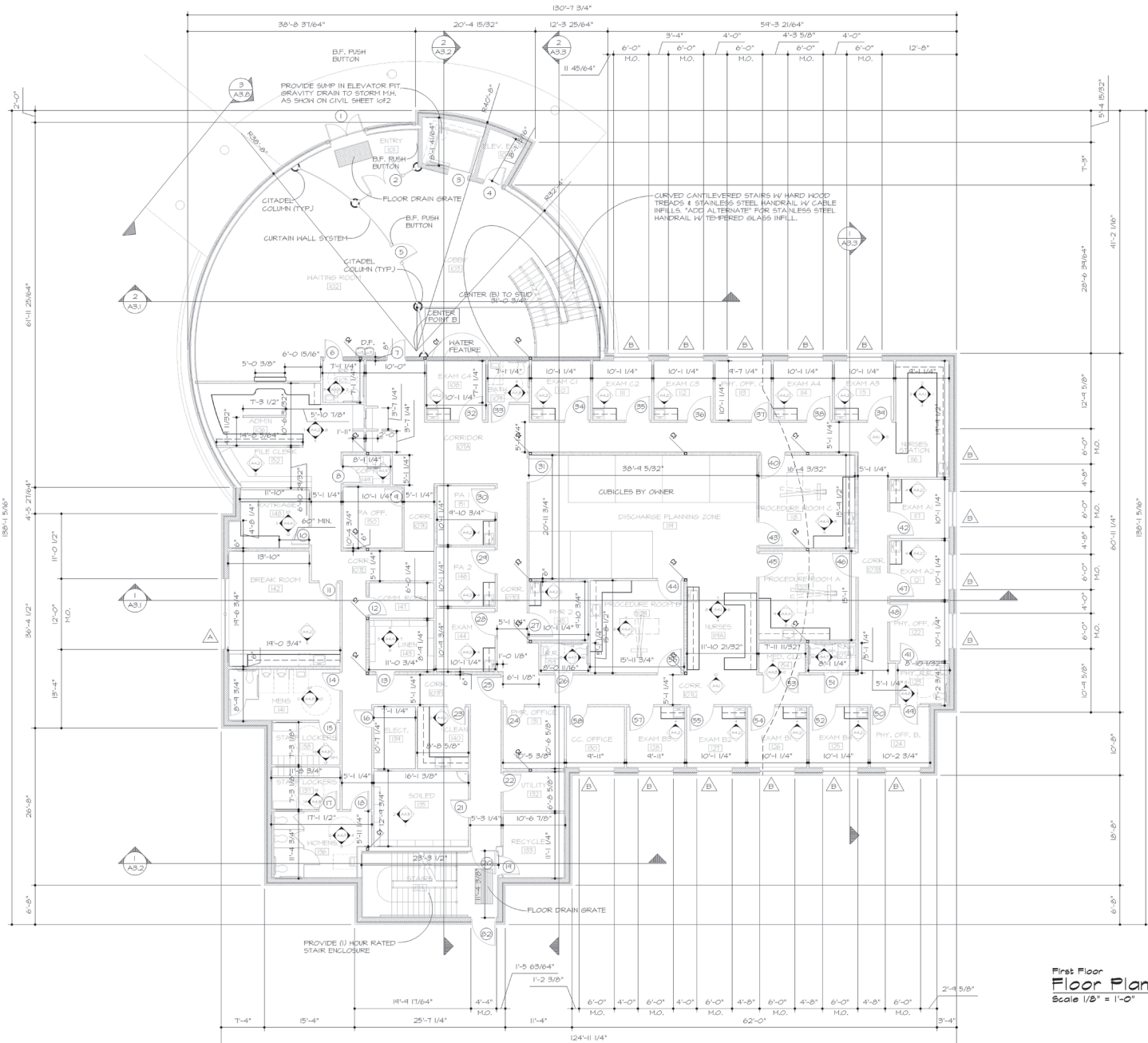
INDICATES DESIGNATED SPACE FOR FUEL EFFICIENT VEHICLE. LEED CREDIT 4.3 OPTION 2 REQUIRES 5% OF PARKING CAPACITY TO BE RESERVED FOR FEV. 110x0.05=5.5 SPACES = 6 REQUIRED

INDICATES DESIGNATED SPACE FOR CARPOOL VEHICLE. LEED CREDIT 4.4 OPTION 1 REQUIRES 5% OF PARKING CAPACITY TO BE RESERVED FOR CARPOOL VEHICLES. 110x0.05=5.5 SPACES = 6 REQUIRED

INDICATES DESIGNATED SPACE FOR BIKE RACK. LEED CREDIT 4.2 REQUIRES BICYCLE STORAGE FOR 5% OF ALL BUILDING USERS. 150x0.05=7.5 SPACES = 8 REQUIRED

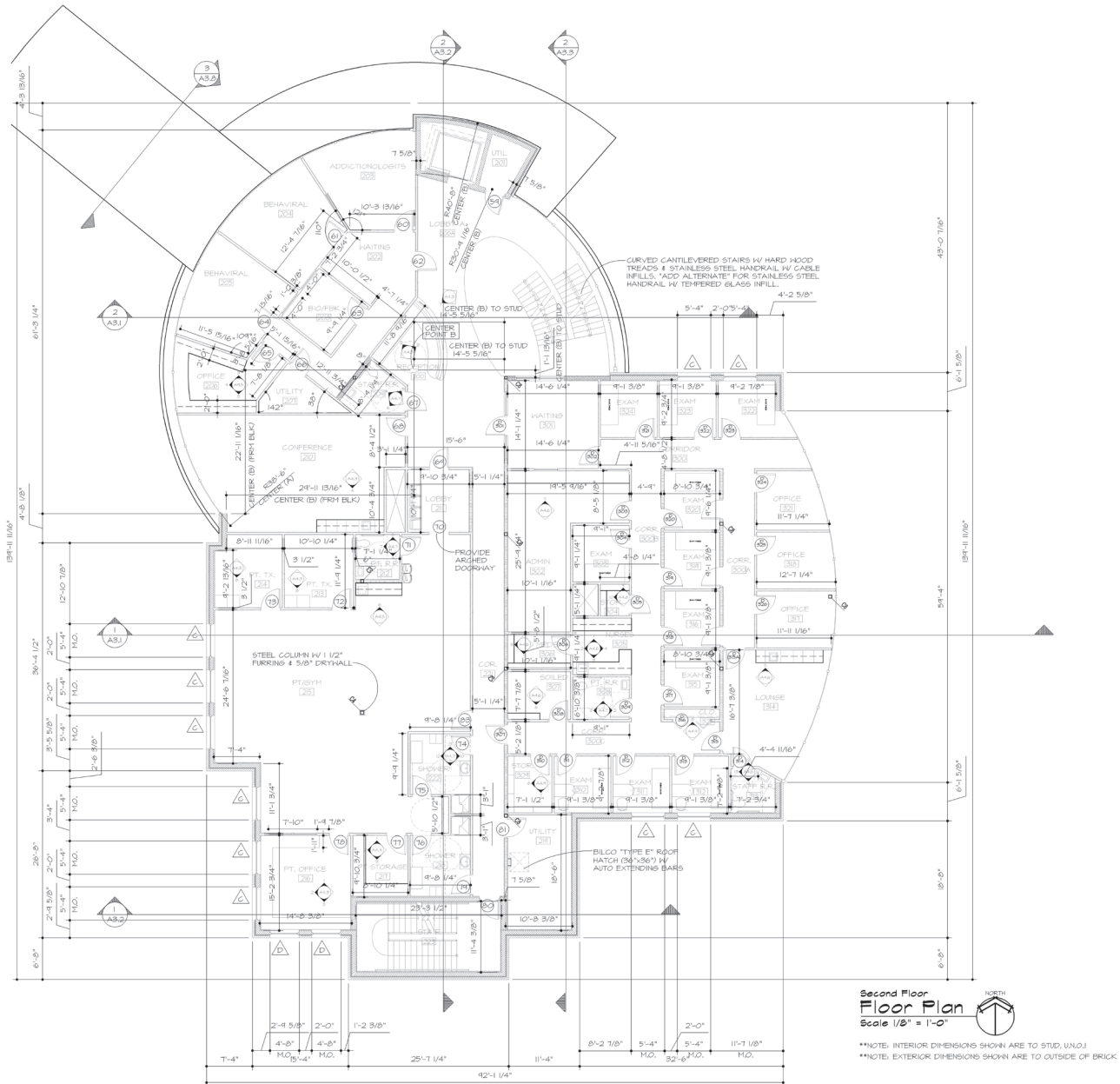


# First Floor



First Floor Plan  
Scale 1/8" = 1'-0"

# Second Floor



Second Floor  
**Floor Plan**  
 Scale 1/8" = 1'-0"



\*\*NOTE: INTERIOR DIMENSIONS SHOWN ARE TO STUD, UNL.O.J  
 \*\*NOTE: EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICK

## Section 3

# Market Overview





# Location Highlights

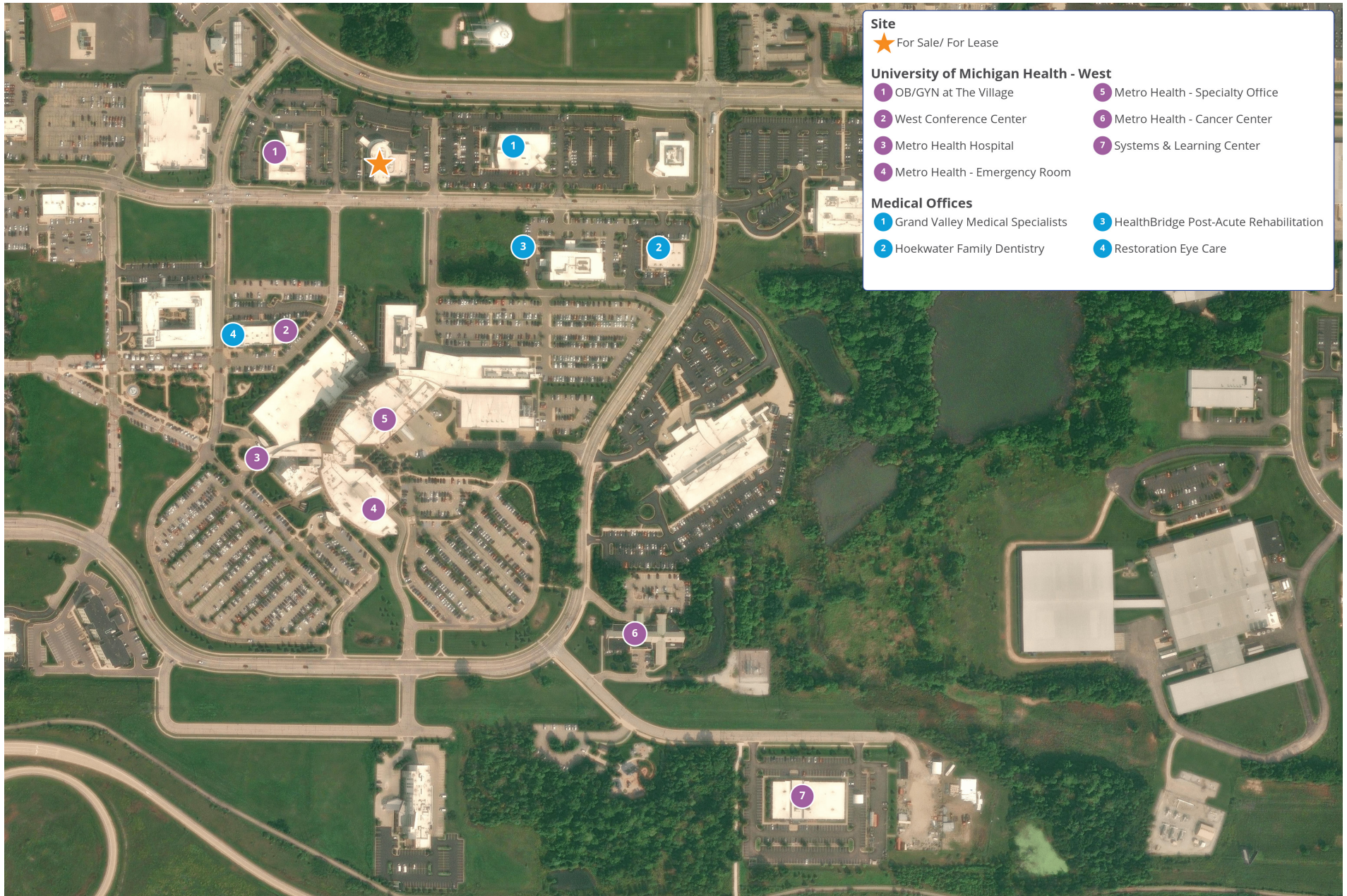
2147 Health Drive sits in the heart of Wyoming, Michigan's medical district. This location offers convenient access to a wide range of medical services, with prominent establishments like Health park Medical Specialists, Internal Medicine|University of Michigan Health-West, CareATC and Grand Valley Medical Specialists all within close proximity. This concentration of expertise makes it a one-stop shop for patients seeking comprehensive medical care.

- **Centralized Medical Hub:** Being surrounded by established medical practices creates a synergy that can attract patients and cultivate a reputation for excellence.
- **Strong Patient Flow:** The existing medical infrastructure attracts a steady stream of patients, creating a high-visibility location for your business.
- **Proximity to Specialists:** Collaboration with neighboring specialists is facilitated by the close proximity of various medical disciplines.











# Local Medical Offices:





# Demographics

## City of Wyoming Demographics (2023 Data)

Population	Average Household Income	Median Home Value	Unemployment Rate	Businesses	Employees
					
81,845	\$81,923	\$190,869	5.3%	2,775	44,006

## 1, 3, and 5 Mile Radius Demographics (2023 Data)

Total Population 	Total Population			Total Households 	Total Households		
	1 Mile	3 Mile	5 Mile		1 Mile	3 Mile	5 Mile
	2010	3,119	47,689		143,059	2010	1,618
2023	4,727	60,674	169,036	2023	1,791	23,695	64,132

**Median Home Value**  


1 Mile	\$270,604
3 Mile	\$247,161
5 Mile	\$227,889

**Average Income**  


1 Mile	\$116,030
3 Mile	\$97,172
5 Mile	\$88,899

**Unemployment Rate**  


1 Mile	4.8%
3 Mile	4.3%
5 Mile	4.5%

**Median Age**  


5 Mile	35.1
Michigan	39.8
US	38.1



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The Colliers logo, featuring the word "Colliers" in white serif font on a blue background with a yellow and red horizontal stripe at the bottom.

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