

Offering Memorandum

— Investment



2355 Health Dr SW

Wyoming, MI, 49519

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Investment Summary

2355 Health Drive SW, Wyoming, MI 49519



Investment Summary

Sale Price	\$7,115,445
NOI	\$426,926.61 (2026)
Cap Rate	6.00%
Price/SF	\$440.91
Building Size	16,138 SF
# of Suites	10
Lot Size	2.09 Acres
Occupancy	100%
Year Built	2007



Property Overview

2355 Health Drive SW, Wyoming, MI 49519



Property Highlights

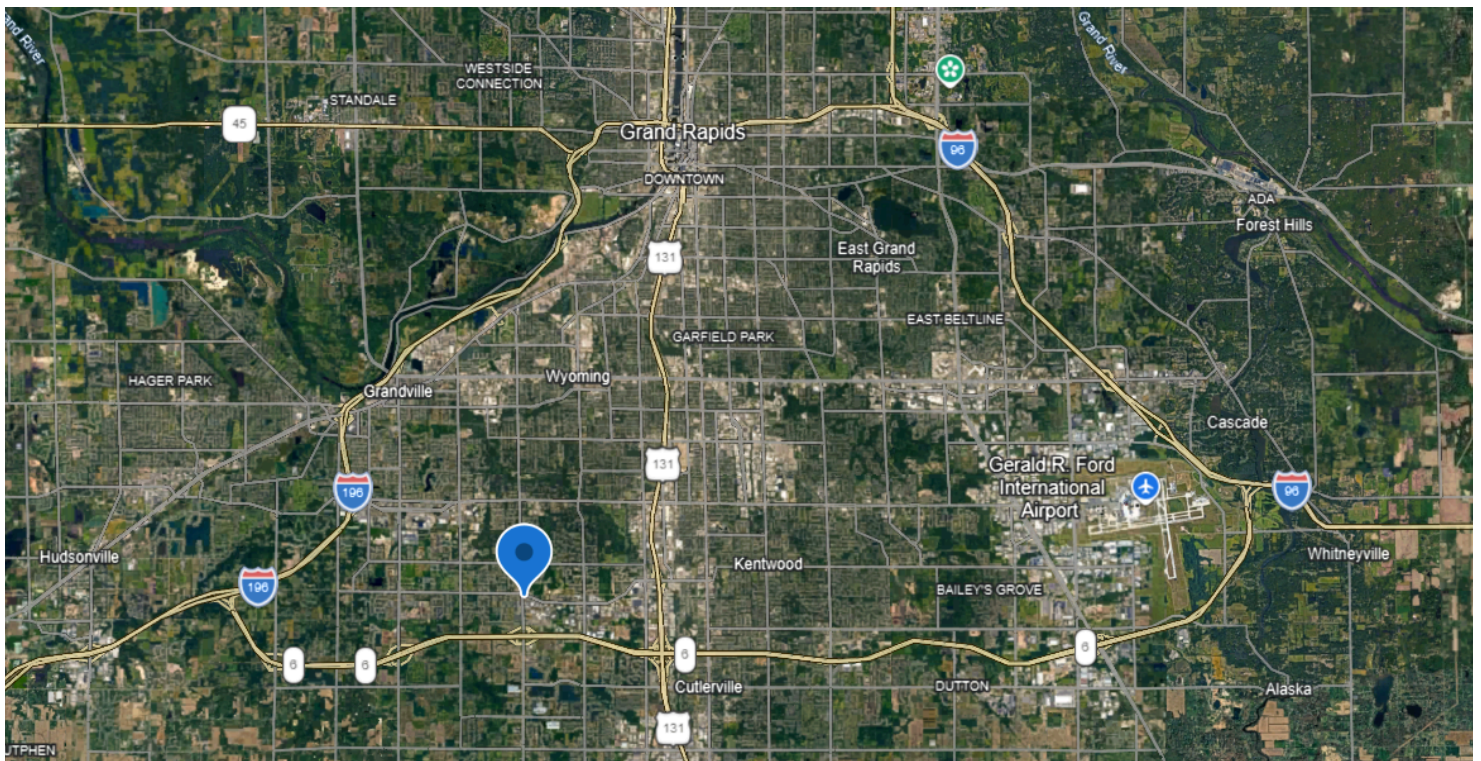
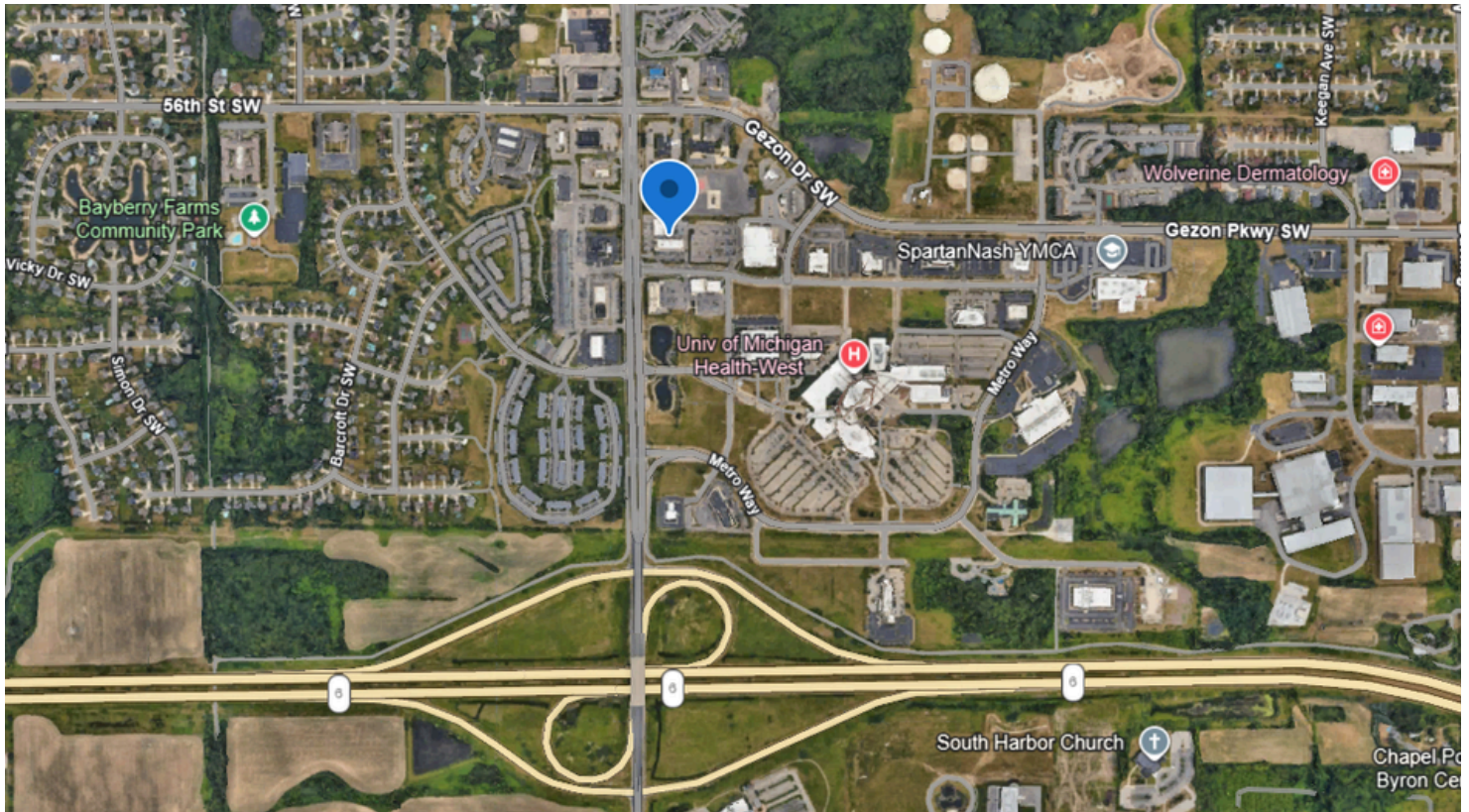
- 100% occupied
- All NNN leases with annual increases
- Starbucks anchored
- Located on one of best and fastest corridors in West Michigan
- Directly in front of the University of Michigan Health-West campus

Property Overview

- **Prime Retail/Office Investment Opportunity in Metro Health Village**
- This outstanding multi-tenant retail property at 2355 Health Drive SW in Wyoming, Michigan, is now available for sale for the first time, offering investors a rare opportunity to acquire a fully stabilized, high-performing asset in one of West Michigan's premier locations.
- Positioned at the high-traffic intersection of **Byron Center Avenue SW** and **M-6**, this site offers one of the **best locations in West Michigan** with excellent accessibility and visibility.
- Situated in the thriving **Metro Health Village**, one of the **fastest-growing areas** in West Michigan, driven by ongoing commercial, residential, and healthcare-related expansion.
- Benefits from consistent daily traffic from surrounding development and the nearby University of Michigan Health-West campus, supporting strong tenant performance and future upside.
- This turn-key asset combines **100% NNN occupancy, long-term lease security, national tenant strength**, and prime positioning in a rapidly expanding submarket – an outstanding chance to secure a defensive, income-producing investment with limited competition for new supply.

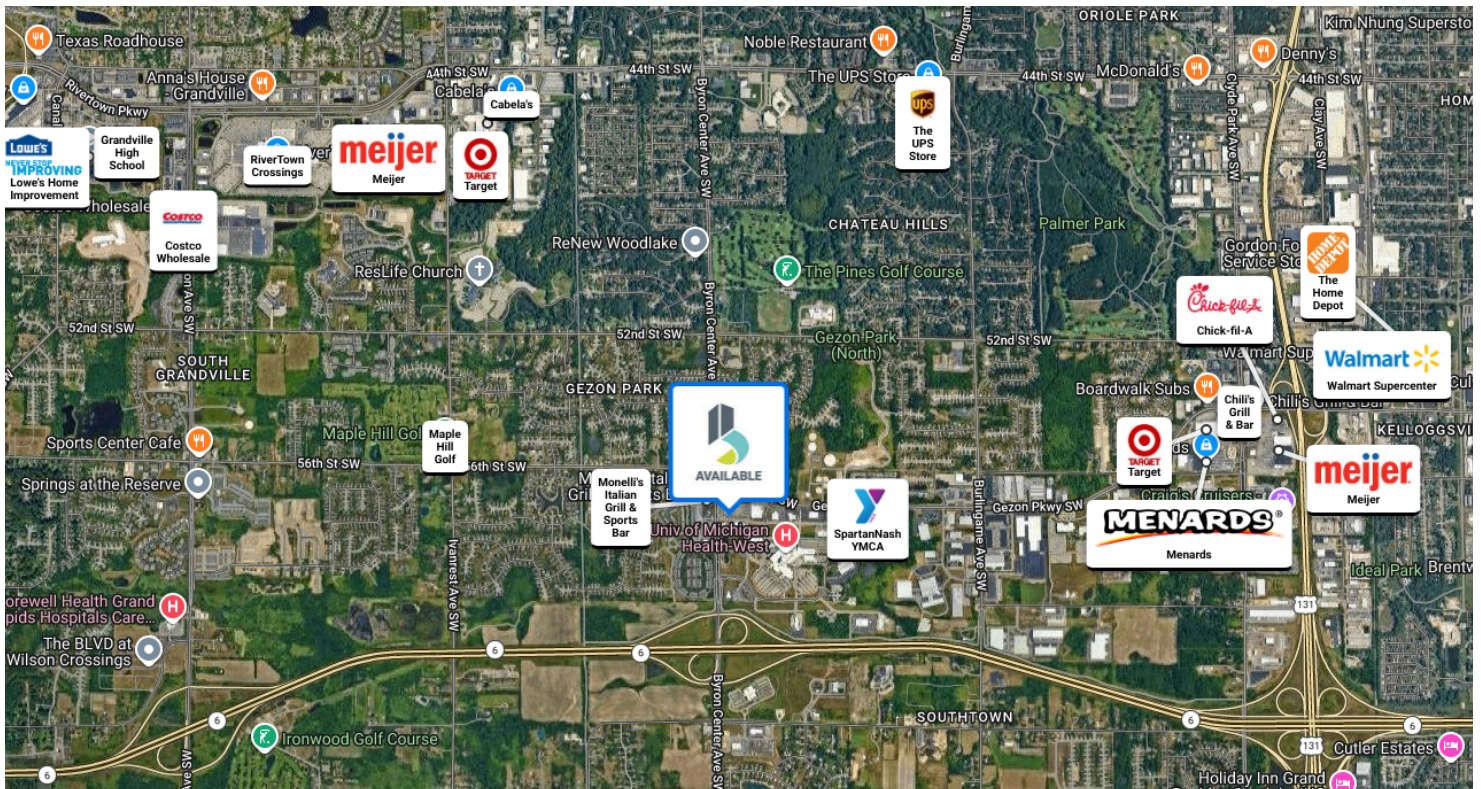
Aerial Map

2355 Health Drive SW, Wyoming, MI 49519



Retail Map

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Site Plan

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Floorplan

2355 Health Drive SW, Wyoming, MI 49519



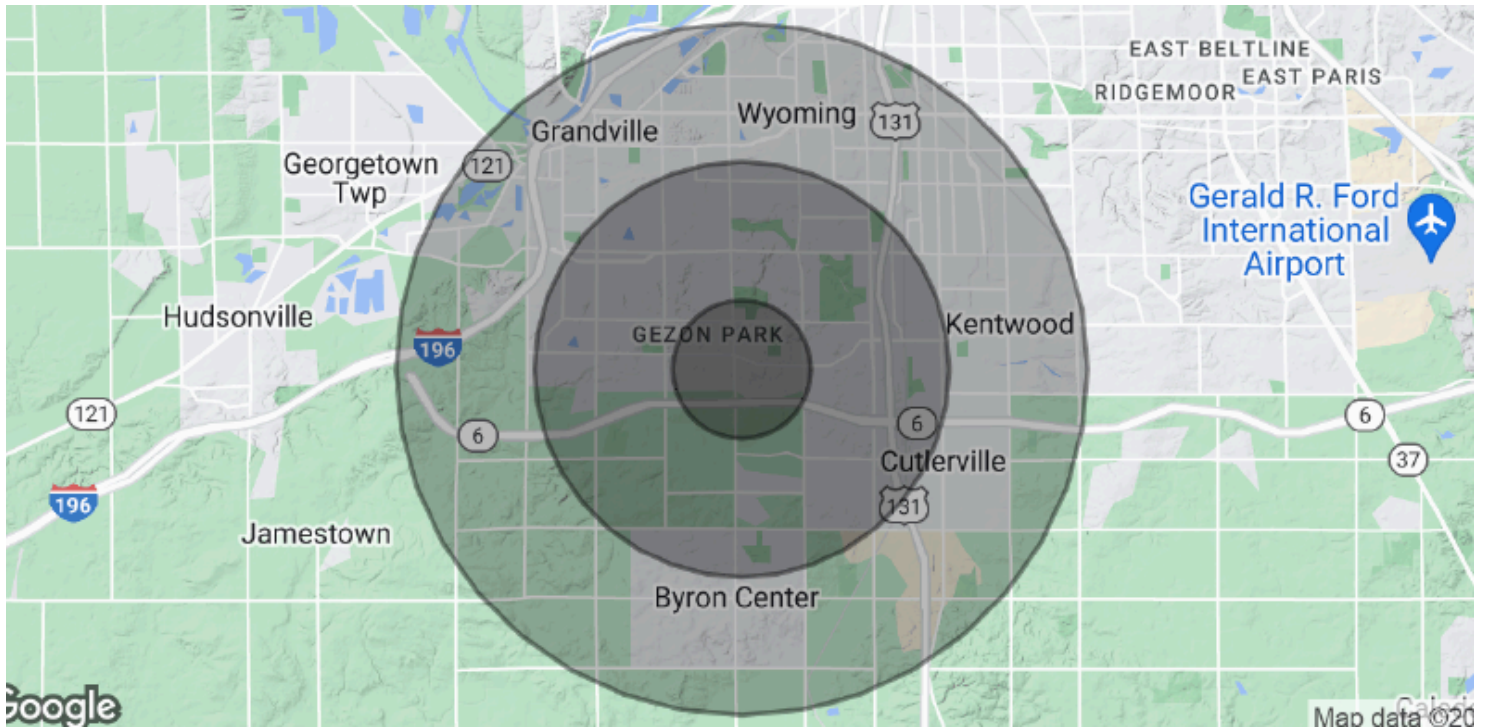
Aerial

2355 Health Drive SW, Wyoming, MI 49519



Demographics

2355 Health Drive SW, Wyoming, MI 49519



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	5,759	57,382	162,705
Average Age	36.5	37.3	36.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,992	21,969	61,707
# of Persons Per HH	2.85	2.6	2.62
Average HH Income	\$102,967	\$82,176	\$75,095
Traffic Count			Cars/Day
Byron Center Ave. SW			28,795



About West Michigan



The Greater Grand Rapids Metropolitan Area (Grand Rapids-Kentwood MSA) is home to more than 1.2 million people and is anchored by the largest city in western Michigan. Known for its history in furniture manufacturing, the city has transformed into a vibrant center for business, culture, and education.

Strategically-located along the Grand River and close to Lake Michigan, Grand Rapids is well-connected to national logistics and supply chain networks, which benefits manufacturing and industrial operations significantly. The region has a growing reputation as a source of reliable talent and robust infrastructure

for data-intensive industries such as finance, e-commerce, healthcare and education, with the "Medical Mile", headquarters of Corewell Health, and over 20 institutions, like Grand Valley State University contributing to the strong growth of the economy and labor force.

West Michigan boasts a dynamic blend of commerce and culture, with urban and rural locales. With high standards of living in the home and job markets and a high quality of life through cultural and recreational opportunities, West Michigan has one of the fastest-growing economies in the Midwest and a top place in the United States to raise a family.

Population
1,162,950

Total Households
445,882

Median Age
37.1

Labor Force
605,837

Commercial Developments

Acrisure Amphitheater, Amway Stadium

These transformative projects, just 1.5 miles apart, are set to energize downtown Grand Rapids. The amphitheater (12.5 acres) and stadium (10 acres) are forecasted to generate a combined \$700M in economic impact upon completion.

Microsoft

Microsoft's development of a future data center in the area includes two parcels which span a total of nearly 600 acres, located south of Grand Rapids.

Switch Data Center

Switch serves as a critical data hub that hosts servers for major brands, including Google, Verizon, and eBay. The \$700M expansion calls for a new 312,114 SF building adjacent to the current 359,735 SF data and office space.

Benteler Automotive

Benteler is redeveloping 75 acres in City of Wyoming for their seventh U.S. facility, a 315,000 SF hub with ~147 new jobs producing electric battery parts for Ford Motor Company.



Most Beautiful & Affordable Cities
2023, *Travel+Leisure*



Best State Economic Development Agency
2023, *IEDC*



Housing Hot Spots in the U.S.
2025, *NAR*



Top States for Business Climate
2024, *Site Selection*



Other Commercial Projects

Meijer Sports Complex:

Located at 3300 10 Mile Road NE in Plainfield Township, this \$13.5M expansion highlights the rising prominence of sports tourism in West Michigan. Since its inauguration in 2014, this impressive facility—operated by the West Michigan Sports Commission—has hosted over 200 events with 8,200 teams. By doing so, it has produced an estimated \$60 million in direct visitor spending for Kent County. Now, to meet increasing demand and further enhance the visitor experience, the complex is adding new softball and baseball fields, a modern concession building, 20 pickleball courts, and expanded seating. Construction began in

October and is slated for completion in 2025, marking a significant leap toward accommodating an additional 200 teams per year. This uptick in events could generate an extra \$1 million in annual visitor spending—benefiting local hotels, restaurants, and retail establishments. Support for the project has come from public and private partnerships, including a \$3 million state grant, \$750,000 in federal funding, and a \$1.5 million contribution from Alro Steel. By expanding its offerings, the Meijer Sports Complex cements its status as a premier regional destination, fostering community pride while driving sustained economic growth in the Greater Grand Rapids area.

Residential Developments

The Fulton & Market Riverfront Towers

Expected to yield the tallest building in Grand Rapids, this transformative \$738.5 million mixed-use development will introduce three skyline-defining towers on the riverfront, just north of the Acrisure Amphitheater. The 43-story residential building will be accompanied by a 27-story upscale hotel and condo tower and a 21-story office tower, which will translate into 671 residential units, 130 hotel rooms hotel, and substantial office space to the downtown area. The project is a collaborative public-private effort, seeking public funding through tax incentives. The development promises hundreds of construction and long-term jobs, enhancing Grand Rapids' downtown landscape and setting the stage for further investments and community revitalization.

The Studio Park Tower: This remarkable new addition to the skyline blends luxury and convenience for residents. The tower offers 165 upscale rental apartments and 25 exclusive for-sale condos, designed to provide a sophisticated urban living experience.

The Bridge Street Project:

Expected to complete in summer of 2026 with 148 new apartment homes, the 117,000 SF, five-story building at Bridge St. & Lexington Ave. will revitalize a former retail site of Duthler's Family Foods that has been vacant since 2018.

River North: Developed by Franklin Partners, LLC, the project spans 680,000 square feet, offering 520 mid-range units, ranging from microstudios to two-bedroom floor plans. As one of the region's most substantial developments, it aims for LEED Bronze certification.





Advisor Biography



Kevin VanHaitsma

Vice President

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Education

Bachelor of Science,
Business; Physical Education
Calvin College

Specialties & Services

Industrial
Land
Investments

Affiliations & Memberships

CARWM
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NAR

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Kevin VanHaitsma joined Bradley Company as a brokerage advisor in October 2015. In this role, Kevin advises clients in strategic planning, transaction execution for acquisitions and disposition, leasing, and portfolio management throughout the Michigan region. While primarily focused on industrial property, vacant land, and multifamily development, Kevin also helps clients with office, retail, and investment opportunities.

Prior to Bradley Company, Kevin worked in the tennis and health club industry for 10 years as operations manager and tennis manager of the Michigan Athletic Club in Grand Rapids, MI. In 2014, Kevin was awarded "State Member of the Year" for Michigan through the Professional Tennis Registry, and in 2015 the athletic clubs were awarded "Private Tennis Facility of the Year" through the Professional Tennis Registry. He held the highest teaching certifications as PTR Professional in Adult Development, High Performance Juniors, and 10 and under juniors. Kevin has been married to his wife Rachel since 2011 and has three sons, Caleb, Bruce, and August.

In his free time, Kevin enjoys spending time with family, playing golf, tennis, traveling, and fishing with his boys. One of the highlights of his traveling including watching Federer play on Center Court at both the US Open and Wimbledon.

Professional Distinctions

- *Commercial Alliance of REALTORS® of West Michigan (CARWM) Honors*
 - Industrial Project of the Year (2024) – Grand River Construction, Jenison, MI
 - 30-acre site featuring two 20,000 SF buildings
 - Land Project of the Year (2022) – English Hills, Walker, MI
 - 550-unit new ground-up construction project on 142 acres
- *Special-Purpose Project/Transaction of the Year (2021) – Timberlake RV Resort*
 - 280-acre RV park with 100 existing sites
- *Largest Office Sale of the Year (2018) – 3001 Orchard Vista*
 - Multi-tenant office investment building
- *Project of the Year (2016) – Former Klingman Furniture Building*
 - 400,000 SF redevelopment into 44 apartments, a 110-room Homewood Suites Hotel, and 130,000 SF of office space
- *Bradley Company Internal Honors*
 - Largest Land Transaction of the Year (2021)
 - Integrity Award (2022)



Advisor Biography

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Education

Bachelor of Arts,
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Communications Studies,
Michigan State University

Specialties & Services

Office
Investment
Development

Affiliations & Memberships

CARWM
MAR
NAR

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Chip Bowling

Senior Vice President

Chip brings over 28 years of experience in commercial real estate to Bradley Company, which has earned him a level of unmatched expertise in the sale, lease, and development of commercial office properties. The deals in which he's been integral throughout his career translate to over \$1 billion in volume. Chip's aggressive standard of performance has earned him respect within the industry and with his clients who range from large real estate portfolio owners, building owners, entrepreneurs, developers, and many of the top business leaders in the West Michigan region.

Chip is most passionate about identifying a piece of real estate which others have overlooked, envisioning its possibilities, then collaboratively finding creative ways to give it viability – a second life. Chip calls this process “giving it a heartbeat.” Over time, these unique opportunities have reminded Chip to take the time and energy to certify each deal is well thought-out, has purpose, and which makes financial sense. His experiences have taught him teamwork, the importance of maintaining an open mind, and how best to look through someone else's lens to appreciate the scope of possibilities. The reward has been to work with clients again and again on subsequent projects which continue to help shape key areas of the city.

Previously, Chip spent 15 years at Colliers International sharpening his skills and competencies by focusing on downtown Grand Rapids and southeast suburban office brokerage and development. Chip later founded XVentures, a commercial real estate firm, in 2013 that specialized in downtown real estate and brokerage development. In 2018 Chip sold the firm to Bradley Company, where he became a partner and later a Senior Vice President the West Michigan office.

Chip's busy life outside of deal-making and development includes raising his son, spending quality time with family and friends, playing golf, boating, traveling, and working out.



Advisor Biography

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Northwood University,
Midland, Michigan

Specialties & Services

Industrial
Land

Affiliations & Memberships

Commercial Alliance of REALTORS
West Michigan (CARWM)

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Case Overweg

Vice President

Joining the Bradley Company team in 2019, Case has specialized in Land and Industrial properties, leveraging his expertise and creativity to facilitate transactions and provide valuable insights to his clients. With a commitment to excellence and a genuine dedication to serving others, Case continues to make a positive impact in both his professional endeavors and his community involvement.

Case graduated from Northwood University with a Bachelor's degree in Business, with the class of 2019. Since 2020, he has embraced the roles of husband to his wife Ashtyn and father to children Lee and Adalynn, finding fulfillment in both his personal and professional life.

With a background as a former sales and manager at West Michigan Shredding, Case honed his skills in leadership, client relations, and operational management. He is known for his strategic thinking and ability to drive results in challenging environments.

Case is an active member of the Hudsonville Reformed Church, where he dedicates time to their youth ministry and pursuing ways to share the gospel. Additionally, he serves as a board member of SCI, West Michigan Bowhunters, demonstrating his passion for outdoor activities and conservation efforts.

