

UNIQUE OPPORTUNITY TO OCCUPY THE
ENTIRE BUILDING

Great
Value at
\$100/SF!

**FOR
SALE
or LEASE**

**±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: \$8,460,000 (\$100/SF)

Offered Exclusively by:

Co-Brokers:



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Dawn Dyer

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CA Lic. #01231389

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Confidentiality & Restricted Use Agreement, Disclaimers

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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 Corporate HQ. Three stories of private window offices, large common open workspace areas, conference rooms and restrooms on each floor with elevator access. 1st floor lobby, kitchen, employee lounge, auditorium/training center, IT server room. Building-wide 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: **\$8,460,000 (ONLY \$100/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 HQ, High-Tech Facilities, Engineering, Research & Development, Medical Offices, Schools, Laboratories, Logistics, Communication Centers.

Great IT Capacity - Dedicated IT 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** – Three-story Atrium Lobby with Grand Stairway to Upper Floors, Town Hall Conference Center, Private Offices, Conference Rooms, Employee Lounge, Commercial Kitchen, Dedicated IT Server Room, Mail Room, Coat Room, Open Workspace Area.
- **2nd & 3rd Floors** – Private Window Offices & Executive Conference Rooms ring perimeter (some with private restrooms), Central Restroom and Coffee Facilities split each floor into two sections with two Open Workspace Areas on each floor.
- **Lower Level** – Technical Lab, Mechanical Room, Training Rooms, Storage, Private Garage with 8 Parking Spots and roll-up door.
- Elevator Access to all Floors
- Park-like Setting with Expansive Green Spaces and Private Pond
- Second Lot provides total of 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)
- Building-Wide Back-Up Generator
- New 225 Ton Air Cooled Chiller Installed in 2024

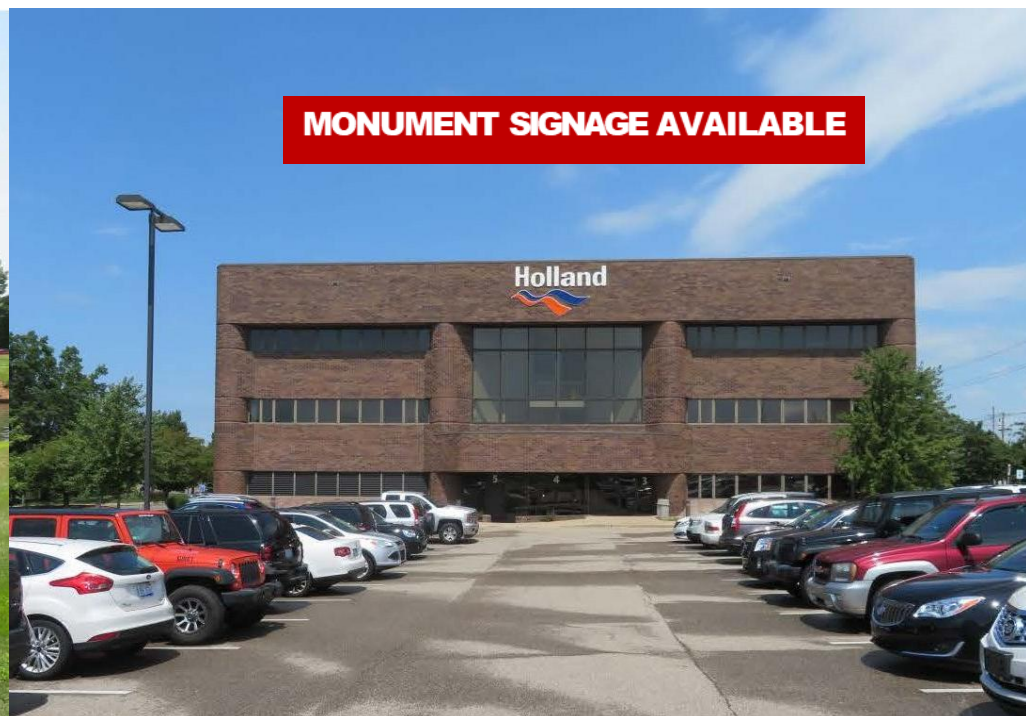
EXCELLENT VALUE

- **Lease Rate of \$7.95/SF NNN is Under Market**
- **Purchase Property at \$8,460,000 (\$100/SF), Less than One Third of Replacement Cost**

ECONOMIC INCENTIVES

- Michigan offers a wide range of financial incentives, job training, and strategic support to qualified companies.
- Engineering, Research & Development, Distribution, Laboratories, High-Tech Facilities, Communication Centers are some of the sectors that may qualify for incentives.





PREMISES

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

AVAILABILITY

- 1st Floor: Lobby, Town Hall Conference Center, Offices, IT Server Room
- 2nd & 3rd Floors: Private Window Offices, Conference Rooms, Open Work Area
- Lower Level: Classrooms 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.

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 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.

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:



Darryl Todd

Business Development Manager, Regional Development Team

Michigan Economic Development Corporation

300 N. Washington Square | Lansing, MI 48913

Mobile: (517) 643-6397

toddd@michigan.org



Juan Enrique Ganum, Director

Community & Neighborhood Services

City of Holland

616-355-1345 (direct)

616-355-1330 (office)

j.ganum@cityofholland.com

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.



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



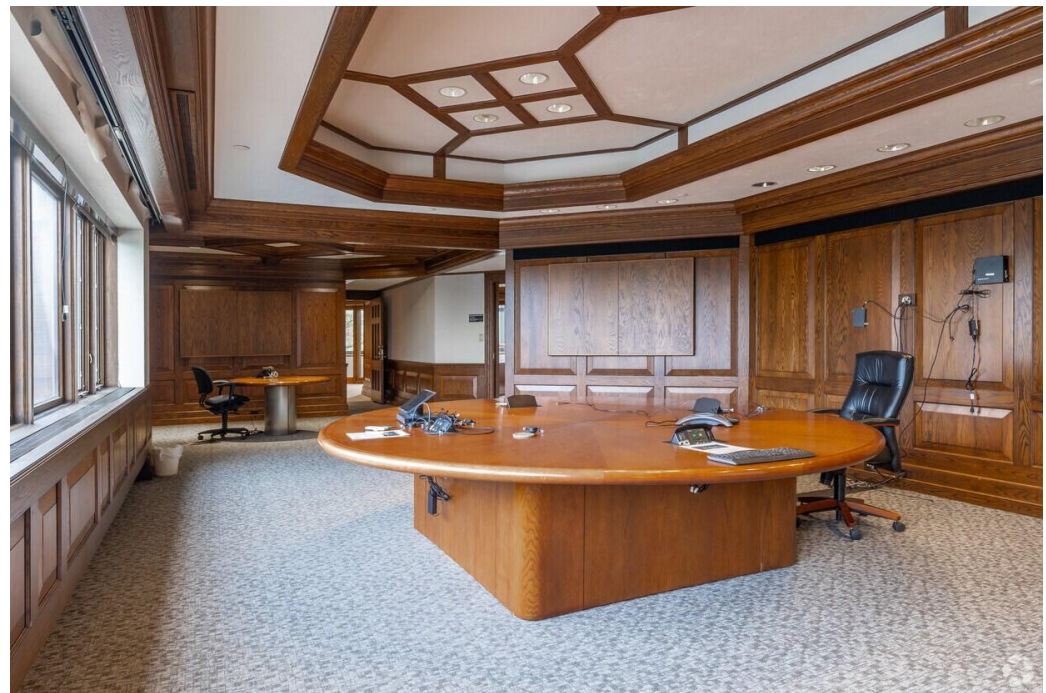
AUDITOREUM – TRAINING CENTER



LOBBY/RECEPTION AREA



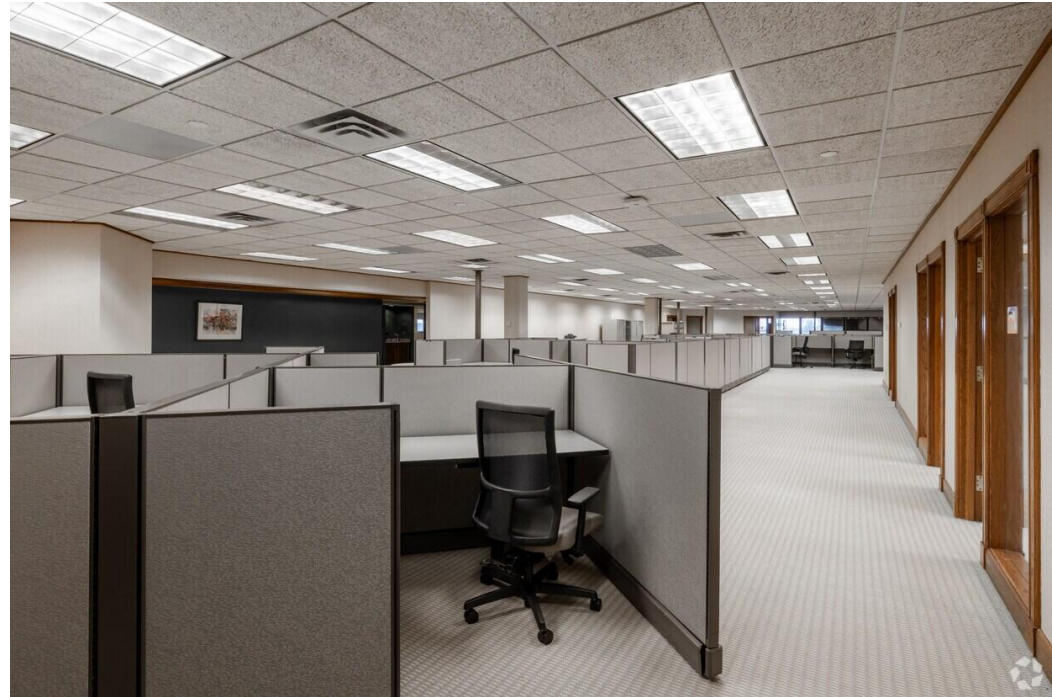
BUILDING WIDE BACK-UP GENERATOR



EXECUTIVE CONFERENCE ROOMS



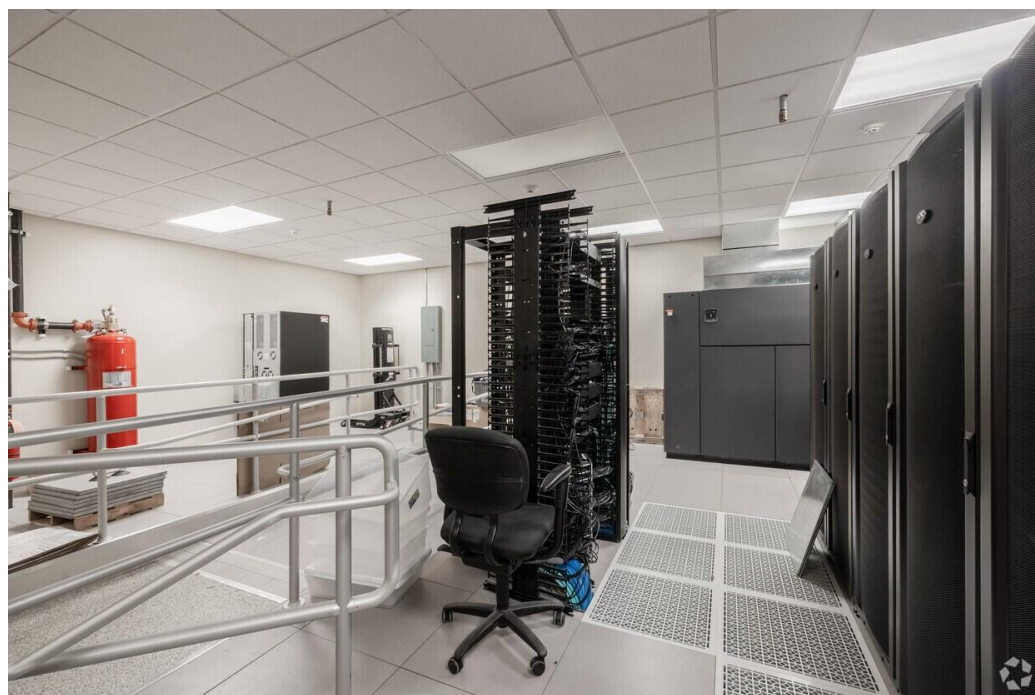
ELEVATOR LOBBY



MULTIPLE OPEN WORKSPACE AREAS

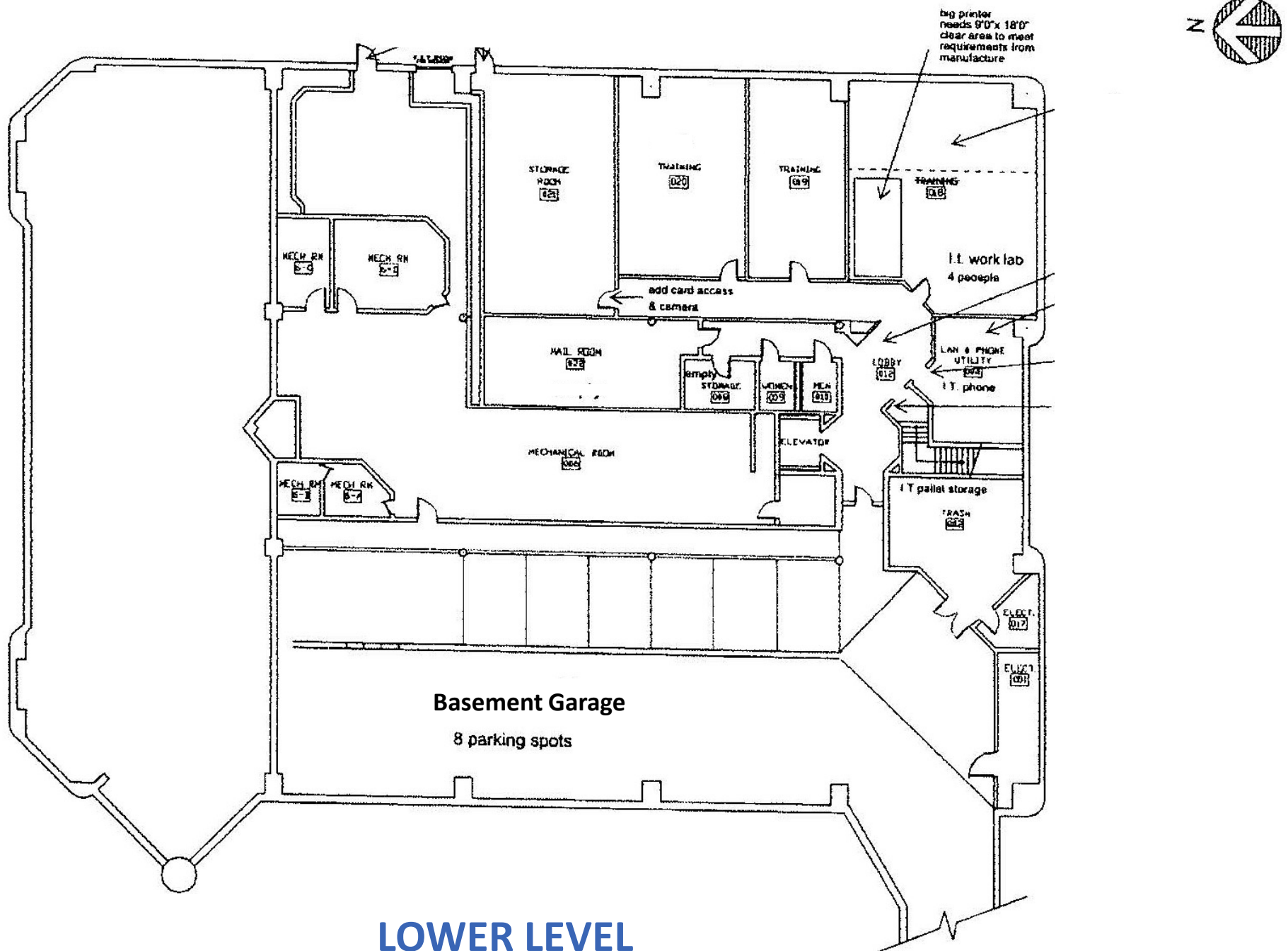


SEVERAL CONFERENCE ROOMS



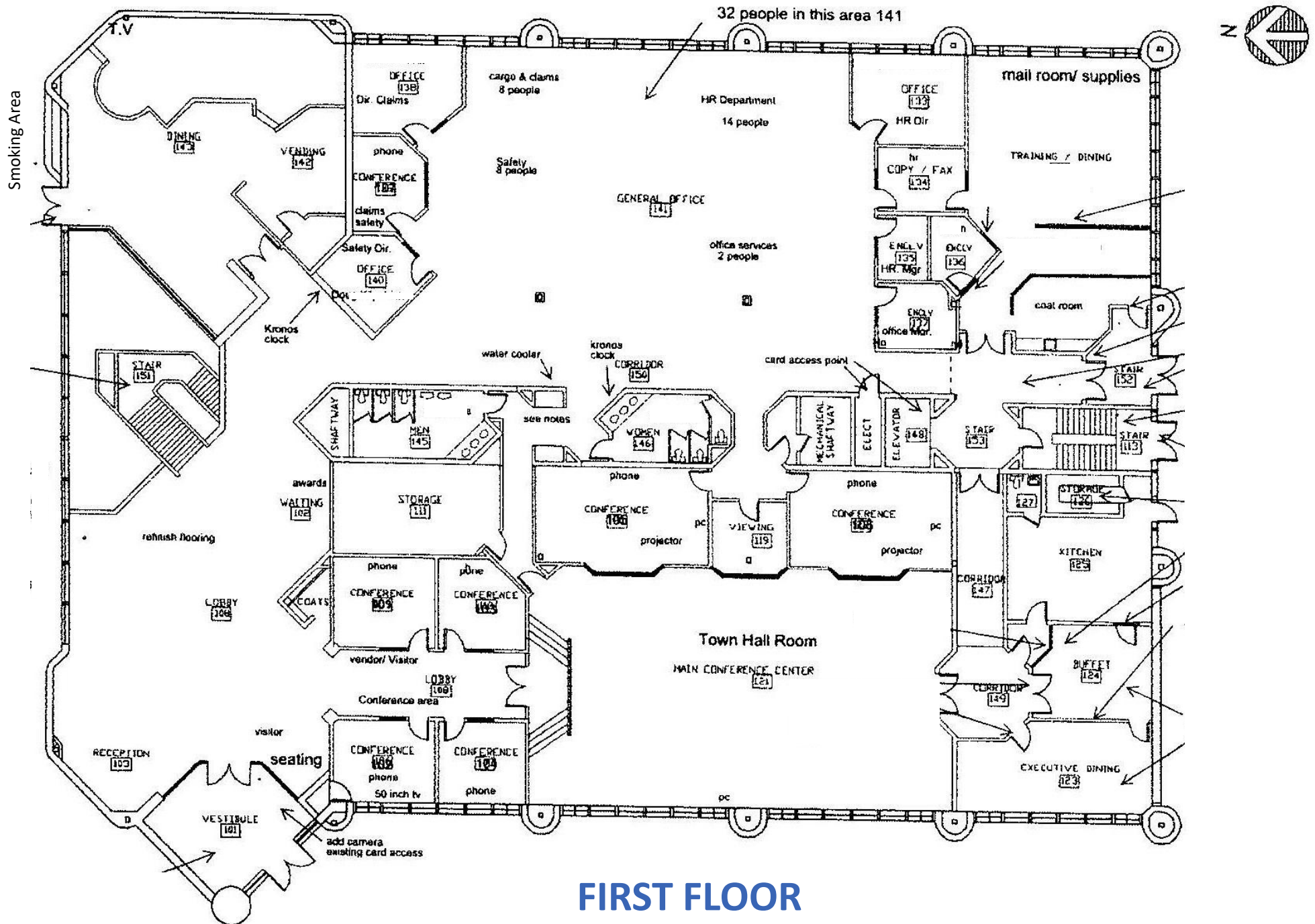
DEDICATED IT SERVER ROOM

FLOOR PLANS

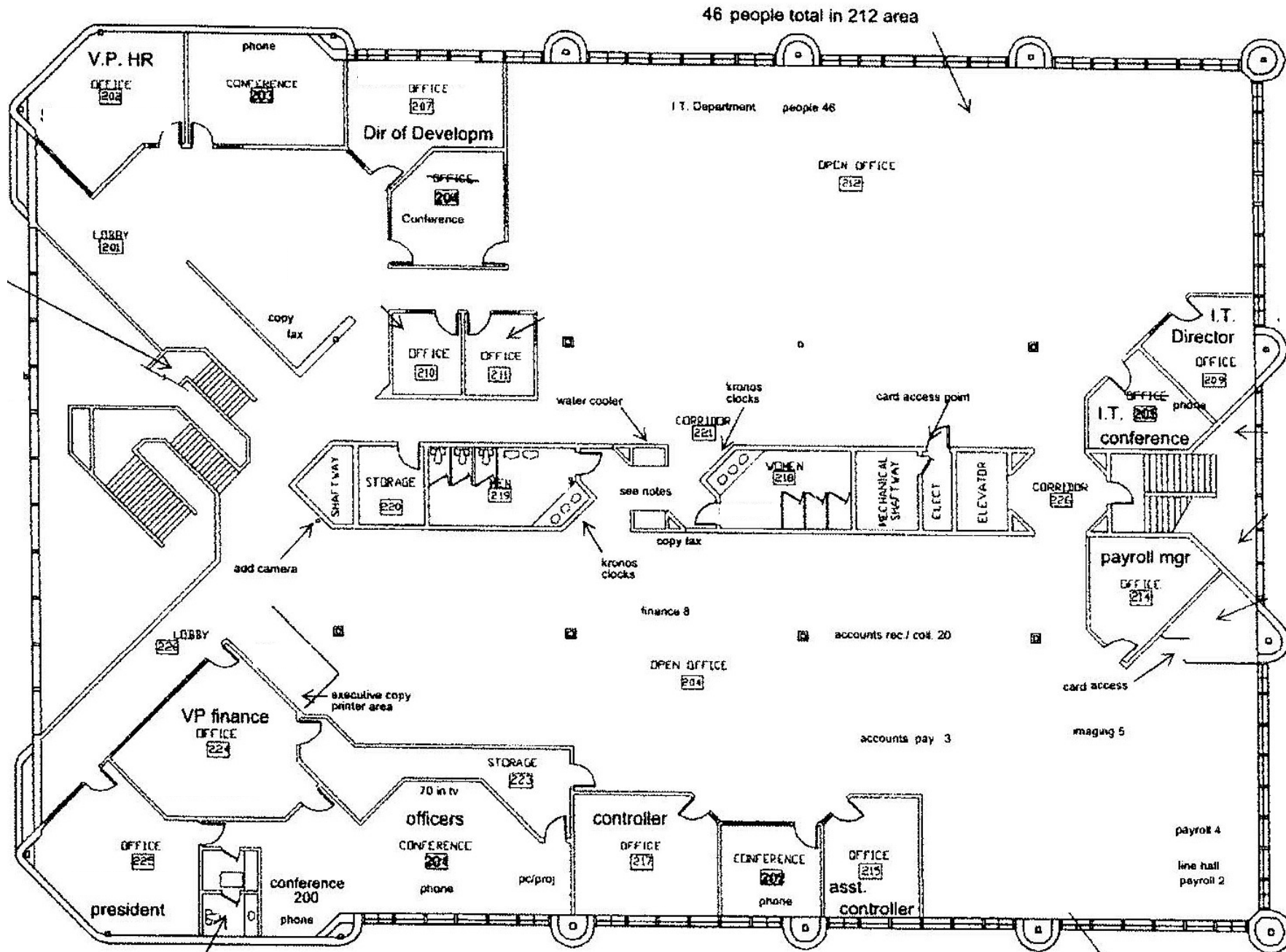


LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

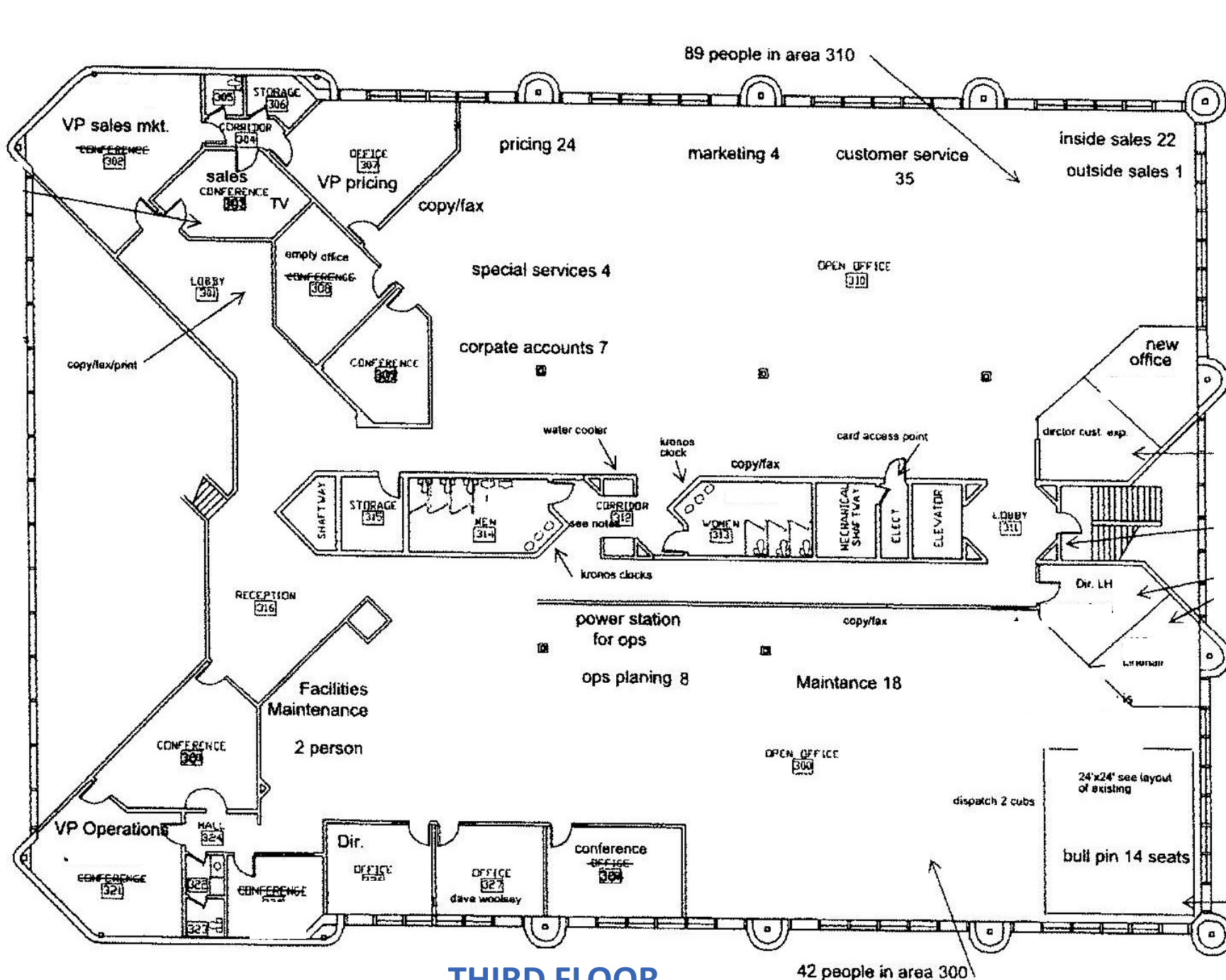


FLOOR PLANS



SECOND FLOOR

FLOOR PLANS

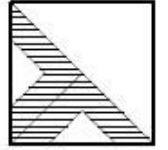


THIRD FLOOR

700 & 734 WAVERLY ROAD

700 & 734 WAVERLY ROAD, HOLLAND, MI 49423

SECTION 33, T05N, R15W, CITY OF HOLLAND, OTTAWA CO.



**Engineering
Surveying
Testing**

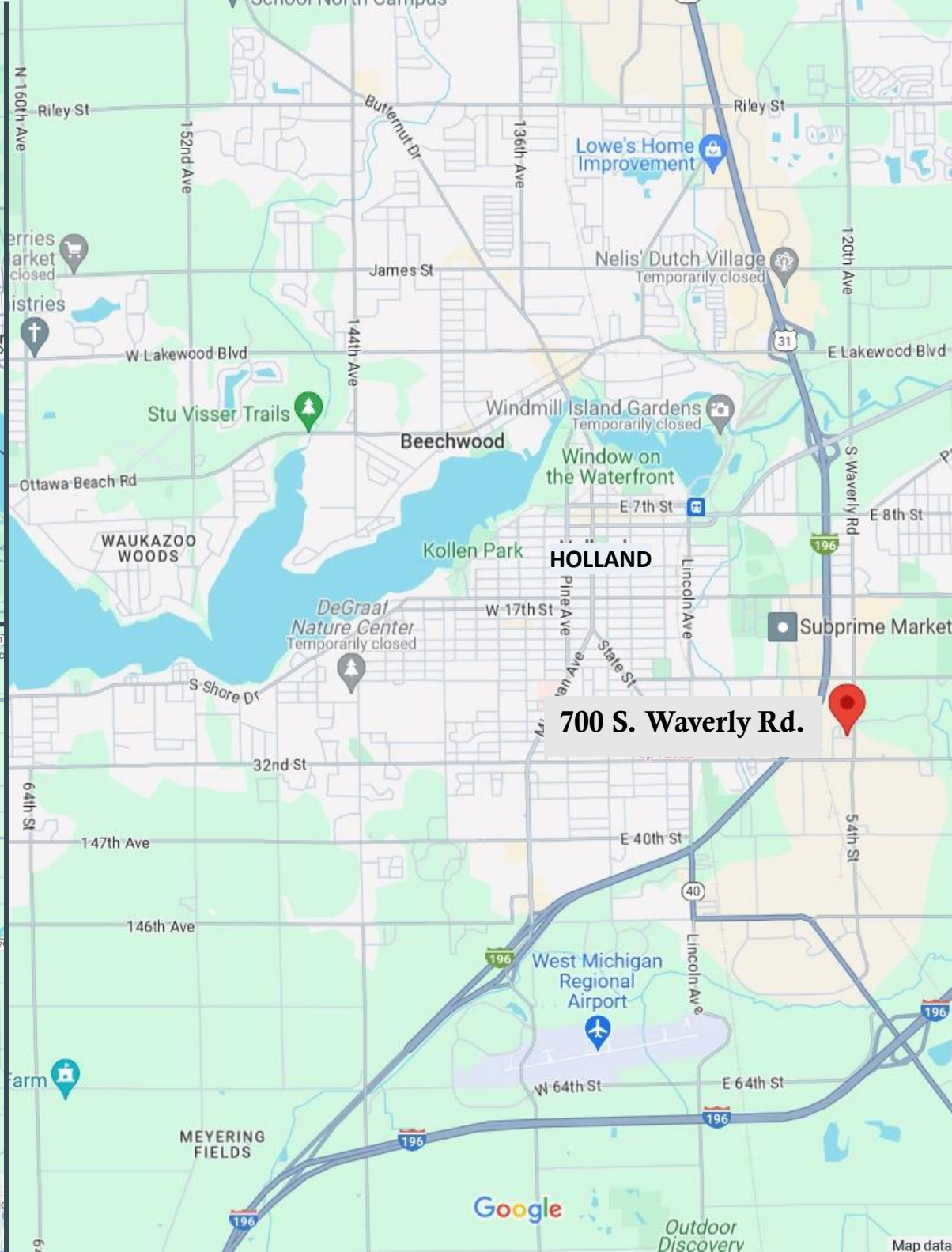
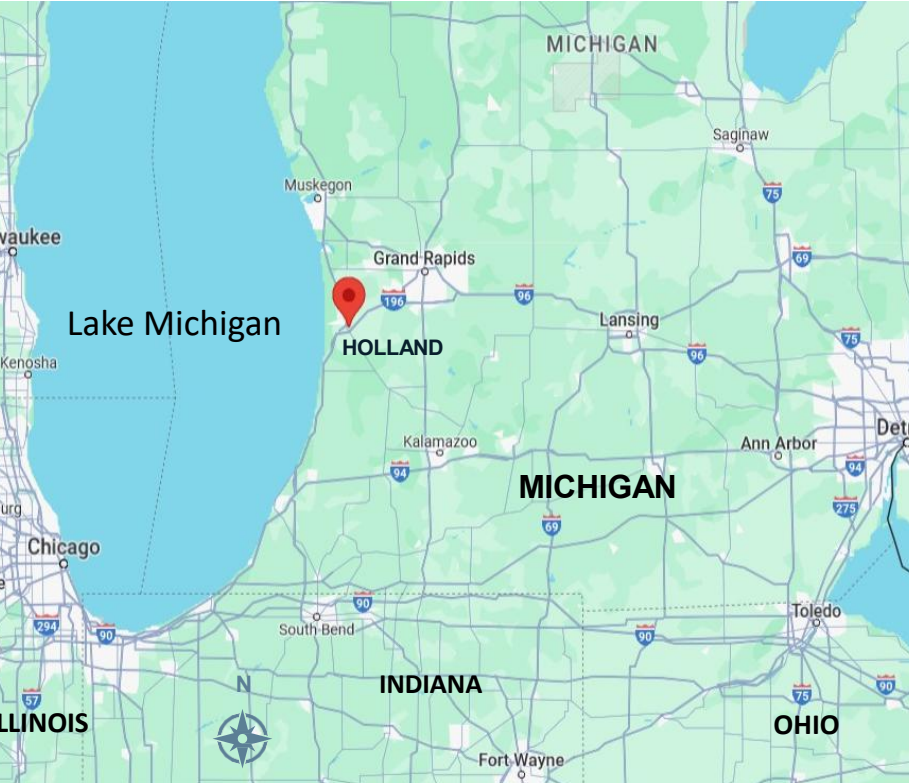
Holland, MI
616-396-0255

Grand Rapids, MI
616-249-3800

Kalamazoo, MI
269-544-1455

Lansing, MI
517-889-6210

Ypsilanti, MI
734-368-9483



Extraordinary Location Close to Global Industry Leaders



Double Tree by Hilton

GHSP Global HQ

BühlerPrince

700 S. Waverly Rd.

Kion Group/Dematic

Holland Seventh-day Adventist Church

Covenant Presbyterian Church

Family Church - Ebenezer Campus

Ottogan St

Autokiniton Plant 3

E 32nd St

E 32nd St

E 32nd St

Quality Inn & Suites

31

Autokiniton

Koops Automation Systems

eoStar

JMS Incorporated

Tiara Yachts

Techno-Coat

Haggerty Logistics Inc. (Terminal 4)

Old Wing Mission Historical Marker

Closet Design

Sherwin Williams Mfg. Plant

AK Concrete Staining

Haulin' Small

LG Energy Solutions Michigan

MadCheetah

146th Ave

146th Ave

146th Ave

Choice Landscape & Lawncare

Gerald R. Ford Fwy

Duca Tile & Granite

Residence Inn by Marriott

Wash Systems

Perrigo

Google

Supply Source Options

Perrigo ACRC

Trans-Matic

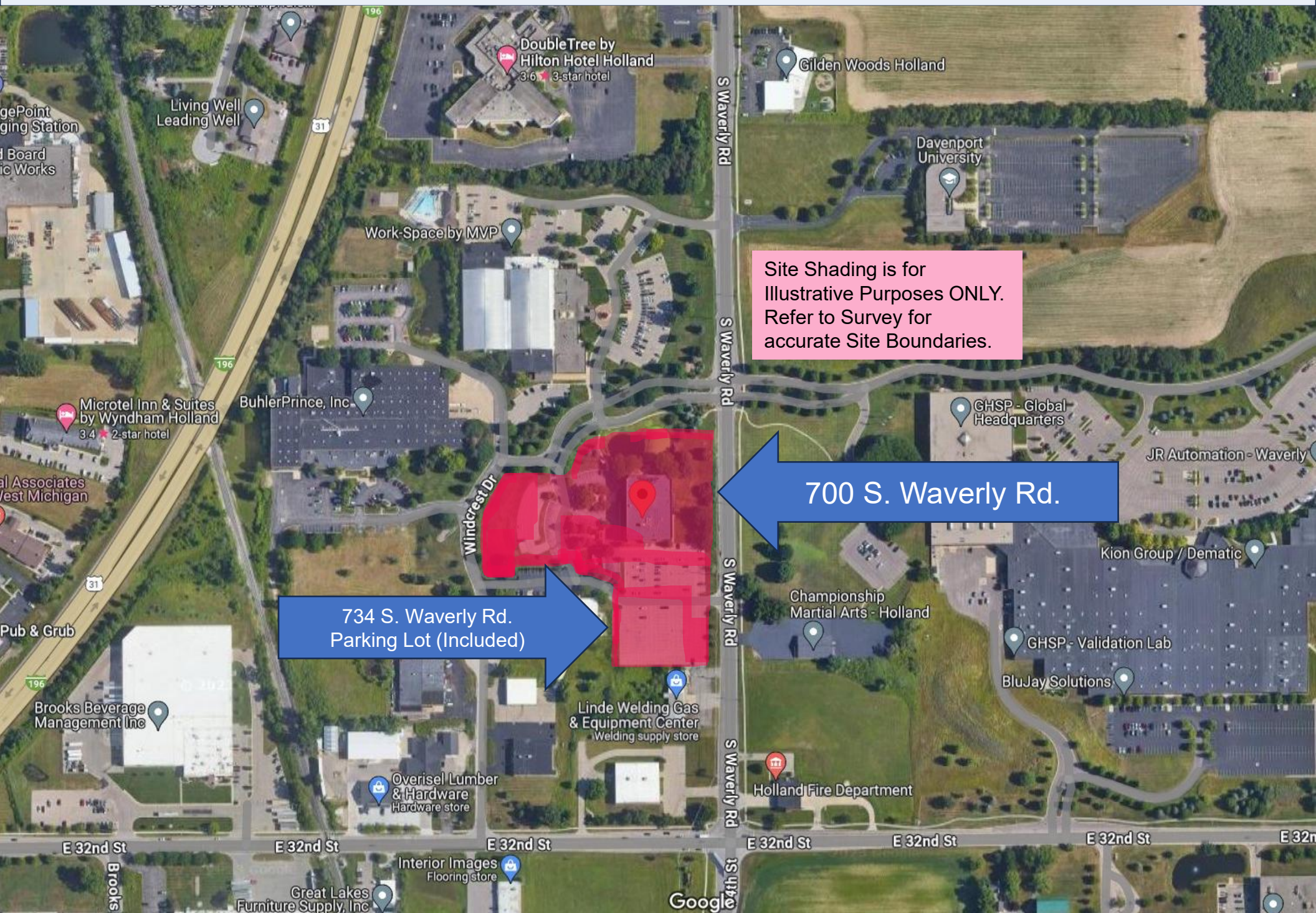
Haworth Inc. HQ & Showroom

Coastal Container

h Estates

Cream

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)

DoubleTree by
Hilton Hotel Holland
3.6 ★ 3-star hotel

Gilden Woods Holland

Davenport
University

Work-Spaceby MVP

Living Well
Leading Well

gePoint
ging Station
I Board
ic Works

Microtel Inn & Suites
by Wyndham Holland
3.4 ★ 2-star hotel

BuhlerPrince, Inc.

al Associates
West Michigan

GHSP - Global
Headquarters

JR Automation - Waverly

Kion Group / Dematic

Championship
Martial Arts - Holland

GHSP - Validation Lab

BluJay Solutions

Linde Welding Gas
& Equipment Center
Welding supply store

Holland Fire Department

Brooks Beverage
Management Inc

Overisel Lumber
& Hardware
Hardware store

Interior Images
Flooring store

Great Lakes
Furniture Supply, Inc

E 32nd St

E 32nd St

E 32nd St

E 32nd St

E 32nd St

E 32nd St

E 32nd St

Google

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.



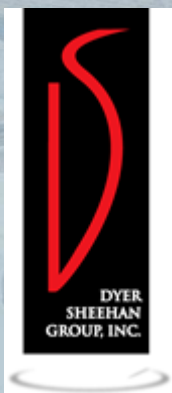
700 & 734 South Waverly Road, Holland, Michigan

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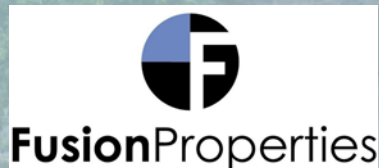
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