

**UNIQUE OPPORTUNITY TO OCCUPY THE
ENTIRE BUILDING**



**FOR
SALE
or LEASE**

FREE MONEY!

Awesome Economic Incentives
available to Eligible Companies
that Create Qualified Jobs in MI.
(See Pages 6-7)

**±84,600 SF Office Building
700 & 734 S. Waverly Road
Holland, Michigan 49423**

VIDEO TOUR:

<https://youtu.be/uzNgYLFur38>

Exclusively Offered by:

Dawn Dyer
Dyer Sheehan Group, Inc.
(805) 279-3154 Mobile
Dawn@DyerSheehan.com



FusionProperties

Walter R. Bulkowski
Fusion Properties LLC
(616) 581-5334 Mobile
Wally@FusionProperties.com

PRICE REDUCED TO \$10,460,000 (\$123.64/SF)

Offered Exclusively by:

Co-Brokers:



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President/CEO

CA Lic. #01231389

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Confidentiality & Restricted Use Agreement, Disclaimers

This Confidential Offering Memorandum ("COM") is provided by Dyer Sheehan Group, Inc. and Fusion Properties LLC ("Listing Brokers"), solely for your consideration of the opportunity to lease or acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Listing Brokers.

This COM contains descriptive materials, financial information and other data compiled by Listing Brokers for the convenience of parties who may be interested in the Property. Such information is not represented to include all information that may be material to an evaluation of the lease or acquisition opportunity presented. The Listing Brokers have not independently verified the information contained herein and make no representations or warranties of any kind concerning the accuracy or completeness thereof. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon this COM.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and leased or sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Listing Brokers relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Listing Brokers, all or any part of this COM or the Information; (3) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Listing Brokers and all of their affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (4) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you.

Three Story Atrium Office Building 700 & 734 South Waverly Road Holland, Michigan 49423

Fusion Properties and Dyer Sheehan Group are pleased to present a unique opportunity to buy or lease a beautiful ±84,597 square-foot office building. Three stories of private window offices, common open office workspace areas, conference rooms and restrooms on each floor with elevator access. Includes kitchen, employee lounge, and auditorium/training center, server room, technical labs, and back-up generator.

Location: 700 & 734 S. Waverly Rd at Windcrest Drive; between East 24th Street and E. 32nd St. in the heart of the Commercial District of Holland, Michigan.

Building Size: ± 84,597 square feet

Land Size: Approx. 7.23 Acres (±315.003 SF) TOTAL
(Two Separate Parcels Included)

APN: 70-16-33-477-026 & 70-16-33-477-028

Year Built: 1982-1983; Renovated in 2014, new roof in 2015.

Parking: ±300 spaces in lots, plus 8-car private garage.

Price: **REDUCED TO \$10,460,000 (ONLY \$123.65/SF)**
Owners would consider Lease at \$7.95/SF– NNN

Rare Opportunity to Lease/Acquire Entire Building!

Industrial Zone District - Wide range of potential uses, including Corporate or Medical Offices, Schools, Engineering, Research & Development, High-Tech Facilities, Laboratories, Logistics, Communication Centers.

Great IT Capacity - Dedicated Server Room with Universal Power Supply, Technical Lab; Back-Up Generator.

Excellent Location - Holland is part of the thriving SW Michigan economic hub that is home to global industry leaders, with LG Energy Solutions, Haworth, GHSP all within 1.6 miles. The property is located just 7 miles from Lake Michigan.



Atrium Lobby

PROPERTY HIGHLIGHTS

- **1st Floor** – Open Atrium Lobby with Grand Stairway to Upper Floors, Town Hall Conference Center & Several Conference Rooms, Private Offices, Employee Lounge, Kitchen, Executive Dining Room, Mail Room, Coat Room, Open Office Area
- **2nd & 3rd Floors** – Private Window Offices & Executive Conference Rooms along perimeter, Central Restroom and Coffee Cart Facilities split each floor into two sections with Open Office Areas in each half.
- **Lower Level** – IT Server, Technical Lab, Mechanical Room, Training Rooms, Storage, Private Garage with 8 Parking Spots.
- Elevator Access to all Floors
- Park-like Setting with Expansive Green Spaces and Private Pond
- Double Lot Provides approximately 300 Parking Spaces

HIGH QUALITY BUILDING

- Built in 1982-1983, Property was Refurbished in 2014/2015 including Parking Lot and New Roof (Warranty to 2030)
- Back-Up Generator
- New 225 Ton Air Cooled Chiller Installed in 2024

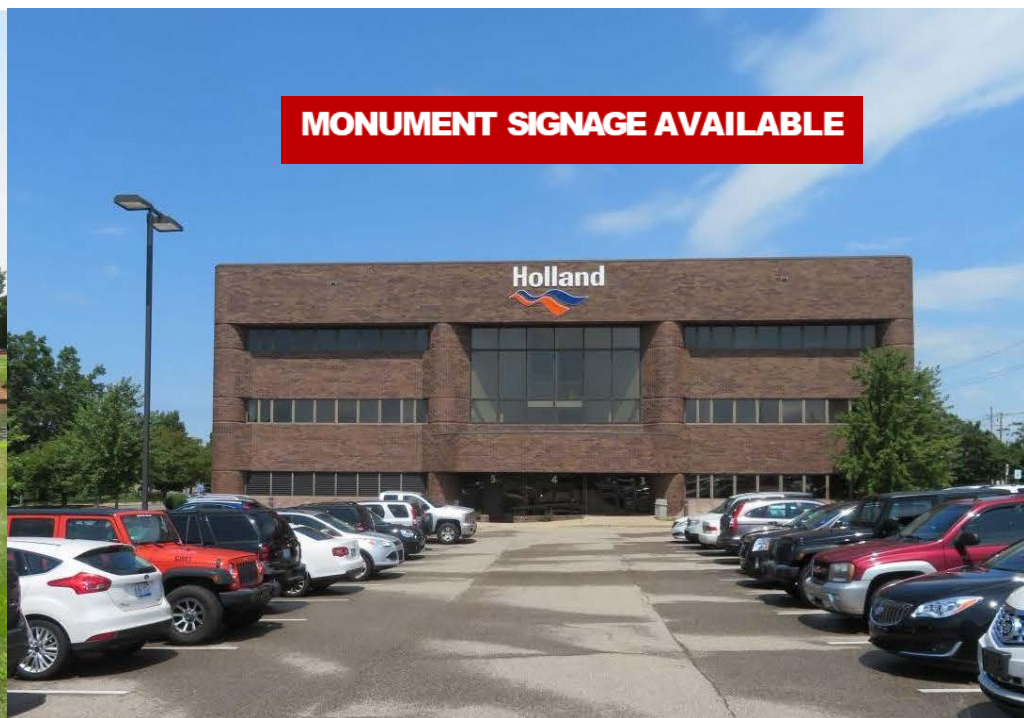
EXCELLENT VALUE

- Lease Rate of \$7.95/SF NNN is Under Market
- Purchase Property at \$10,460,000 (< \$124/SF), Well Below Replacement Cost

OUTSTANDING LOCATION

- Located in the Thriving SW Michigan Region
- Close Proximity to Global Industry Leaders including LG Energy Solutions, Haworth, Herman Miller, Johnson Controls and a host of other international and regional leaders.





PREMISES

- Three-story, ±84,597 SF office building

AVAILABILITY

- 1st Floor: Lobby, Town Hall Conference Center, Offices
- 2nd & 3rd Floors: Private Window Offices, Conference Rooms, Open Work Area
- Lower Level: IT Server and Labs, Storage, Mechanical, Garage
- **Available Immediately**

RENTAL RATE

- \$7.95/SF Annual Rent
- **\$56,046 per Month for Entire Building**
- Tenant pays all NNN Operating Expenses

FEATURES AND AMENITIES

- Expansive three-story Atrium Lobby with Grand Staircase
- Quality Renovation in 2014/2015, including New Roof with Warranty
- Town Hall auditorium with Theatre-Style Projection Room
- Magnificent Park-Like Setting with Private Pond
- Abundant well-lit Parking lots, featuring Private Garage for Executive Parking
- Computerized Security/Entry Access
- Dedicated IT Server Room/with Universal Power Supply
- Nearby fine dining, hotels and retail. Seven miles to Lake Michigan
- Convenient access to I-196/US 31 via E. 32nd/Ottogon Streets
- Excellent Location in Vibrant SW Michigan – Global Industry Leaders located within 1.6 miles including LG Energy Solutions, Haworth, GHSP, JR Automation, Kion Group./Dematic, BühlerPrince
- Monument Signage Available

ECONOMIC INCENTIVES FOR BUSINESS INVESTMENT IN MICHIGAN

Michigan offers a wide range of financial incentives, job training, and strategic support to qualified companies with business expansion or relocation to the state, including performance-based grants, infrastructure funding, tax exemptions, and job training.

Michigan Business Development Program (MBDP)

Provides performance-based grants to eligible businesses that create qualified new jobs and/or make qualified new investment in Michigan.

NEW R&D Tax Credit (HB 5100 & 5101)

Creates a refundable research & development tax credit up to \$2M/Yr.

Industrial Facilities Tax Exemption (PA 198)

Provides a property tax incentive to manufacturers to enable renovation and expansion of aging facilities, assist in the building of new facilities, and to promote the establishment of high-tech facilities, including AI data centers.

Michigan New Jobs Training Program (MNJTP)

Designed as an economic development incentive, allows community colleges to provide free training to support employers that are creating new jobs and/or expanding operations in Michigan.

Strategic Site Readiness Program (SSRP)

Provides performance-based grants, loans, and other economic assistance to eligible applicants for activities on, or related to, strategic sites, to attract and promote investment in Michigan.

Numerous Additional Incentives are available.

Visit: www.michiganbusiness.org

Michigan Public Act 328

Allows all new personal properties installed by an eligible business, after local approval, to be 100% exempt from personal property taxes for a specified period of time.

MICHIGAN IS A GREAT PLACE TO GROW YOUR BUSINESS!

Engineering, Research & Development, Distribution, Laboratories, High-Tech Facilities, Communication Centers
These are some of the sectors that may qualify for significant economic incentives.

QUESTIONS? Please Contact:



**MICHIGAN
ECONOMIC
DEVELOPMENT
CORPORATION**

Darryl Todd

Business Development Manager, Regional Development Team

Michigan Economic Development Corporation

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Mobile: (517) 643-6397

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Holland
MICHIGAN

Mark C. Meyers, Director

Community & Neighborhood Services

City of Holland

616-355-1345 (direct)

231-557-8606 (mobile)

m.meyers@cityofholland.com



700 & 734 South Waverly Road, Holland, MI

UNIQUE OPPORTUNITY TO OCCUPY ENTIRE BUILDING

IDEAL FOR CORPORATE HQ, TRAINING, LOGISTICS, R&D, EDUCATION, GOVERNMENT, OR MEDICAL



BRIGHT & AIRY ATRIUM LOBBY AND GRAND STAIRWAY



PRIVATE EXECUTIVE WINDOW OFFICES



THIRD FLOOR LANDING, ENTRANCE TO EXECUTIVE SUITE



FIRST FLOOR OPEN OFFICE AREA

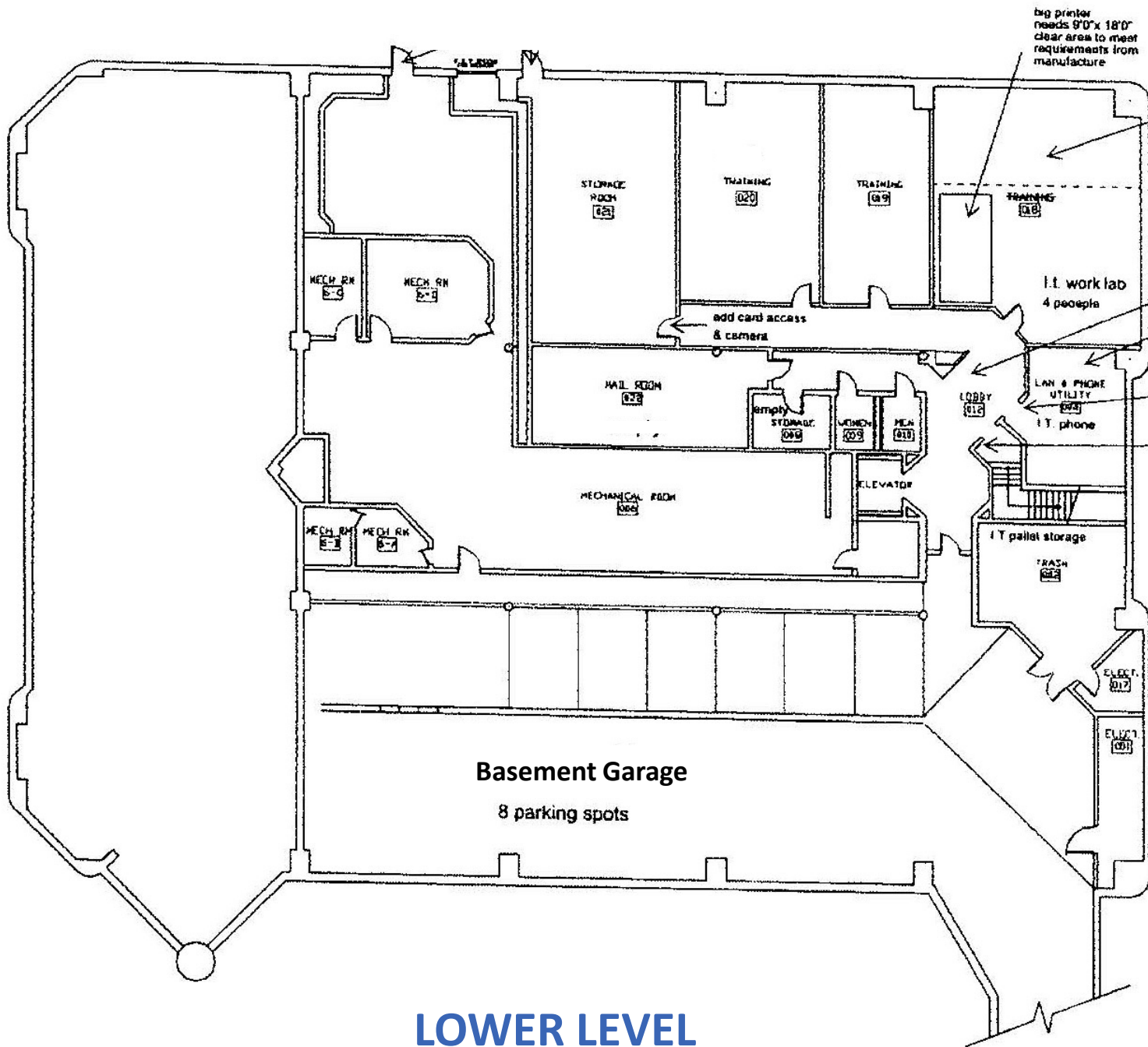
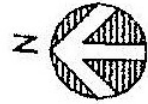


THIRD FLOOR OPEN OFFICE AREA



DEDICATED IT SERVER ROOM

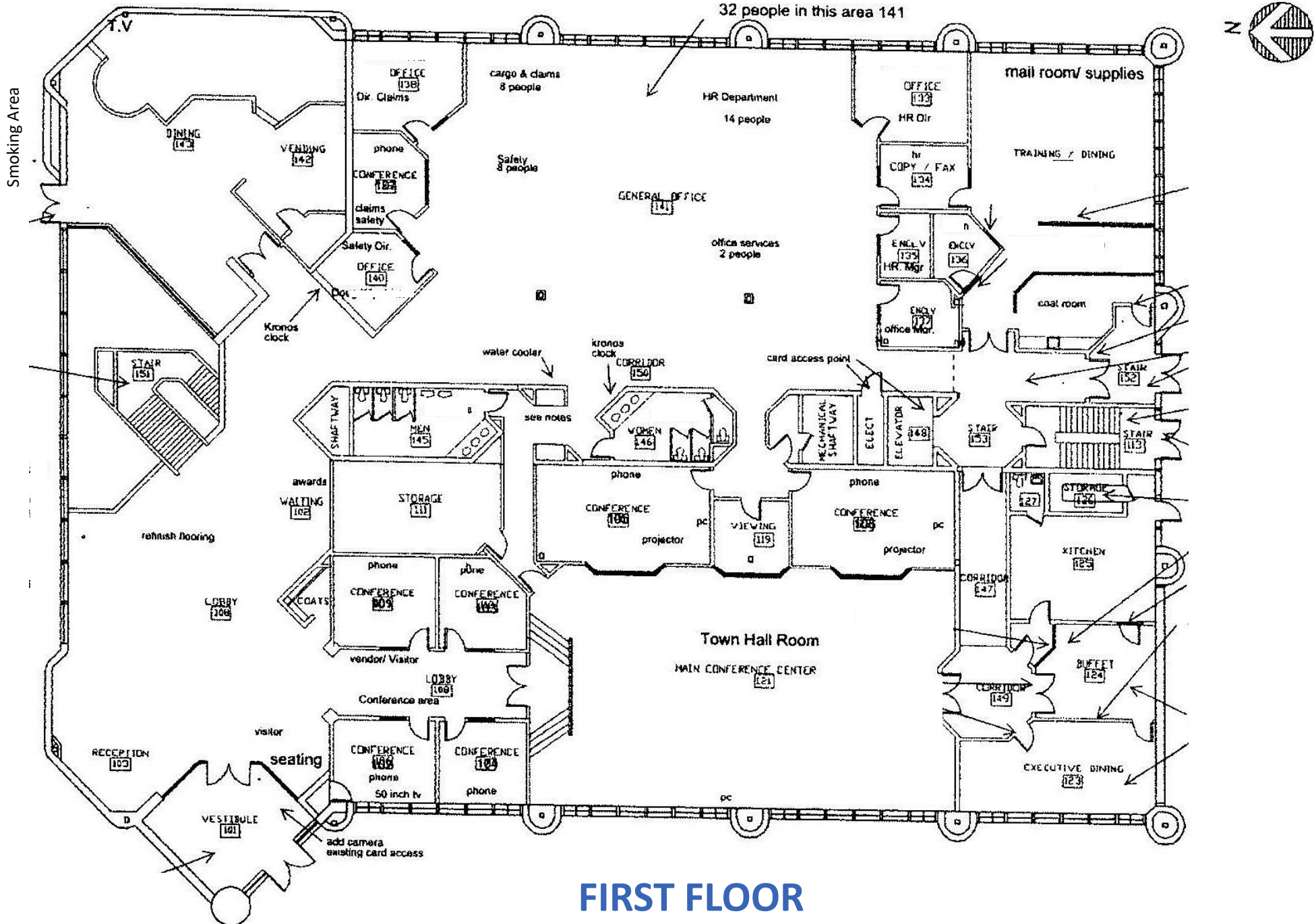
FLOOR PLANS



LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

LOWER LEVEL

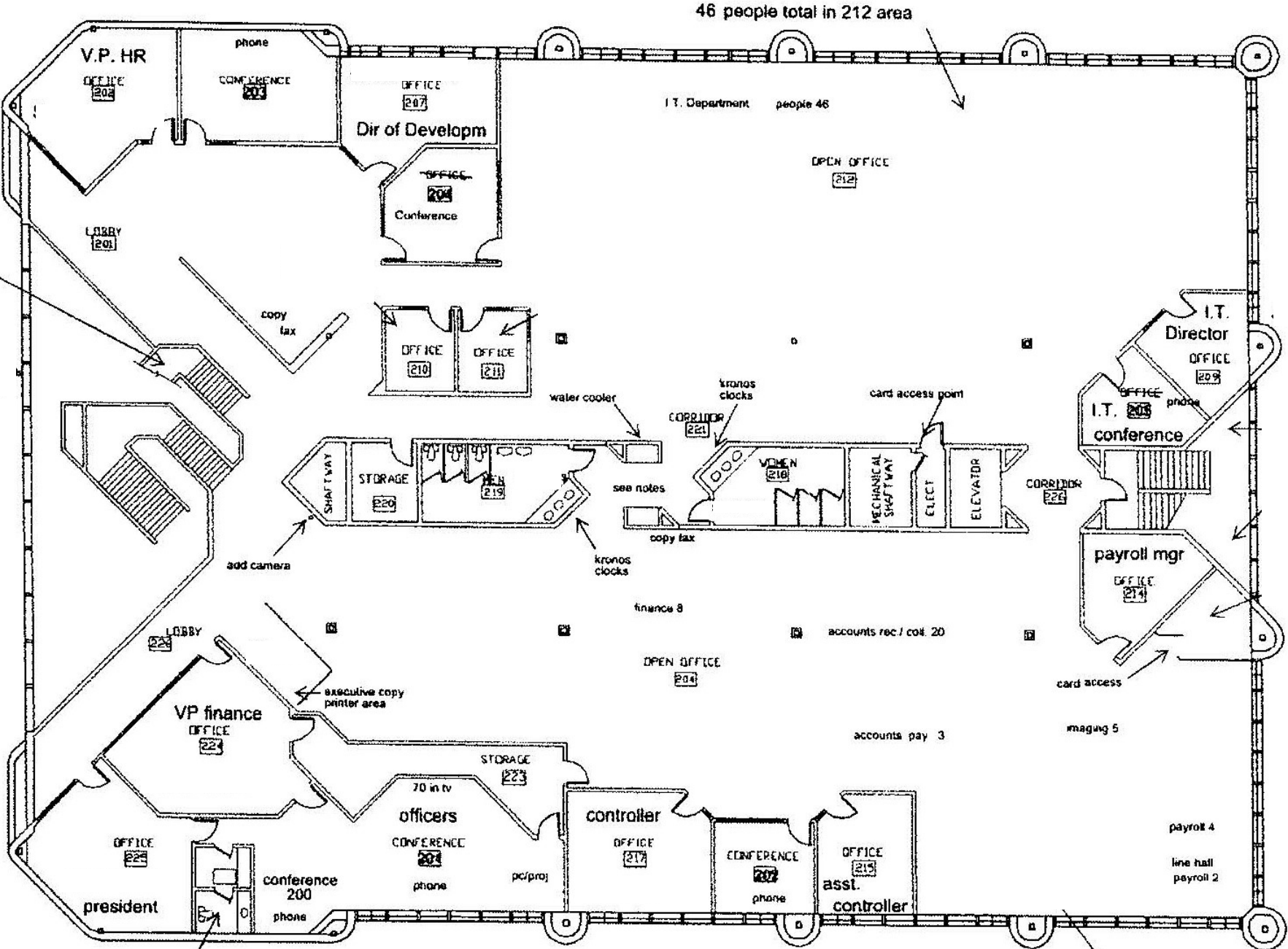
FLOOR PLANS



FIRST FLOOR

LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

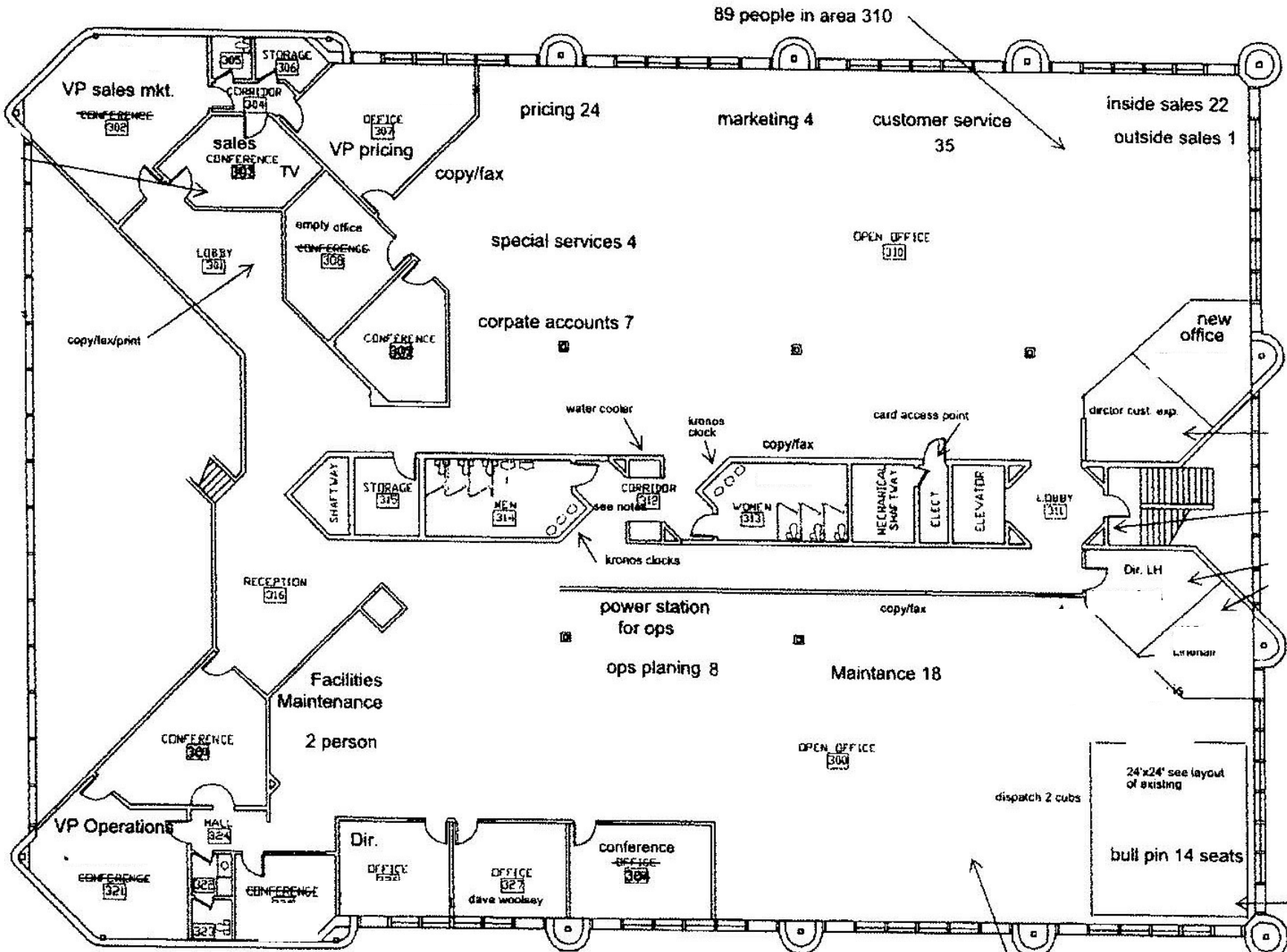
FLOOR PLANS



LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

SECOND FLOOR

FLOOR PLANS



THIRD FLOOR

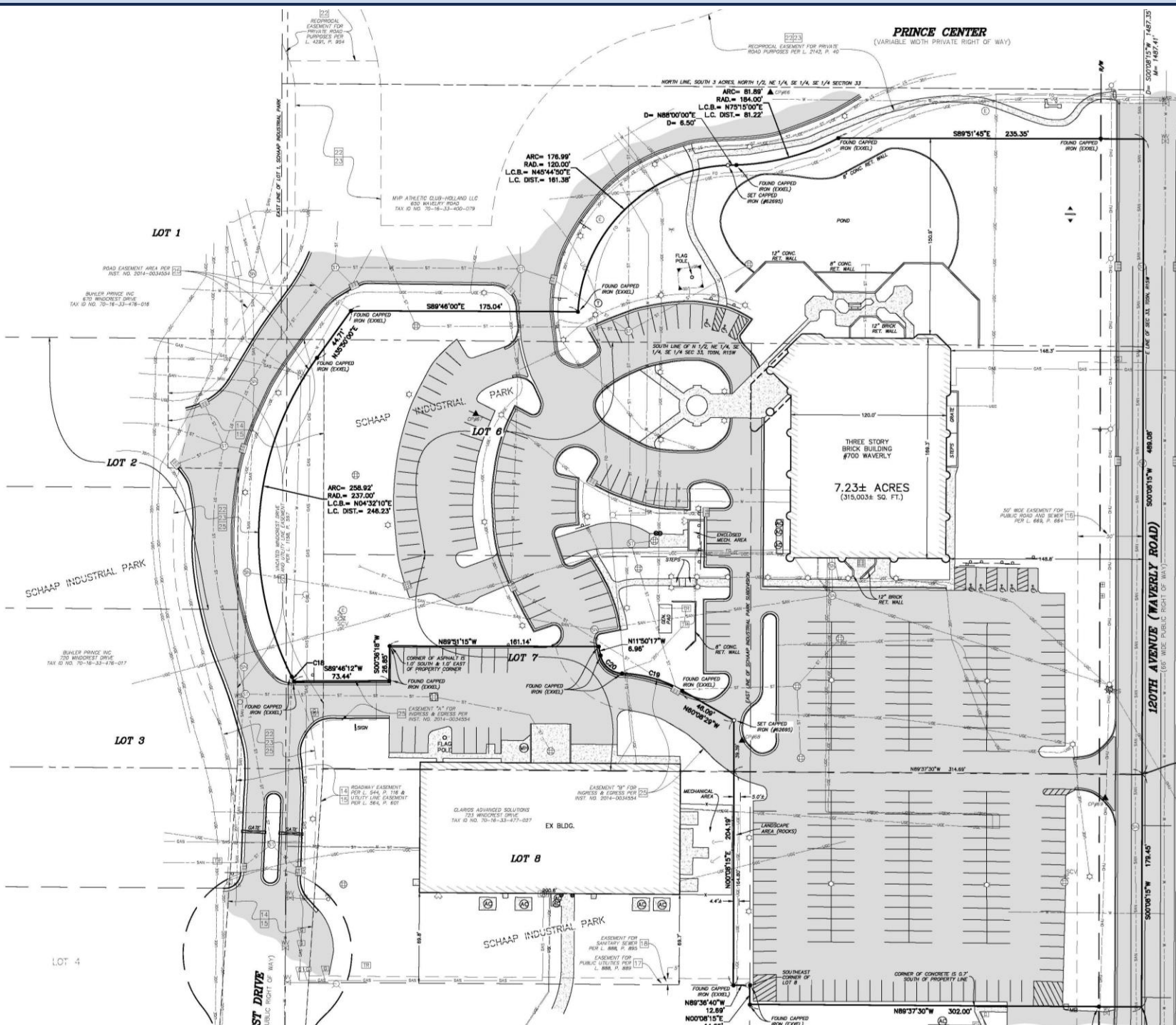
42 people in area 300

LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

ALTA/NSPS LAND TITLE SURVEY

700 & 734 WAVERLY ROAD

**700 & 734 WAVERLY ROAD, HOLLAND, MI 49423
SECTION 33, T05N, R15W, CITY OF HOLLAND, OTTAWA CO.**





DRIESENKA & ASSOCIATES, INC.

**Engineering
Surveying
Testing**

www.driesenga.com

Holland, MI
616-396-0255

Grand Rapids, MI
616-249-3800

Kalamazoo, MI
269-544-1455

Lansing, MI
517-889-6210

Ypsilanti, MI
734-368-9483

LEGEND

- SET CAPPED REBAR #566E
- FOUND IRON
- CONTROL POINT
- DESCRIBED
- MEASURED
- STORM SEWER MANHOLE
- CATCH BASIN
- YARD DRAIN
- UNKNOWN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- VALVE (WATER & GAS)
- MAN HOIST
- ELECTRIC MANHOLE
- UTILITY RISERS
- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- GROUND MOUNTED LIGHT
- SIGN
- AIR CONDITIONING UNIT
- MAIL BOX
- PARK BENCH
- ROLLAWAY POST
- UNDERGROUND COMMUNICATIONS LINE MARKER
- UNDERGROUND GAS LINE MARKER
- GATE
- FENCE LINE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- COMMUNICATIONS
- TELEPHONE
- FIBER OPTIC
- GAS LINE
- CUSTOMER WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

MICHIGAN PROVIDES A WORLD-CLASS WORKFORCE

Michigan boasts an educated and innovative talent pool with a strong work ethic and high-value skills.

What Sets Michigan Apart



Michigan is ranked #1 in the nation for concentration of engineers.



Michigan ranks in the Top 10 for America's Best Employers for New Grads.



With 250,000 workers in the skilled trades, Michigan's skilled trades workforce ranks in the top 10 nationally.



Michigan ranks in the Top 10 for tech jobs growth and for cybersecurity leaders.



Michigan ranks in the Top 10 for total STEM degree completions in the nation.



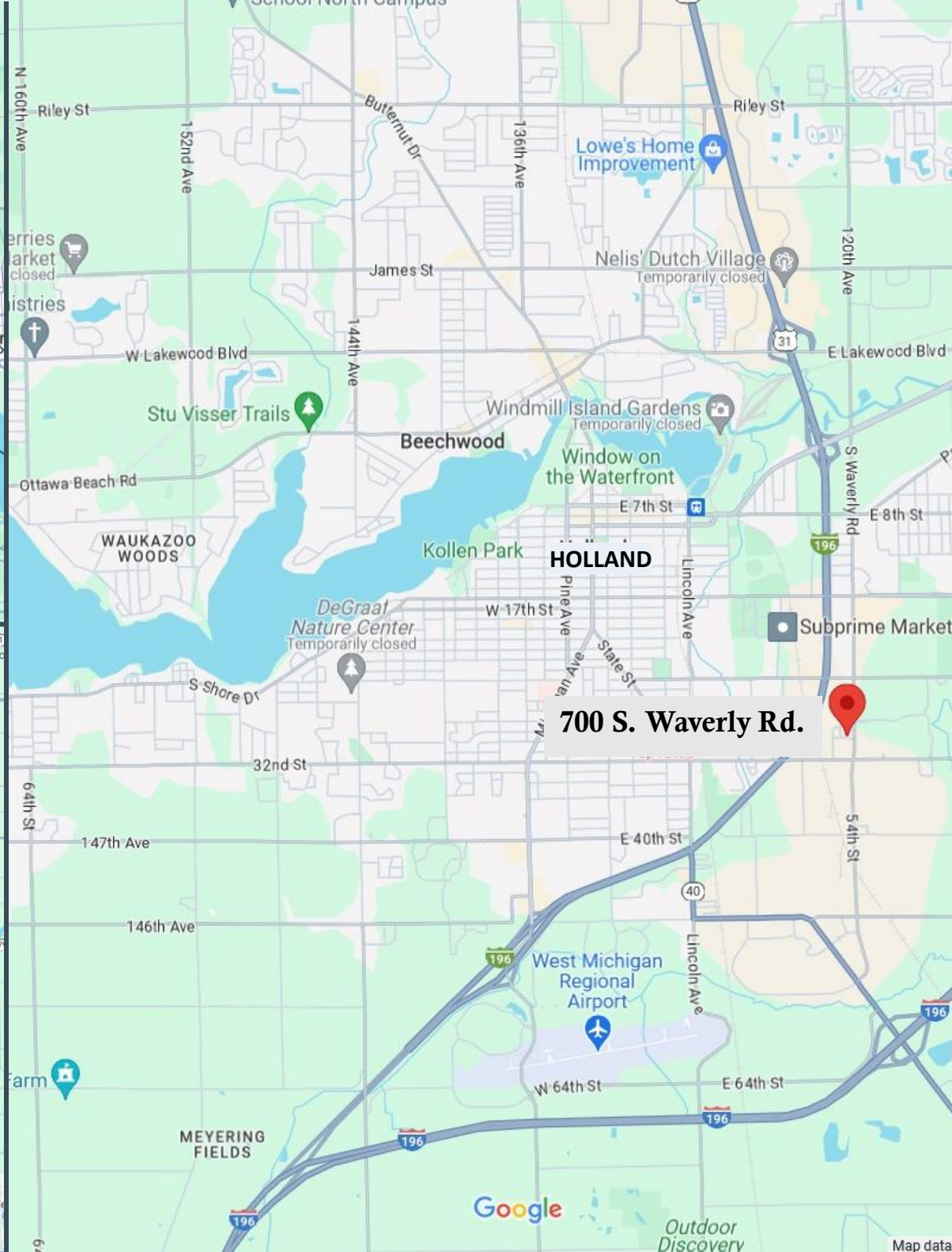
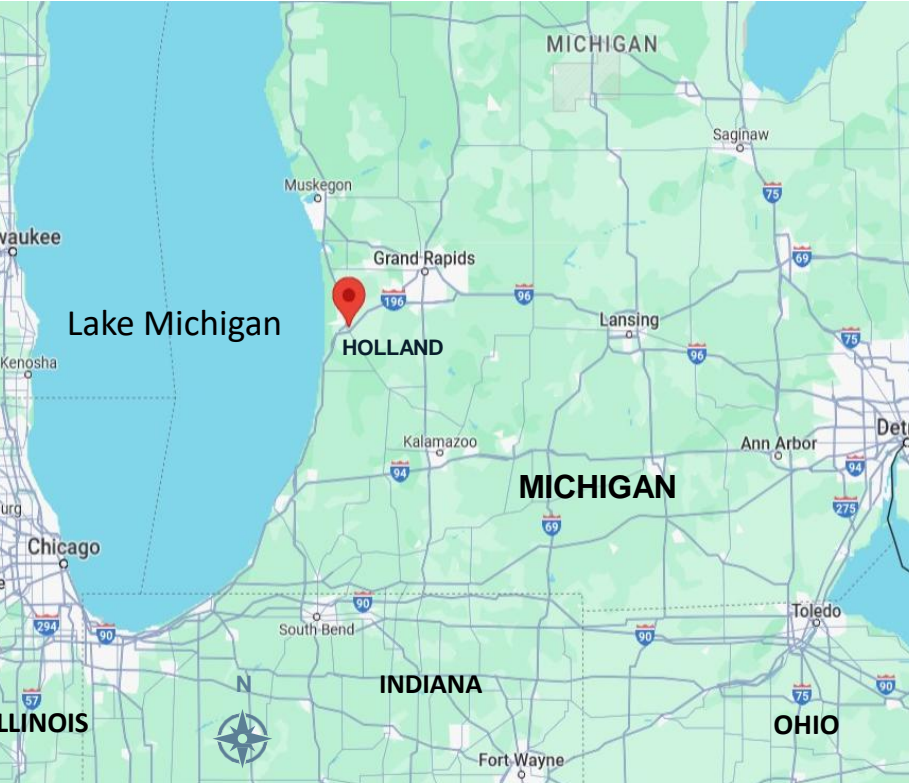
Michigan has the 4th largest engineering, design and Development (EDD) workforce in the nation.



Michigan ranks #1 in the nation for its concentration of commercial and industrial designers.



Michigan's semiconductor workforce ranks among the Top 10 in the nation.



Extraordinary Location Close to Global Industry Leaders



Double Tree by Hilton

BühlerPrince

700 S. Waverly Rd.

GHSP Global HQ

Kion Group/Dematic

Autokiniton

Koops Automation Systems

Tiara Yachts

Closet Design

Sherwin Williams Mfg. Plant

LG Energy Solutions Michigan

Trans-Matic

Residence Inn by Marriott

Haworth Inc. HQ & Showroom

Goog's Pub & Grub

Quality Inn & Suites

Autokiniton Plant 3

Covenant Presbyterian Church

Holland Seventh-day Adventist Church

Family Church - Ebenezer Campus

JMS Incorporated

Techno-Coat

Haggerty Logistics Inc. (Terminal 4)

Old Wing Mission Historical Marker

AK Concrete Staining

Haulin' Small

Choice Landscape & Lawncare

Duca Tile & Granite

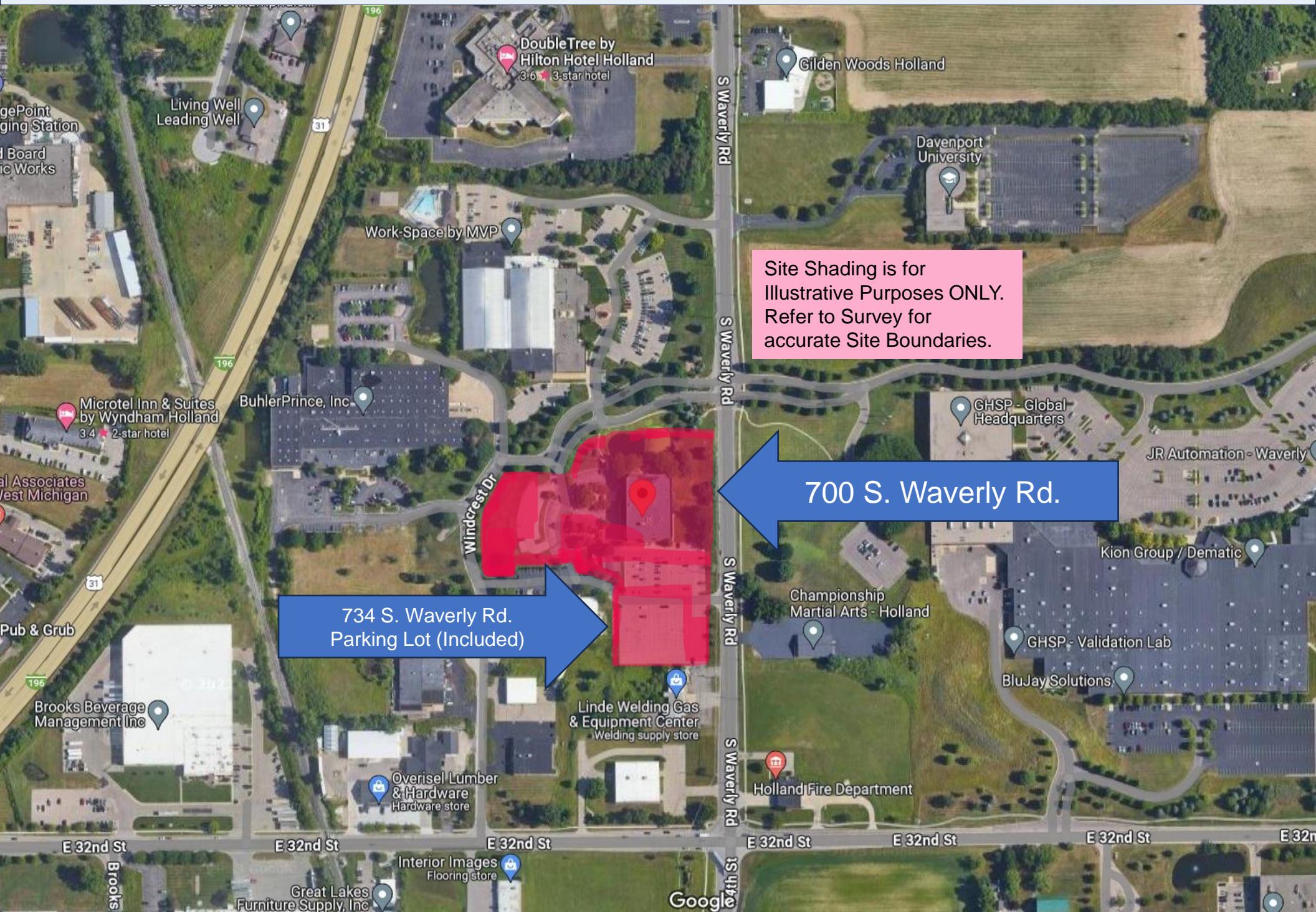
Perrigo

Google

Supply Source Options

Perrigo ACRC

700 & 734 South Waverly Road



Site Shading is for Illustrative Purposes ONLY. Refer to Survey for accurate Site Boundaries.

700 S. Waverly Rd.

734 S. Waverly Rd. Parking Lot (Included)

ABOUT HOLLAND, MICHIGAN

700 & 734 South Waverly Road is located in the heart of the commercial district in the southeast corner of Holland, MI. Nestled along the shores of Lake Macatawa as it meets the Lake Michigan, Holland is split between Ottawa and Allegan Counties, with Downtown and the Waverly property both in Ottawa County. The city is part of the Grand Rapids-Wyoming, MI Combined Statistical Area, the second largest in Michigan, with a 2020 Census Estimated Population of 1,486,055. The Grand Rapids metropolitan area is part of the Great Lakes Megalopolis containing an estimated 54 million people.

Holland's downtown is listed in the National Register of Historic Places. It is also a thriving modern city with a diverse economy that includes manufacturing, agriculture, tourism, and higher education. It is home to a number of prominent companies, including Herman Miller, Haworth, Magna International, and Adient, formerly known as Johnson Controls. In 2022, LG Energy Solutions, the South Korean based battery maker, announced it had selected Holland, MI as the site for a \$1.7 Billion investment and expansion of its local facility, which will create 1,200 new jobs.

Settled in 1847 by Dutch Calvinist separatists, Holland has a large percentage of citizens of Dutch American heritage. It is home to Hope College and Western Theological Seminary, institutions of the Reformed Church in North America. The city attracts thousands of visitors each year for its annual Tulip Time Festival, which celebrates the area's Dutch heritage and vibrant tulip fields. Holland is known as the "City of Churches." There are around 140 churches in the greater Holland area. The city's primary shopping district is centered along 8th Street, the city's main street downtown.

U.S. 2020 Census Population for Holland was 34,368, up 4% from 2010. There are 12,671 Households in the City with 2.39 persons per Household. The Median value of owner-occupied housing units is \$212,900, with a Median Gross Rent of \$1,065. One third of Holland's residents (age 25+) hold a Bachelor's Degree or higher, with a Median Household Income of \$69,152.

Holland residents enjoy a high quality of life, with abundant opportunities for civic engagement, recreation, education and job satisfaction. In 2010, Holland was ranked the second healthiest/happiest town in the United States by the Well-being Index; and in 2013, Farmer's Insurance named the Holland/Grand Haven Area the most secure mid-sized city in the United States. In 2006, CNN Money named Holland as one of the top five places to retire in the United States.



700 & 734 South Waverly Road, Holland, Michigan

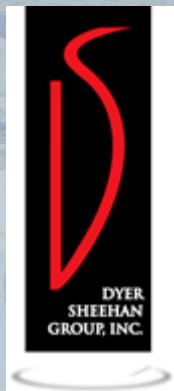
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