

UNIQUE OPPORTUNITY TO OCCUPY THE  
ENTIRE BUILDING



**FOR  
LEASE  
or SALE**

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

Exclusively Offered by:

**Dawn Dyer**  
**Dyer Sheehan Group, Inc.**  
(805) 279-3154 Mobile  
[Dawn@DyerSheehan.com](mailto:Dawn@DyerSheehan.com)



**FusionProperties**

**Walter R. Bulkowski**  
**Fusion Properties LLC**  
(616) 581-5334 Mobile

[Wally@FusionProperties.com](mailto:Wally@FusionProperties.com)

**CONFIDENTIAL OFFERING MEMORANDUM**

Offered Exclusively by:

**Co-Brokers:**



**DYER SHEEHAN GROUP, INC.**

**Dawn Dyer**

President/CEO

CA Lic. #01231389

(805) 653-8100 Office

(805) 279-3154 Mobile

[Dawn@DyerSheehan.com](mailto:Dawn@DyerSheehan.com)

[www.DyerSheehan.com](http://www.DyerSheehan.com)



**FusionProperties**

**FUSION PROPERTIES LLC**

**Walter R. Bulkowski**

Vice President

MI Lic. # 6501334689

(616) 719-3640 Office

(616) 581-5334 Mobile

[Wally@FusionProperties.com](mailto:Wally@FusionProperties.com)

[www.fusionproperties.com](http://www.fusionproperties.com)

# Table of Contents

**Section 1 | Property Information and Highlights.....3-5**

**Section 2 | Photographs, Floor Plans and Site Plan.....6-13**

**Section 3 | Maps, Market & Location Overview.....14-17**

## 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 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 townhall training center, server room, technical labs, and back-up generator.

**Location:** 700 & 734 S. Waverly Rd at Windcrest Drive; between East 24<sup>th</sup> Street and E. 32<sup>nd</sup> 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:** 1974; Renovated in 2014, new roof in 2015.

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

**Price:** \$7.95/SF Annual Lease Rate – NNN  
(Owners would consider Sale at \$11,844,000)

### Rare Opportunity to Lease/Acquire Entire Building!

**Industrial Zone District** - Wide range of potential uses, including Corporate or Medical Offices, Research & Development, Transportation & Logistics, Schools (K-12, College, Trade), Government Services, and more.

**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

- **1<sup>st</sup> 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
- **2<sup>nd</sup> & 3<sup>rd</sup> 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

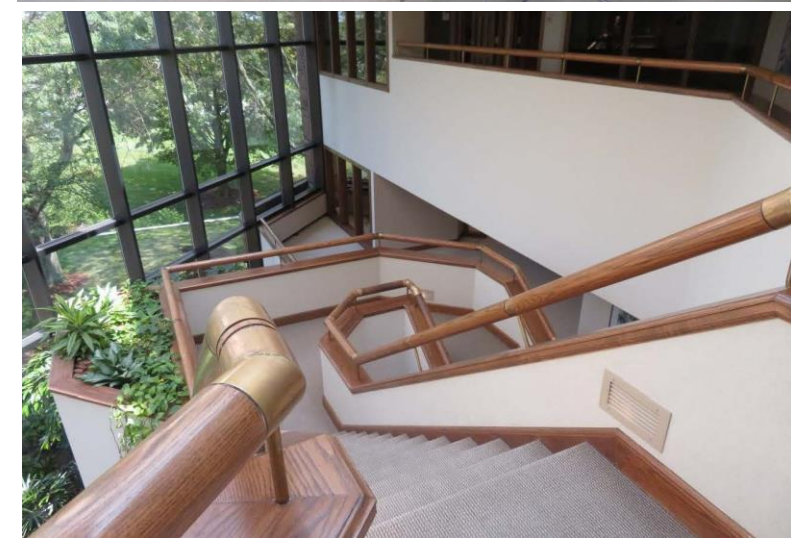
- Constructed in 1974, Property was Refurbished in 2014/2015 including Parking Lot and New Roof (Warranty to 2030)
- Back-Up Generator
- New 225 Ton Air Cooled Chiller to be Installed in 2024

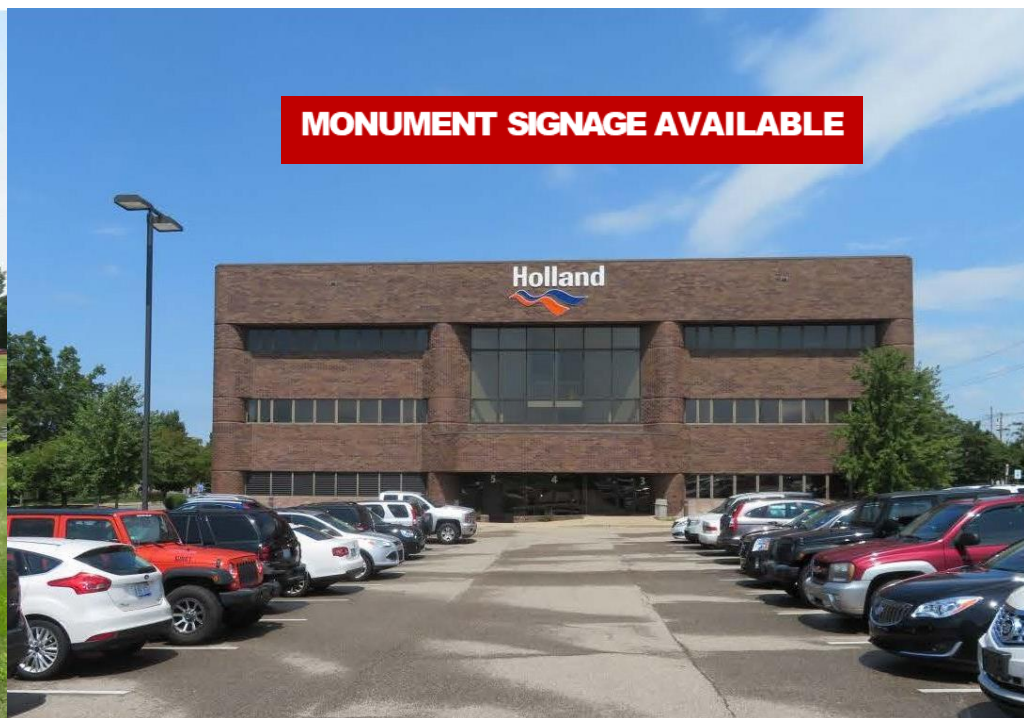
## EXCELLENT VALUE

- Lease Rate of \$7.95/SF NNN is Under Market
- Potential to Purchase Property at \$11,844,000 (\$140/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**

- 1<sup>st</sup> Floor: Lobby, Town Hall Conference Center, Offices
- 2<sup>nd</sup> & 3<sup>rd</sup> 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. 32<sup>nd</sup>/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



**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



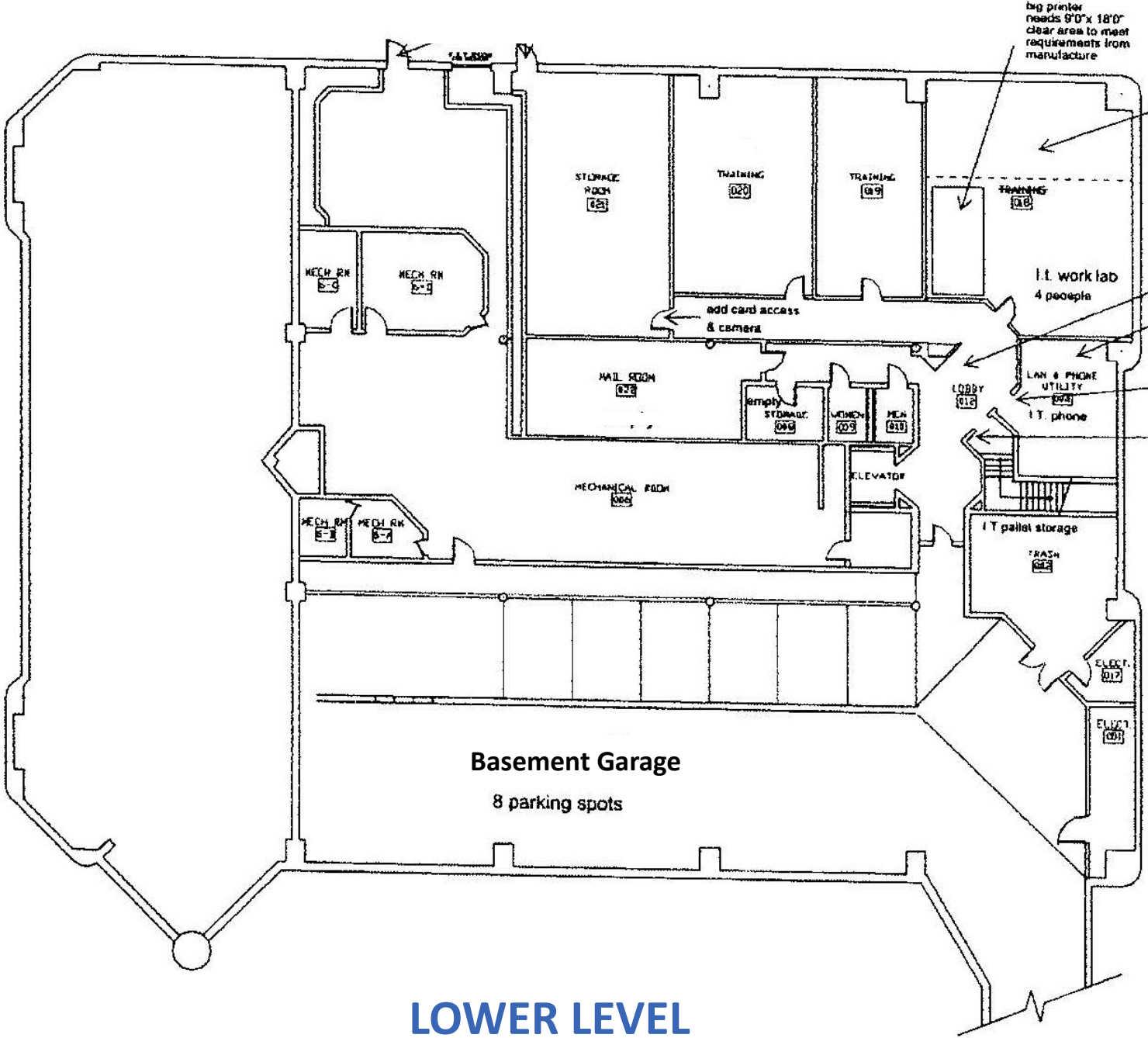
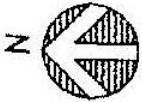
THIRD FLOOR OPEN OFFICE AREA



DEDICATED IT SERVER ROOM



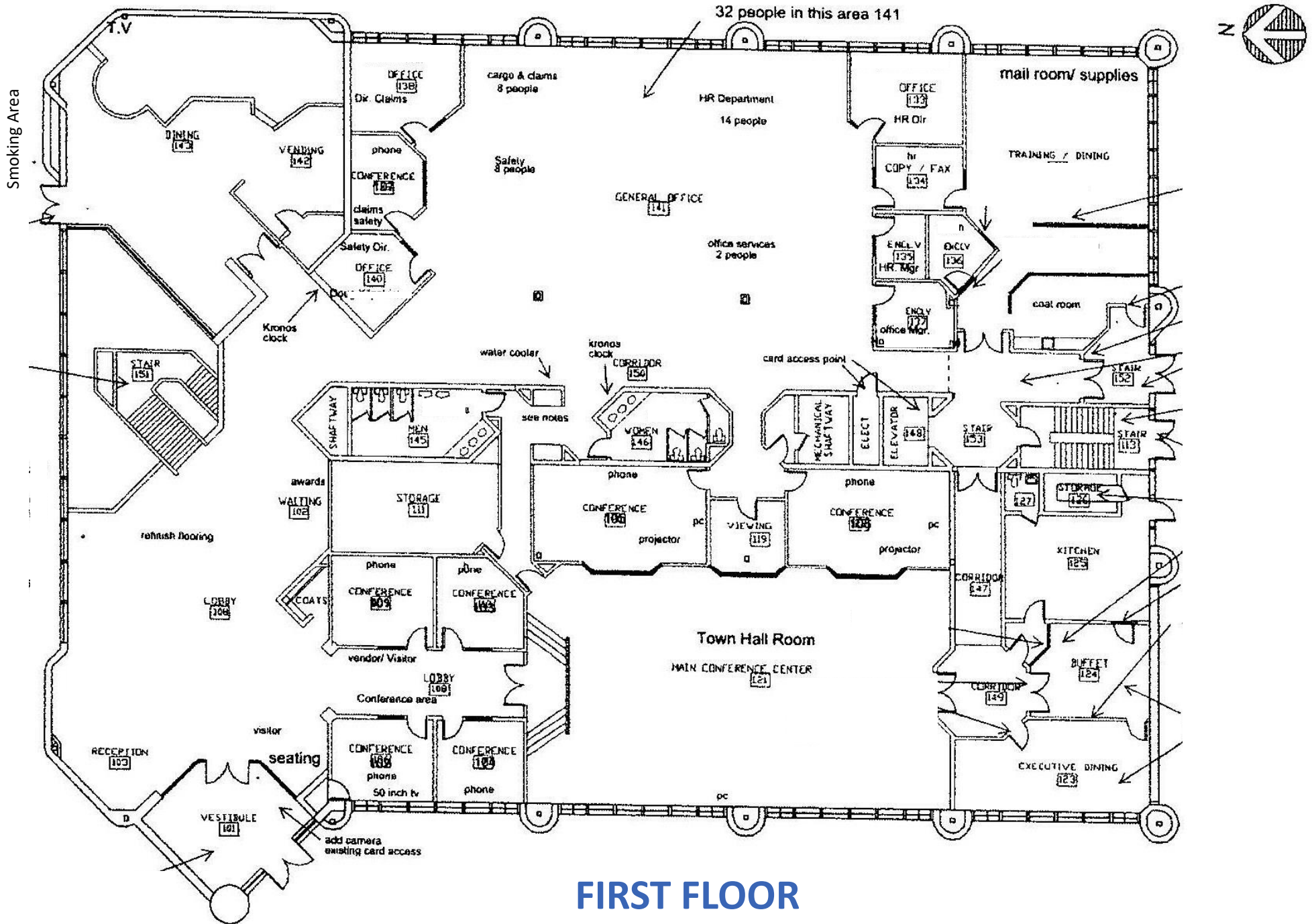
# FLOOR PLANS



## LOWER LEVEL

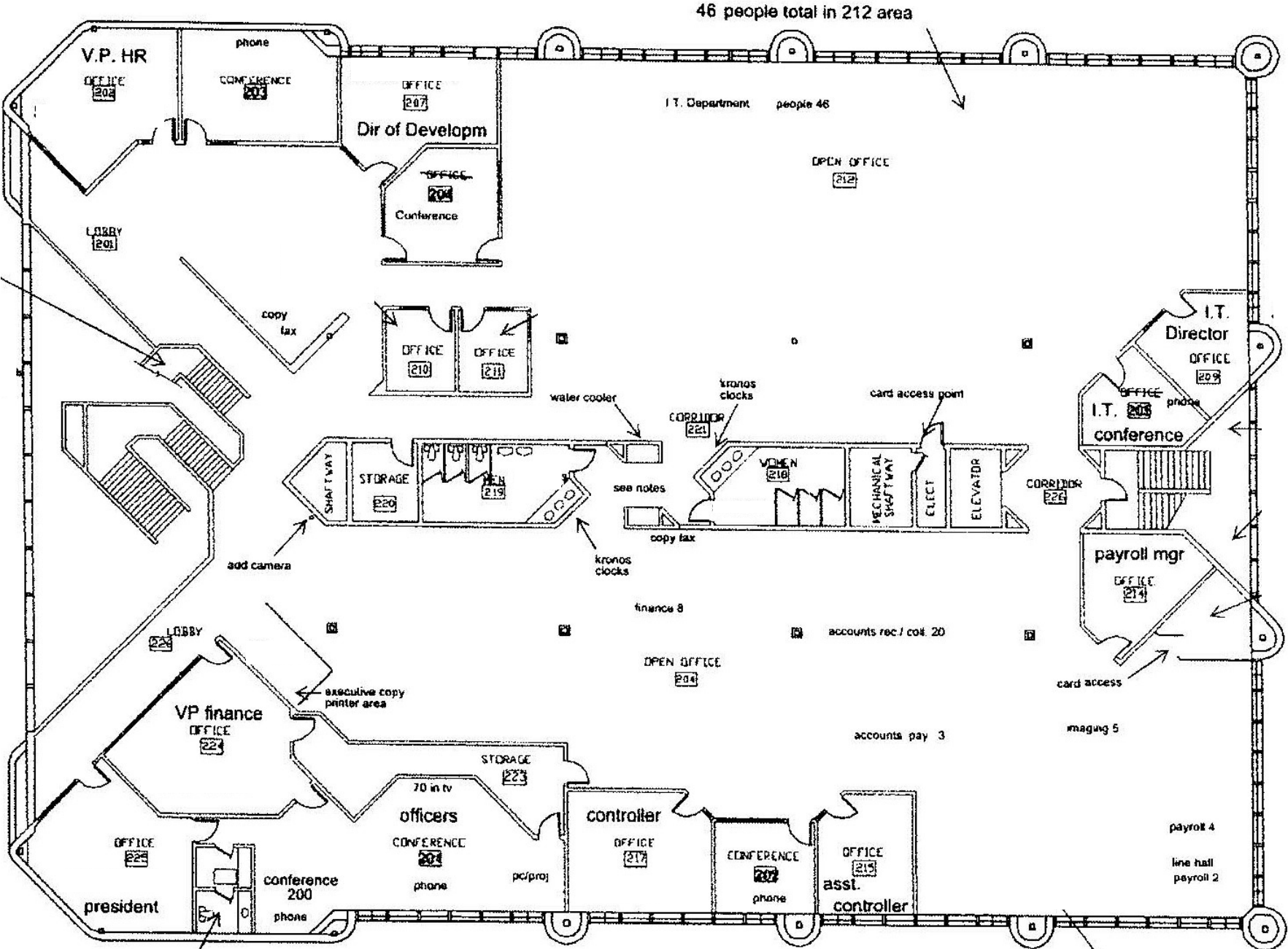
LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

# FLOOR PLANS



**FIRST FLOOR**

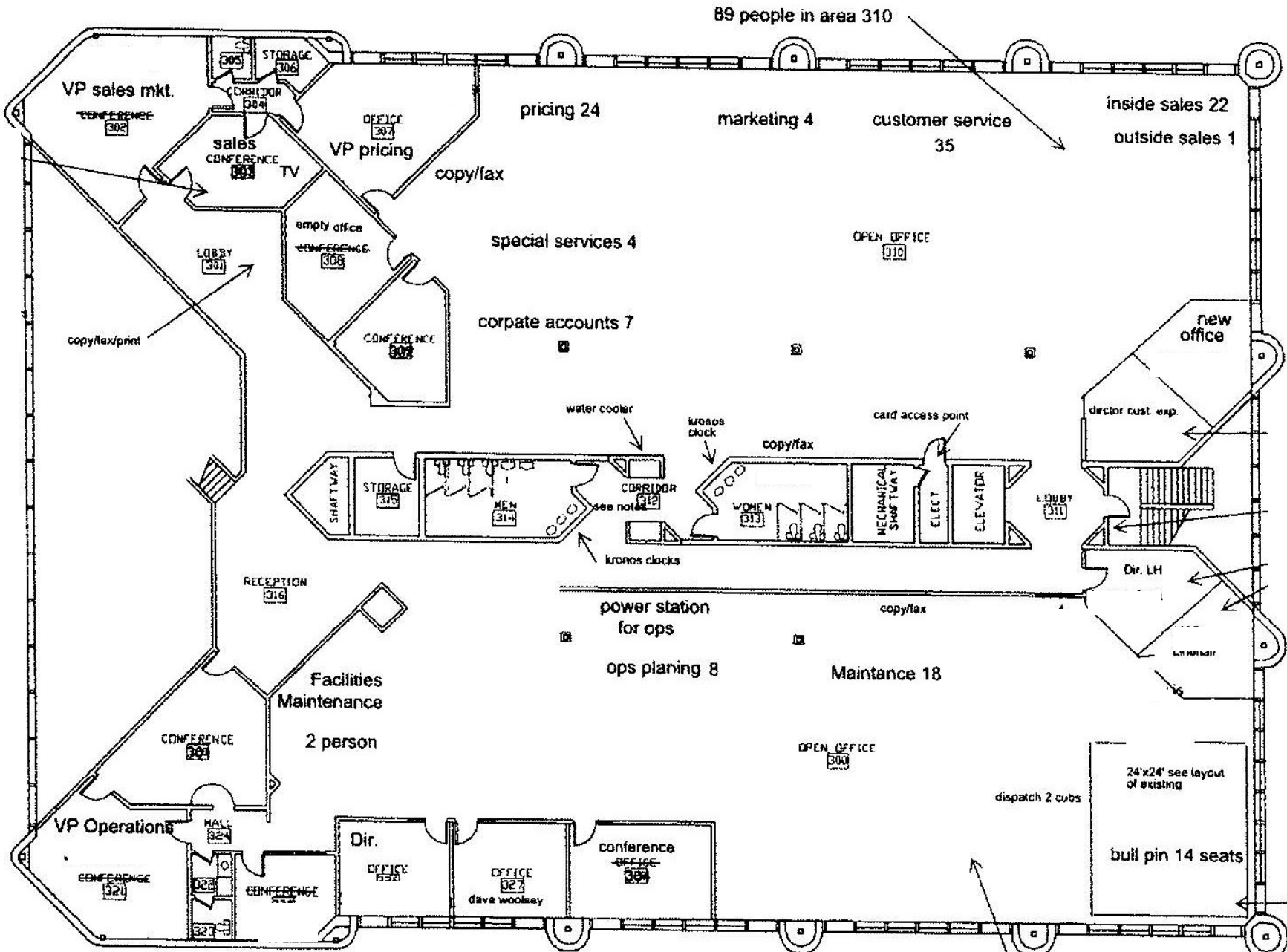
# FLOOR PLANS



LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

SECOND FLOOR

# FLOOR PLANS



89 people in area 310

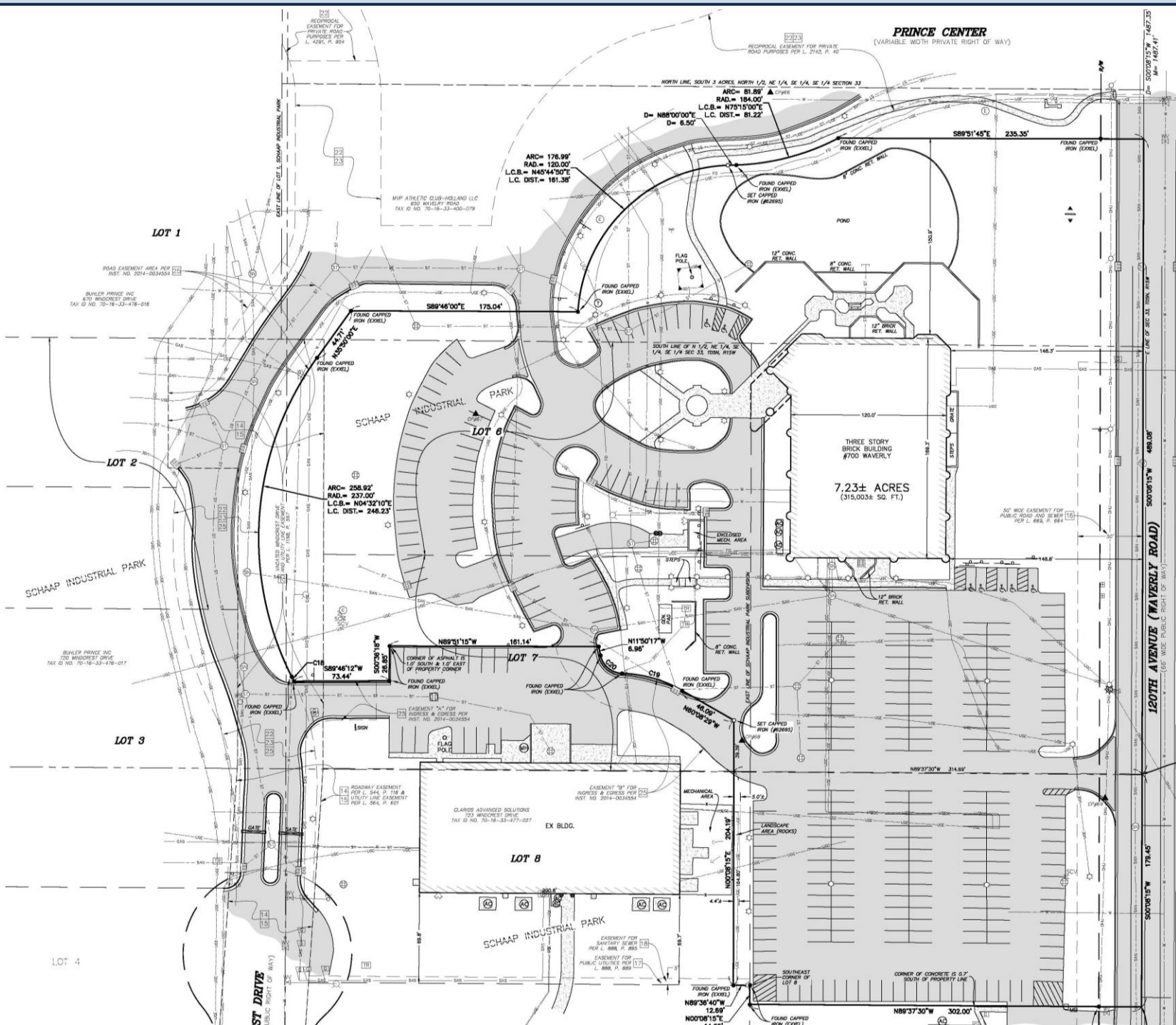
## THIRD FLOOR

42 people in area 300

# 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.



**PRINCE CENTER**  
(VARIABLE WIDTH PRIVATE RIGHT OF WAY)

D-550021579 1487.35  
M=1487.41  
E LINE OF SEC. 33, T05N, R15W  
500'0.15\" W 489.08'  
120TH AVENUE (WAVERLY ROAD)  
500'0.15\" W 178.45'  
D-550021579 1487.35  
M=1487.41



**DRIESENGA & ASSOCIATES, INC.**

Engineering  
Surveying  
Testing

[www.driesenga.com](http://www.driesenga.com)

Holland, MI  
616-396-0255

Grand Rapids, MI  
616-249-3800

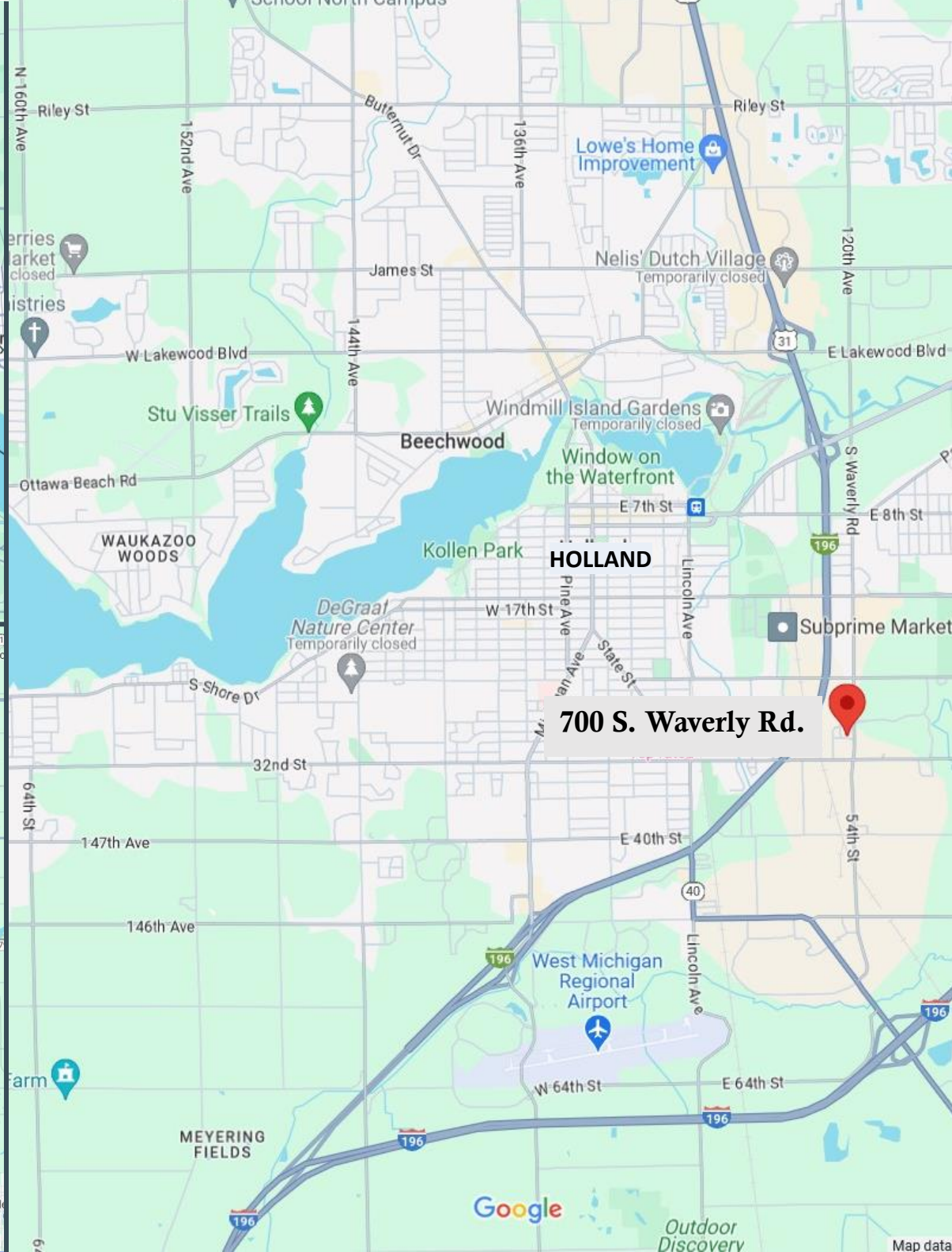
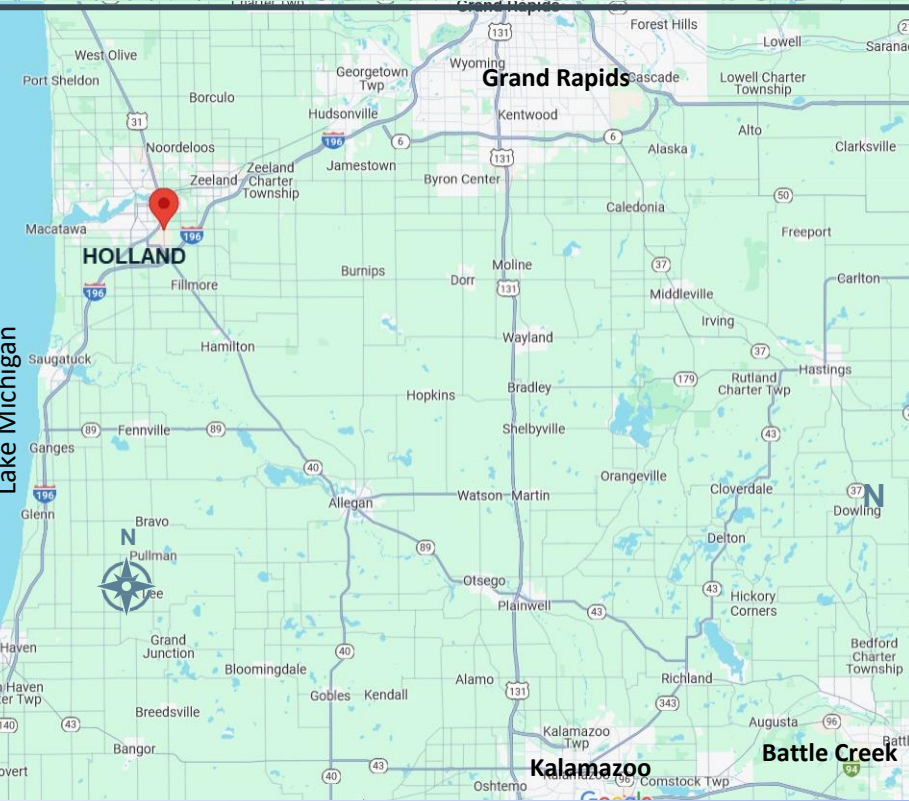
Kalamazoo, MI  
269-544-1455

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)
- ▭ GAS METER
- ▭ ELECTRIC MANHOLE
- ▭ UTILITY RISERS
- ▭ UTILITY POLE
- ▭ LIGHT POLE
- ▭ GUY ANCHOR
- ▭ TRANSFORMER
- ▭ GROUND MOUNTED LIGHT
- ▭ SIGN
- ▭ AIR CONDITIONING UNIT
- ▭ MAIL BOX
- ▭ PARK BENCH
- ▭ SOLARIS POST
- ▭ UNDERGROUND COMMUNICATIONS LINE MARKER
- ▭ UNDERGROUND GAS LINE MARKER
- ▭ GATE
- ▭ FENCE LINE
- ▭ OVERHEAD UTILITIES
- ▭ UNDERGROUND ELECTRIC
- ▭ COMMUNICATIONS
- ▭ TELEPHONE
- ▭ FIBER OPTIC
- ▭ GAS LINE
- ▭ COLD WATER LINE
- ▭ EXISTING STORM SEWER
- ▭ EXISTING SANITARY SEWER
- ▭ BITUMINOUS SURFACE
- ▭ CONCRETE SURFACE
- ▭ GRAVEL SURFACE



# Extraordinary Location Close to Global Industry Leaders



Double Tree by Hilton

BühlerPrince

700 S. Waverly Rd.

GHSP Global HQ

Kion Group/Dematic

Autokinon

Koops Automatin Systems

Tiara Yachts

Closet Design

Sherwin Williams Mfg. Plant

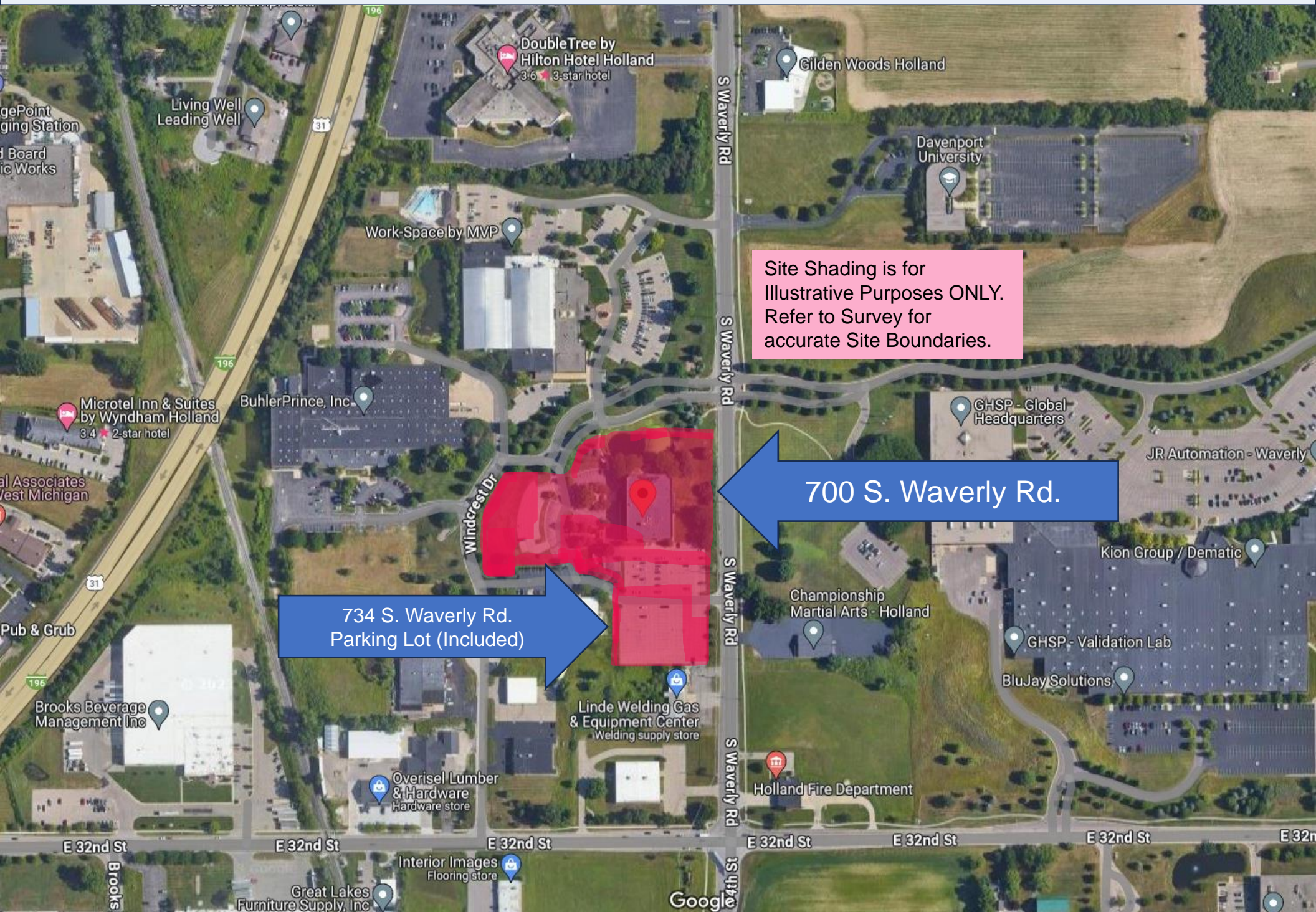
LG Energy Solutions Michigan

Residence Inn by Marriott

Trans-Matic

Haworth Inc. HQ & Showroom

# 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

Offered Exclusively by:

Co-Brokers:



Dawn Dyer  
President/CEO  
Dyer Sheehan Group, Inc.  
CA Lic. #01231389  
Office: (805) 653-8100  
Mobile: (805) 279-3154  
[Dawn@DyerSheehan.com](mailto:Dawn@DyerSheehan.com)

Walter R. Bulkowski  
Vice President  
Fusion Properties LLC  
MI Lic. #6501334689  
Office: (616) 719-3640  
Mobile: (616) 581-5334  
[Wally@FusionProperties.com](mailto:Wally@FusionProperties.com)



The information contained herein was obtained from sources deemed to be reliable, however, Listing Brokers make no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.