

Medical Build-to-Suit



Office



120 S Greenville W Drive, Greenville, MI 48838

This proposed new custom designed medical office building stands as a prime opportunity for healthcare professionals seeking a supportive and dynamic practice environment. With its central location within the Wyngate Medical Office Park, customizable spaces, and very diverse medical community, it sets the stage for a successful and fulfilling practice. Secure your place in this thriving medical park today and design the practice you desire! (The new building will be 8,000 SF, which can be divided, depending on the tenant's suite requirements.)

Highlights

- Accessible via busy retail corridor of W. Washington Street and very visible from S. Greenville Drive.
- Four (soon to be five) free-standing buildings with ample surface parking
- Be part of the extensive medical hub of montcalm county (see page 2 for more details)
- Greenville serves as the primary healthcare hub for Montcalm County, centered largely around the Corewell Health Greenville Hospital (formerly Spectrum Health United) and its surrounding outpatient clinics.

Lease Rate Subject to tenant requirement

Available SF 4,000-8,000 sqft

Existing Office 24,000 SF Total
Park (All Fully Leased)

**THIS PLANNED
BUILDING CAN BE
CUSTOM-DESIGNED
FOR YOUR EXACT
REQUIREMENTS**

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Primary Healthcare Facilities

- **Corewell Health Greenville Hospital:** a 49-bed acute-care facility providing 24/7 emergency services, intensive care (ICU), and medical-surgical units.
- **Outpatient Multispecialty Centers:** Major clinics are located on **West Oak St.** and **Greenville West Dr.**, housing the majority of the city's specialized providers.
- **Intersect Healthcare:** Specializes in long-term acute care, including a 15-bed certified ventilator unit and cardiac rehabilitation.

Available Medical Specialties

Category	Specialties Available in Greenville
Surgical Services	General Surgery, Orthopedic Surgery (Hand, Foot/Ankle, Shoulder), and Podiatry.
Internal Medicine	Cardiology, Rheumatology, Pulmonology, and Sleep Medicine
Family & Wellness	Pediatrics, Obstetrics & Gynecology (OB/GYN), Bariatric Medicine, and Hormone Replacement Therapy
Neurological & Pain	Neurology, Pain Management, and Physical Medicine & Rehabilitation.
Therapy & Support	Physical/Occupational/Speech Therapy, Wound Care, Respiratory Therapy, and Behavioral Health

Healthcare Needs Assessment: Greenville, Michigan (Montcalm County)

Overview of Medical Needs

In Greenville and the surrounding Montcalm County area, the healthcare landscape is shaped by its status as a rural-adjacent community. Based on current healthcare assessments and recruitment trends for 2026, the following medical specialties are most in demand:

1. Primary Care (Highest Need)

Like much of rural Michigan, Greenville faces a significant shortage of Family Medicine and Internal Medicine physicians.

- **The Impact:** Primary care acts as the "gatekeeper" for all other health services. Without enough providers, patients face long wait times, leading to more emergency room visits for routine issues.
- **The Goal:** There is a statewide push to recruit hundreds of additional primary care doctors to bridge the rural healthcare gap by 2030.

2. Mental & Behavioral Health

Psychiatric services and substance abuse counseling remain critical needs for the region.

- **Key Specialties:** Adult and Pediatric Psychiatry, Licensed Clinical Social Workers (LCSW), and Addiction Medicine.
- **Local Infrastructure:** The Montcalm Care Network is the primary hub for these services, frequently referring them to Grand Rapids.

3. Specialty Care Gaps

While Corewell Health (formerly Spectrum Health) provides many services in Greenville, patients often travel to Grand Rapids for specific sub-specialties. Current localized needs include:

- **Urology:** Frequently listed as a priority for recruitment to keep services local.
- **Hematology/Oncology:** Needed to support local cancer care and reduce travel time for chemotherapy and consultations.
- **Obstetrics & Gynecology (OB-GYN):** Rural Michigan has seen a decline in hospital-based maternity services, making local OB-GYN access a high priority for community health.
- **Physical Medicine & Rehabilitation (PM&R):** Essential for the aging population in the region.
- **Oral Surgery:** minor surgery is available but more complex requirements are usually referred to Grand Rapids.

