

BORGESS HEART INSTITUTE NORTH PROFESSIONAL BUILDING MEDICAL SPECIALTIES BUILDING

1717 Shaffer Street | 1722 Shaffer Street | 1535 Gull Road,
Kalamazoo, MI



Ascension Borgess
Heart Institute

Creating Exceptional

Borgess Heart Institute, North Professional Building, Medical Specialties Building, stand on the Beacon Health Kalamazoo campus in Kalamazoo, MI – a city Forbes magazine considers to be one of America’s Best Places for Business and Careers.

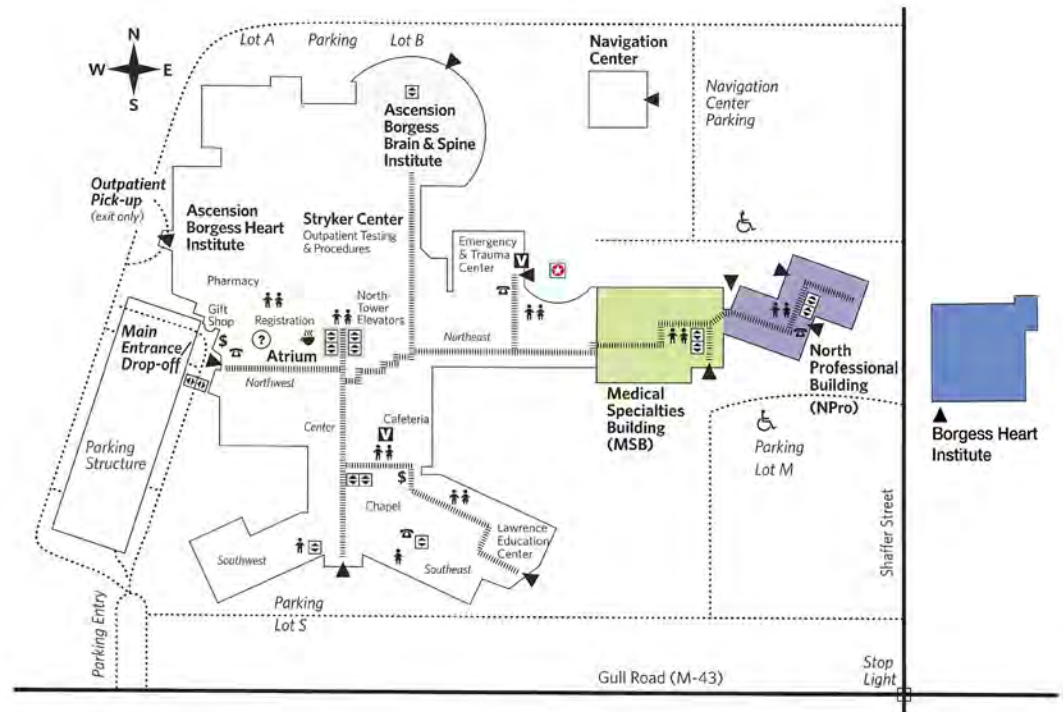
Beacon Health Kalamazoo campus is a welcoming destination for specialty health services including advanced heart care, level-II trauma care, and comprehensive stroke care. Plus, the hospital provides a full-service, 24/7 emergency department for the people of Portage county.

These three medical office buildings (MOBs) are conveniently located on Gull Road (Highway 343) adjacent to the serene Spring Valley park. The hospital campus is within a ten-minute drive of downtown Kalamazoo, which offers an abundance of local shops, central hotels, and diverse restaurants.



Borgess Heart Institute, North Professional Building & Medical Specialties Building

Campus Map



Aerial Map







Borgess Heart Institute, North Professional Building & Medical Specialties Building

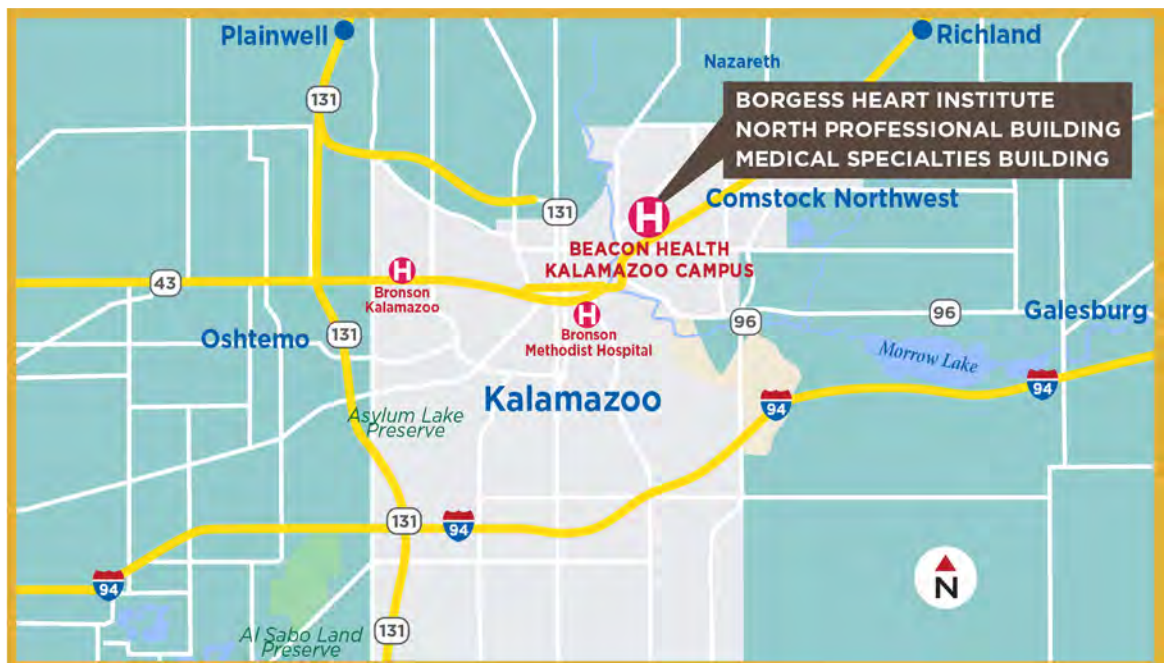
Kalamazoo, MI

The Borgess Heart Institute, Medical Specialties Building, and North Professional Building are ten minutes by car or public transport from the center of one of Michigan's most vibrant cities, Kalamazoo. These MOB's are located on the Beacon Health Kalamazoo campus, providing tenants and patients immediate access to exceptional and specialty care.



TRANSPORTATION

PUBLIC TRANSPORTATION		
 BUS #9 (GULL ROAD & BORGESS)	2 min walk	0.2 mi
INTERSTATE		
 Interstate 94	16 min drive	6.8 mi
AIRPORT		
 Kalamazoo/Battle Creek Airport	13 min drive	5.6 mi
DOWNTOWN		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
 Downtown Kalamazoo	7 min drive	2.2 mi
Downtown Grand Rapids	48 min drive	50.5 mi



DEMOGRAPHICS



POPULATION AND HOUSEHOLDS

POPULATION	2 Mile	5 Mile
2024 Total Population	26,837	123,302
2029 Total Population	26,962	123,455
Population Growth 2024-2029	.1%	0%
Average Age	34	31.7
HOUSEHOLDS	1 Mile	5 Mile
2024 Total Households	10,922	51,142
2029 Total Households	10,975	51,219
Growth 2024-2029	.1%	0%
Average Household Size	2.3	2.2
Median Home Value	115,299	157,569
Median Year Built	1954	1964

AVAILABLE SPACE

MEDICAL SPECIALTIES BUILDING 136,511 SF

- 5 story MOB

BORGESS HEART INSTITUTE 59,000 SF

- 3 story MOB

NORTH PROFESSIONAL BUILDING 56,240 SF

- 3 story MOB

Conveniently located on the campus of Beacon Health Kalamazoo

- Easy access to specialty heart, stroke, and trauma healthcare centers
- Skyway connecting Beacon Health Kalamazoo and Borgess Heart Institute
- Ample surface parking
- On-campus cafeteria dining
- Competitive lease packages
- Choice of suite layout options
- On-site property management
- Conveniently located on Gull Road (Highway 343)
- 10 minutes from downtown Kalamazoo by car or public transit



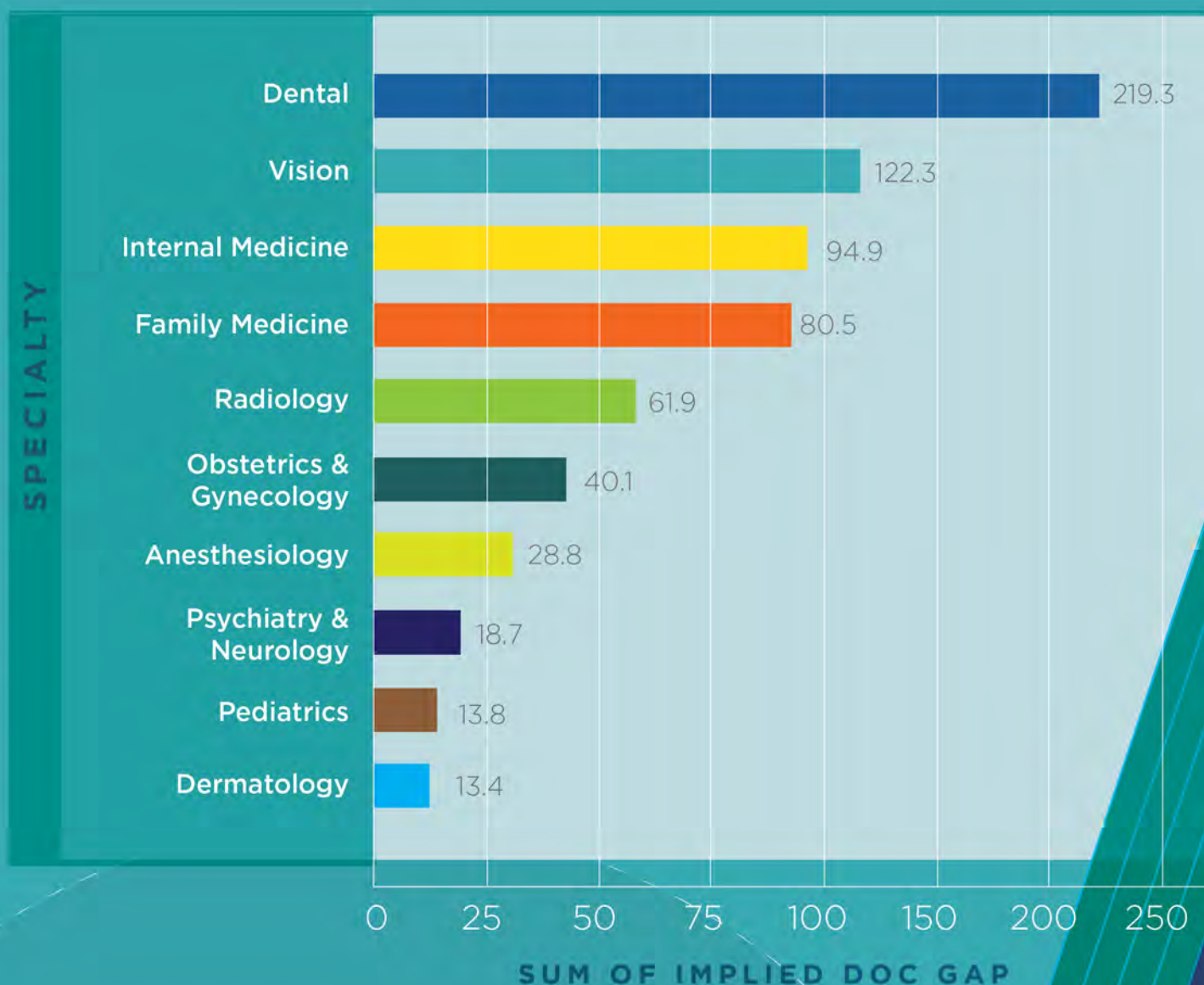
For Leasing Information

Regional Leasing Director
Erreca White at (706) 373-2889
Erreca.White@Lillibridge.com

SPECIALTIES IN DEMAND

Top 10 Healthcare Specialties in Demand Within a 15-Mile Radius

15 MILE POPULATION FOR LOCATION IS 302,972



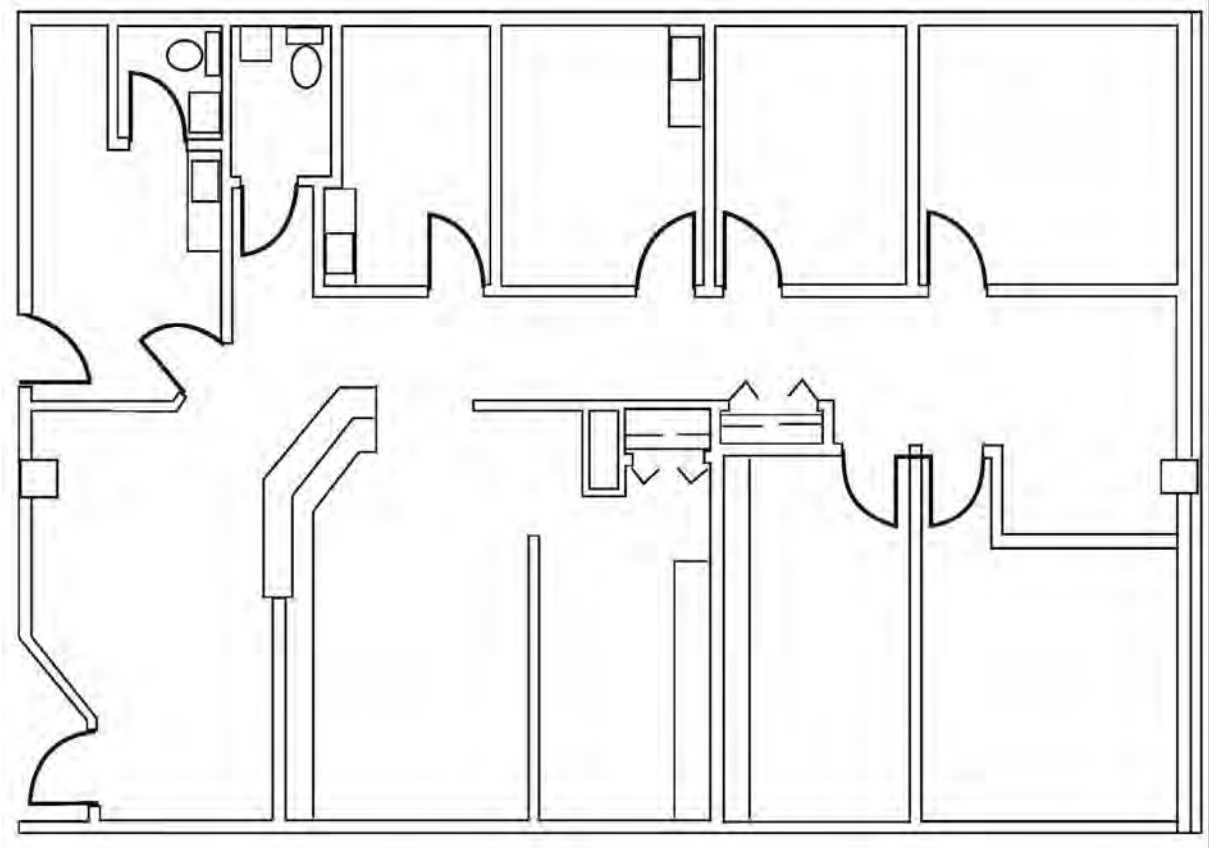
This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

SUITE PLAN

Medical Specialties Building

1535 Gull Road
Kalamazoo, MI

SUITE 110
2,040 SF



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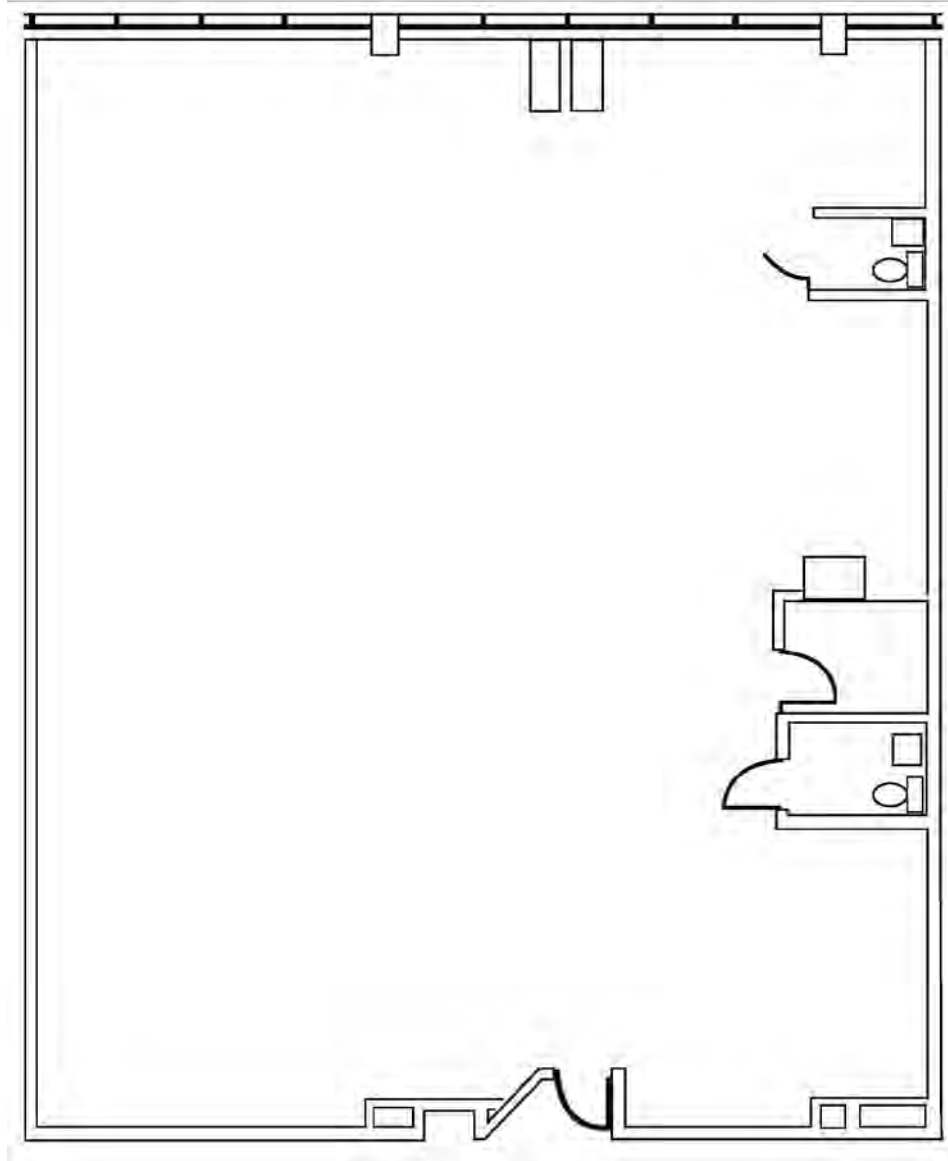


SUITE PLAN

Medical Specialties Building

1535 Gull Road
Kalamazoo, MI

SUITE 120
2,985 SF



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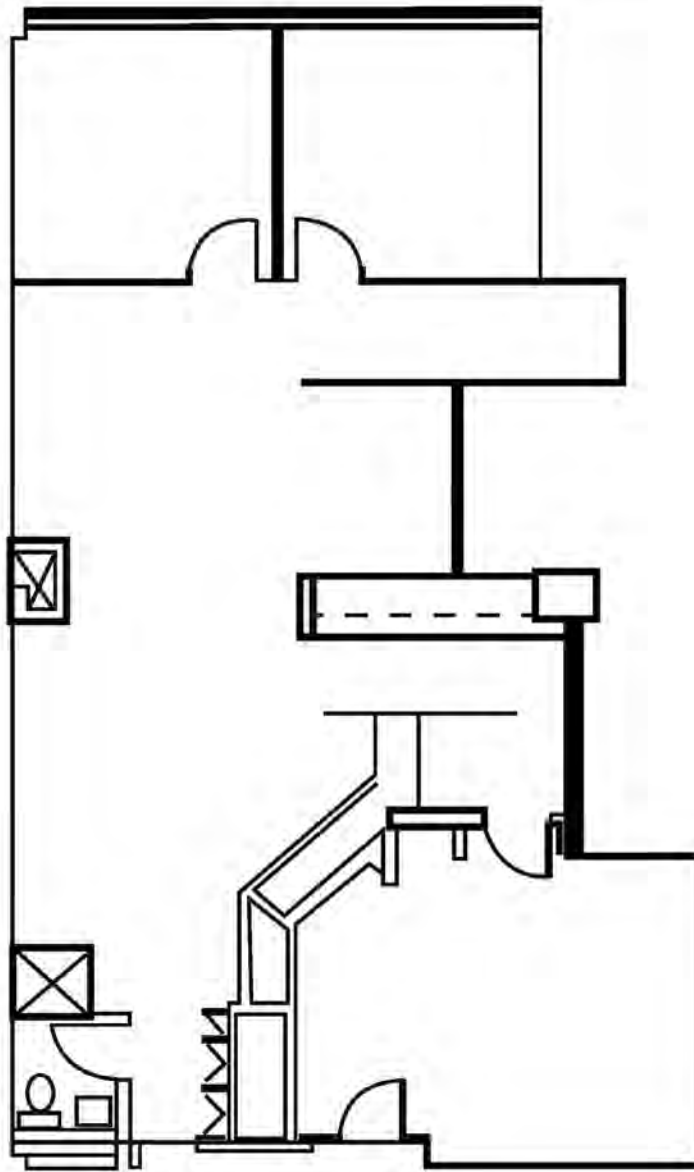


SUITE PLAN

Medical Specialties Building

1535 Gull Road
Kalamazoo, MI

SUITE 210
1,674 SF



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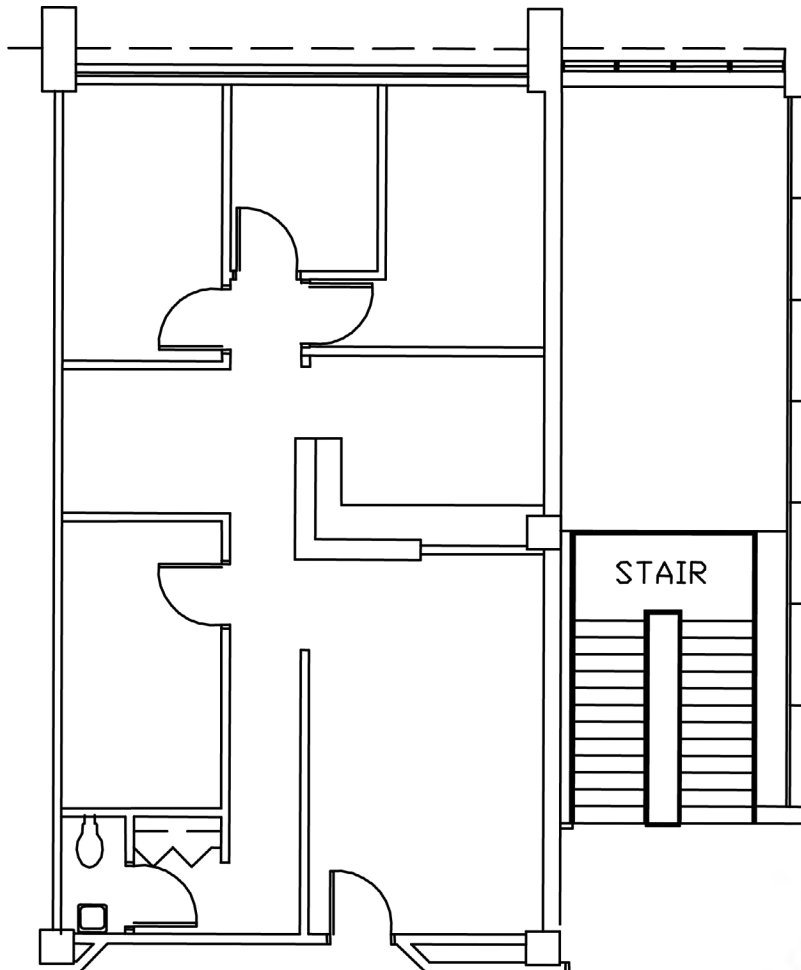
SUITE PLAN

North Professional Building

1717 Shaffer Street
Kalamazoo, MI

SUITE 207

1,055 SF



For Leasing Information

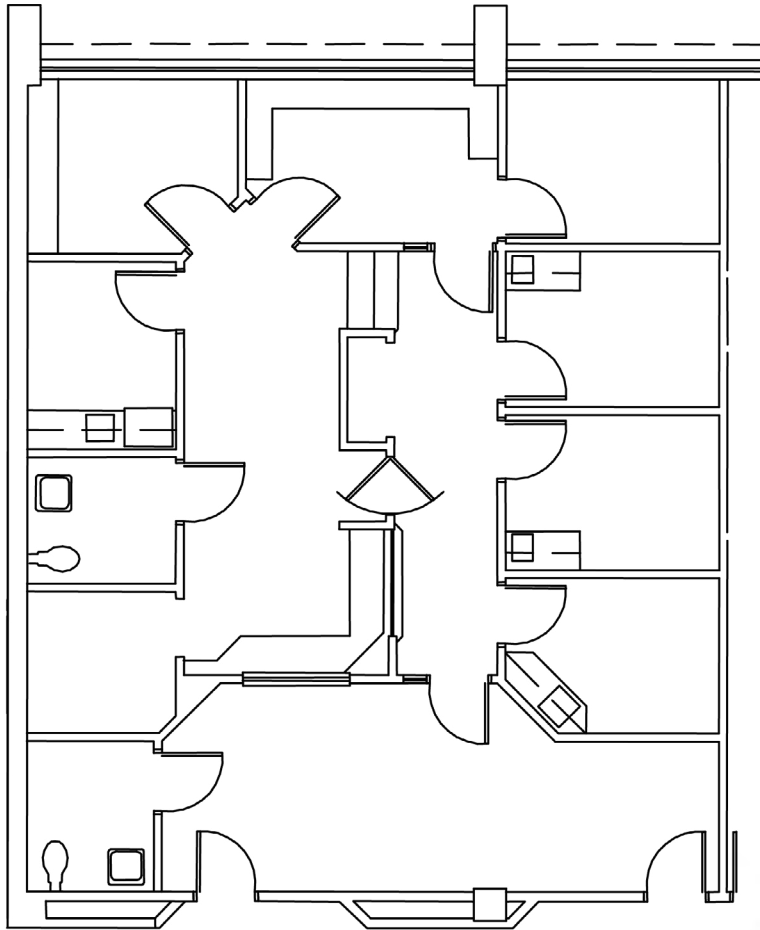
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SUITE PLAN

North Professional Building

11717 Shaffer Street
Kalamazoo, MI

SUITE 213
1,592 SF



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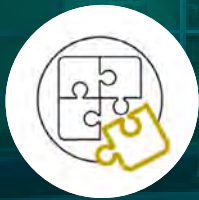
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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

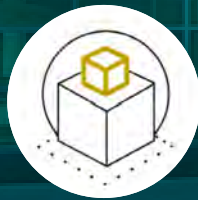
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

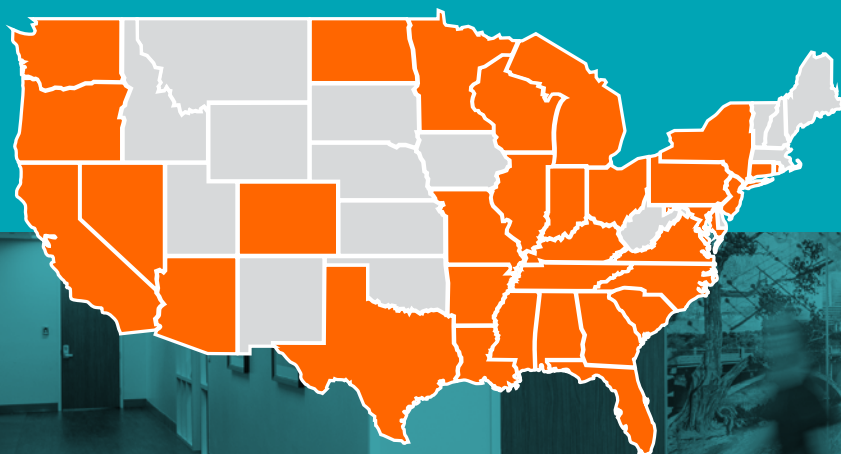
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

 <p>2023 TENANT SATISFACTION KINGSLEY EXCELLENCE Grand Hill (KingsleySurvey)</p>	<p>KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION</p>	 <p>2023 ELITE 5 TENANT SATISFACTION Grand Hill (KingsleySurvey)</p>
 <p>TOBY AWARDS BOMA Excellence in Building Management</p>	<p>TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S</p>	
<p>ESG ACHIEVEMENTS</p> <div data-bbox="751 556 1031 808">  </div> <div data-bbox="1031 556 1411 808">  </div> <div data-bbox="751 808 1031 949">  </div> <div data-bbox="1031 808 1411 949"> <p>CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR</p> </div>		

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



Our Tenant Resources

Delivering exceptional places of care to our healthcare tenants and their patients is our commitment. Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our outpatient medical buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

We Prioritize Tenant Satisfaction

> Kingsley Index

We strive to provide the best tenant experience in our medical office buildings, which is why we implemented the Kingsley Survey, the premier real estate industry tenant satisfaction tool. Our continuous efforts have placed us in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction.

> Tenant Service Requests

We strive to satisfactorily complete priority tenant service requests within 8 hours.

> Tenant Appreciation

We coordinate annual tenant events at our properties to show our appreciation and create a sense of community.

EMPLOYEE & TENANT SAFETY

Daily health assessments for building staff, compliance with OSHA guidelines and continued training and communication to promote safe work practices.

BUILDING SAFETY

Completed safety audits at 100% of our managed properties to identify and minimize safety hazards to our employee's, tenants, and visitors.

SUSTAINABILITY PRACTICES

Named a Premier Member of the U.S. Environmental Protection Agency for achieving ENERGY STAR Certification. Energy Star recognizes the dedicated efforts our employees have made to ensure our properties meet the highest standard in environmental responsibility and resource efficiency.

**BORGESS HEART INSTITUTE
MEDICAL SPECIALTIES BUILDING
NORTH PROFESSIONAL BUILDING**

Regional Leasing Director:

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