

WE CREATE EXCEPTIONAL PLACES OF CARE



BORGESS HEART INSTITUTE

1722 SHAFFER STREET | KALAMAZOO, MI



PROPERTY OVERVIEW

This three-story Energy Star-certified MOB features a skyway that directly connects to Ascension Borgess Hospital, offering seamless access to advanced heart care and other specialty services. Positioned for convenience, it combines exceptional features with proximity to downtown amenities.

KEY FEATURES

- **Three-story MOB:** 59,000 SF of flexible office layouts
- **Skyway connection:** Direct access to the hospital for staff and patients
- **Ample parking:** 340 surface spaces for visitors and employees
- **Energy Star-certified:** Environmental efficiency with a score of 99
- **On-site property management:** Expert service for smooth operations

Contact *Lillibridge* to Learn More

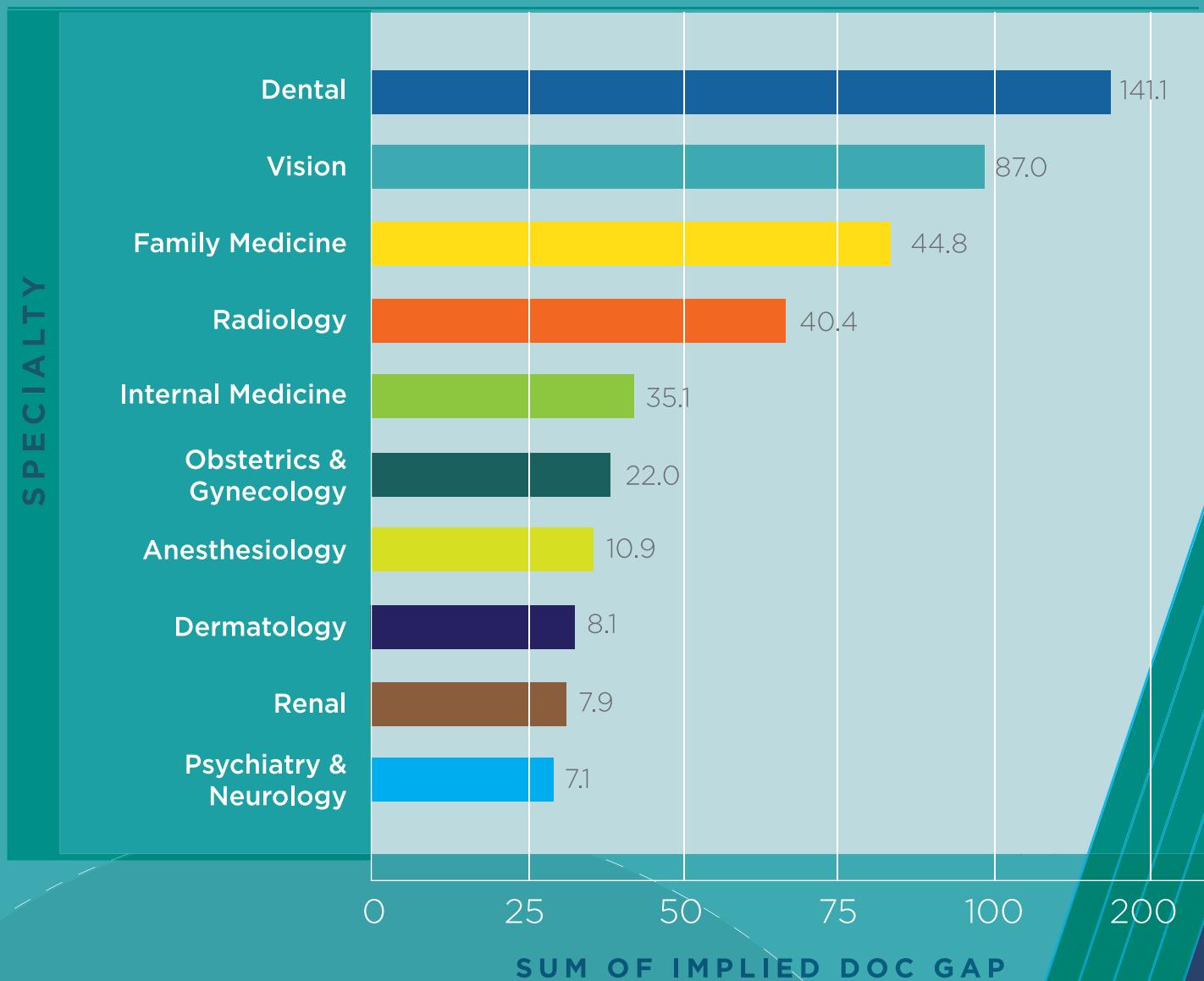
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SPECIALTIES IN DEMAND

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

10 MILE POPULATION FOR LOCATION IS 231,406



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.