

**GRAND RAPIDS MSA
RATED #1 U.S. CITY ON THE RISE IN 2025**

**Price
Reduced to
\$700,000
below 2026
Appraised
Value**

**FOR
SALE
or LEASE**

**±80,000 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: \$6,999,930 (±\$87/SF)

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

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

www.fusionproperties.com

Table of Contents

Section 1 | Property Information, Highlights, and Potential Incentives3-7

Section 2 | Photographs, Floor Plans and Site Plan.....8-16

Section 3 | Maps, Market & Location Overview.....17-21

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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 own or lease a beautiful $\pm 80,000$ 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, commercial kitchen, employee lounge, auditorium/ training center, IT server room, back-up generator.

Location: 700 & 734 S. Waverly Rd at Windcrest Drive; in the heart of the Commercial District of Holland, Michigan.

Building Size: $\pm 80,000$ square feet

Land Size: **Approx. 7.23 Acres** ($\pm 315,003$ 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: **\$6,999,930 (\pm \$87/SF)**

Available to Lease at \$9.00/SF (NNN) for entire building.
Partial Building Lease Available, Rate TBD

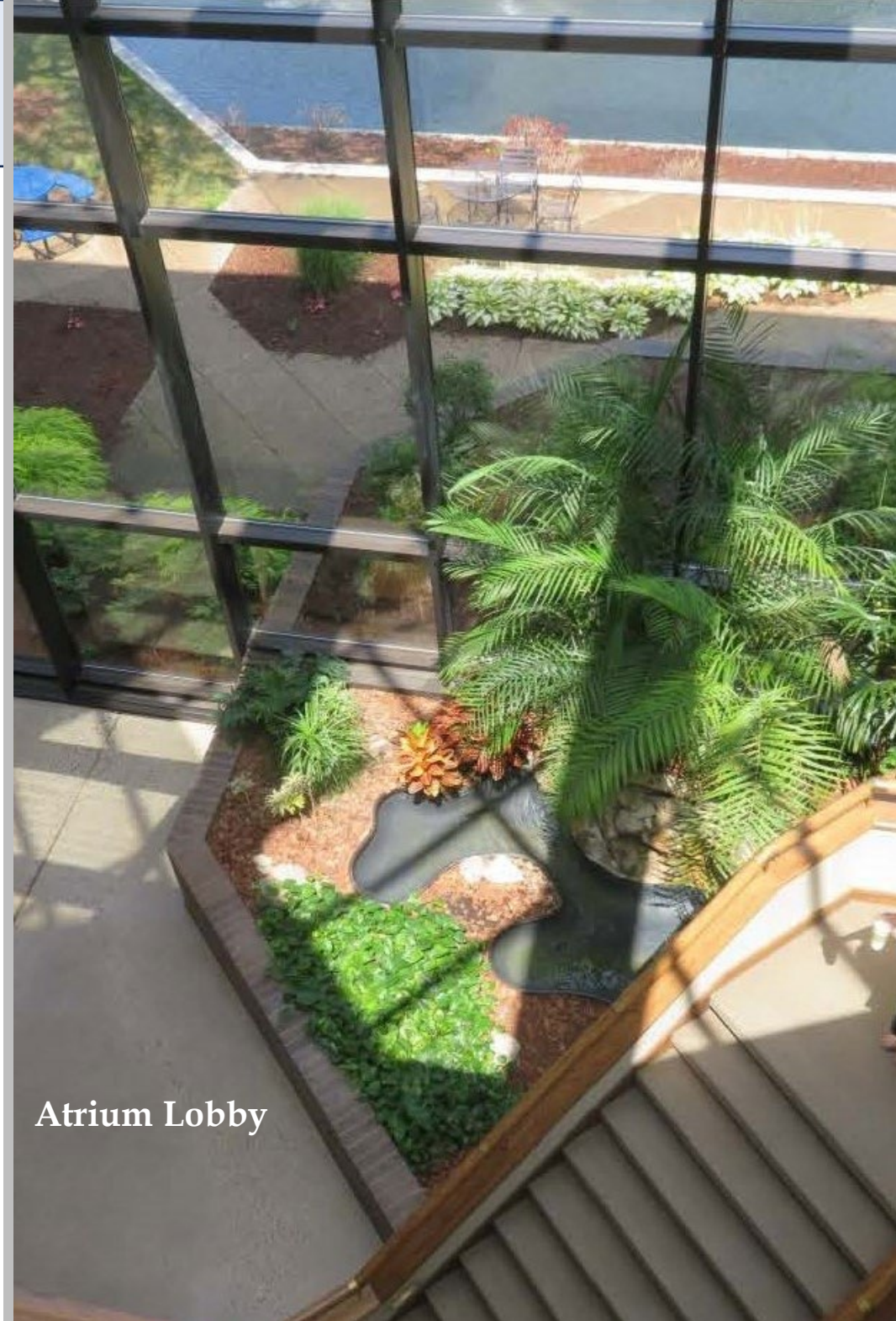
Rare Opportunity to Lease/Own Entire Building!

Industrial Zone District - City will consider Rezone to Commercial.

Wide range of potential uses - Corporate HQ, High-Tech Facilities, Engineering, Research & Development, Creative Space, Medical, Schools, Laboratories, Logistics, Communication Centers, or repurpose for Hospitality or Housing.

Excellent Location - Located in the thriving Grand Rapids MSA, rated by LinkedIn as #1 mid-size U.S. city On the Rise in 2025!

Holland 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** – 3-story Atrium Lobby with Grand Stairway to Upper Floors, Auditorium/Training Center, Private Offices, Conference Rooms, Employee Lounge, Commercial Kitchen, Dedicated IT Server Room,
- **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

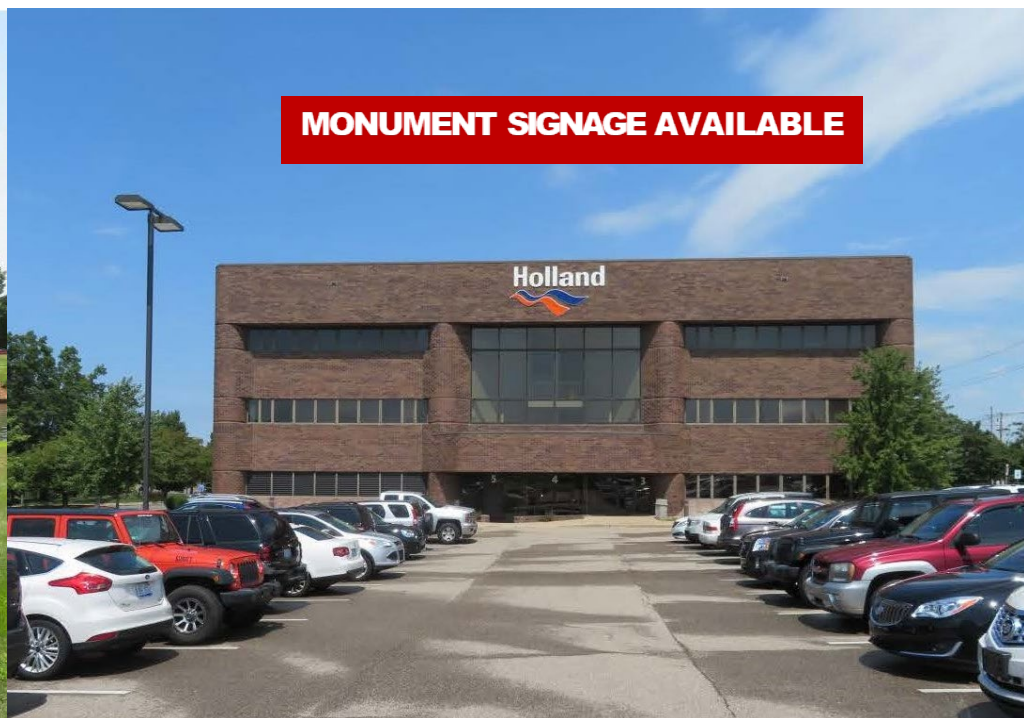
EXCELLENT VALUE

- **\$700,000 Instant Equity!**
- **Purchase Property at \$6,999,930 (±\$87/SF), \$700K below 2026 Appraisal; 1/3 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, ±80,000 SF Corporate HQ

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

- \$9.00/SF Annual Rent for Entire Property
- Owners will consider partial building Lease at negotiated terms, starting at \$10-12/SF
- 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/Ottogan Streets
- Excellent Location in Thriving Grand Rapids MSA; #1 mid-size *City on the Rise* in U.S. by LinkedIn, with vibrant job markets and economic growth.
- Global Industry Leaders located within 1.6 miles including LG Energy Solutions, Haworth, GHSP, JR Automation, Kion Group./Dematic

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:



**MICHIGAN
ECONOMIC
DEVELOPMENT
CORPORATION**

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.

Excerpt from: <https://www.linkedin.com/pulse/linkedin-cities-rise-2025-25-fastest-growing-us-metros-jobs-jqiqc/?trackingId=Y6UTAuoAdZJK9lxjV0ldQ%3D%3D>

LinkedIn Cities on the Rise 2025: The 25 fastest-growing U.S. metros for jobs and new talent



LinkedIn News

19,617,457 followers

July 15, 2025

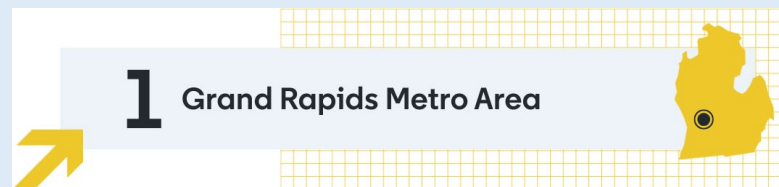
Investing in your career can also mean changing your zip code. Nearly half (46%) of U.S. workers now live far from where they grew up, with many citing career growth as a driving force, according to recent [LinkedIn survey data](#).

But that doesn't mean you have to move to a large city to find opportunity. In today's economy, companies are [expanding beyond](#) big-city headquarters to tap into more affordable markets and deep talent pools — and workers are following.

That's where our inaugural list of *Cities on the Rise* comes in. We analyzed LinkedIn's exclusive labor market data to identify 25 emerging metro areas where hiring is accelerating, job postings are surging and talent migration is reshaping local economies.

The ranking spotlights mid-size U.S. cities with vibrant job markets and growing professional communities — from Boise's (No. 2) advanced manufacturing industry to booming tech and healthcare sectors in Nashville (No. 9) and Wilmington (No. 12).

Check out this year's list of the 25 *Cities on the Rise* in the U.S. — and join the conversation using [#CitiesOnTheRise](#).



Why Grand Rapids is on the rise: A growing tech scene and booming insurance industry are helping Grand Rapids redefine its industrial identity while drawing a wave of young professionals thanks to its growing job market, bustling downtown and proximity to Lake Michigan.

Top industries hiring: Manufacturing, Healthcare, Professional Services | **Top employers:** Corewell Health, Grand Valley State University, Meijer
Average income: \$65,235 | **Average home listing price:** \$524,195

Local hotspots: Bookstores and cinemas rank among the top destinations for Grand Rapids residents, reflecting a strong local interest in culture and entertainment.



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



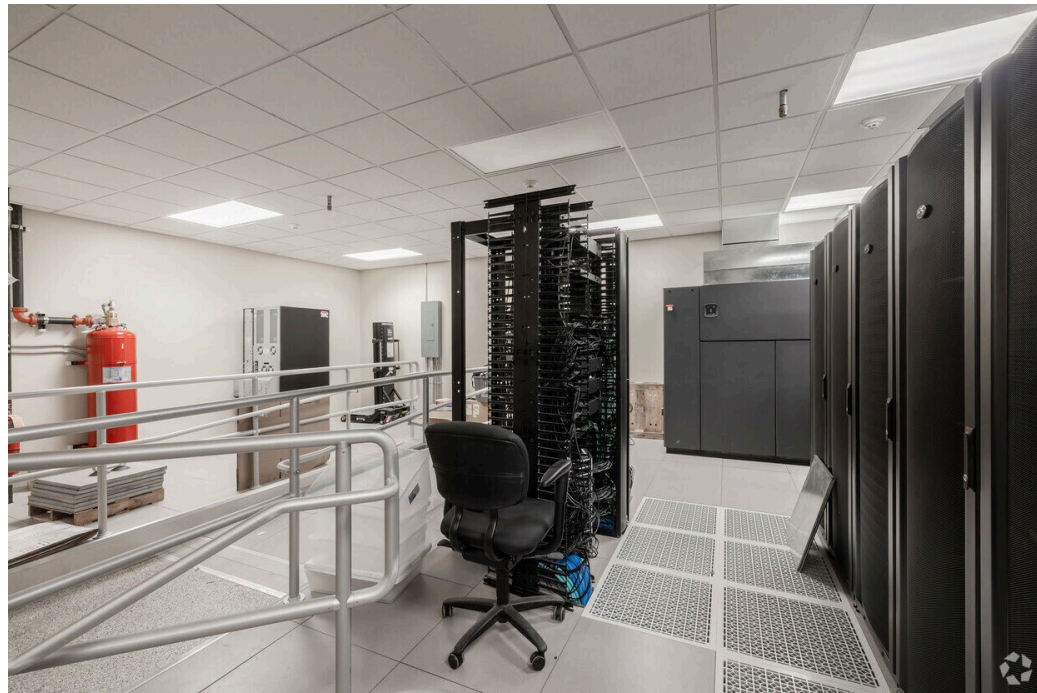
ELEVATOR LOBBY



MULTIPLE OPEN WORKSPACE AREAS

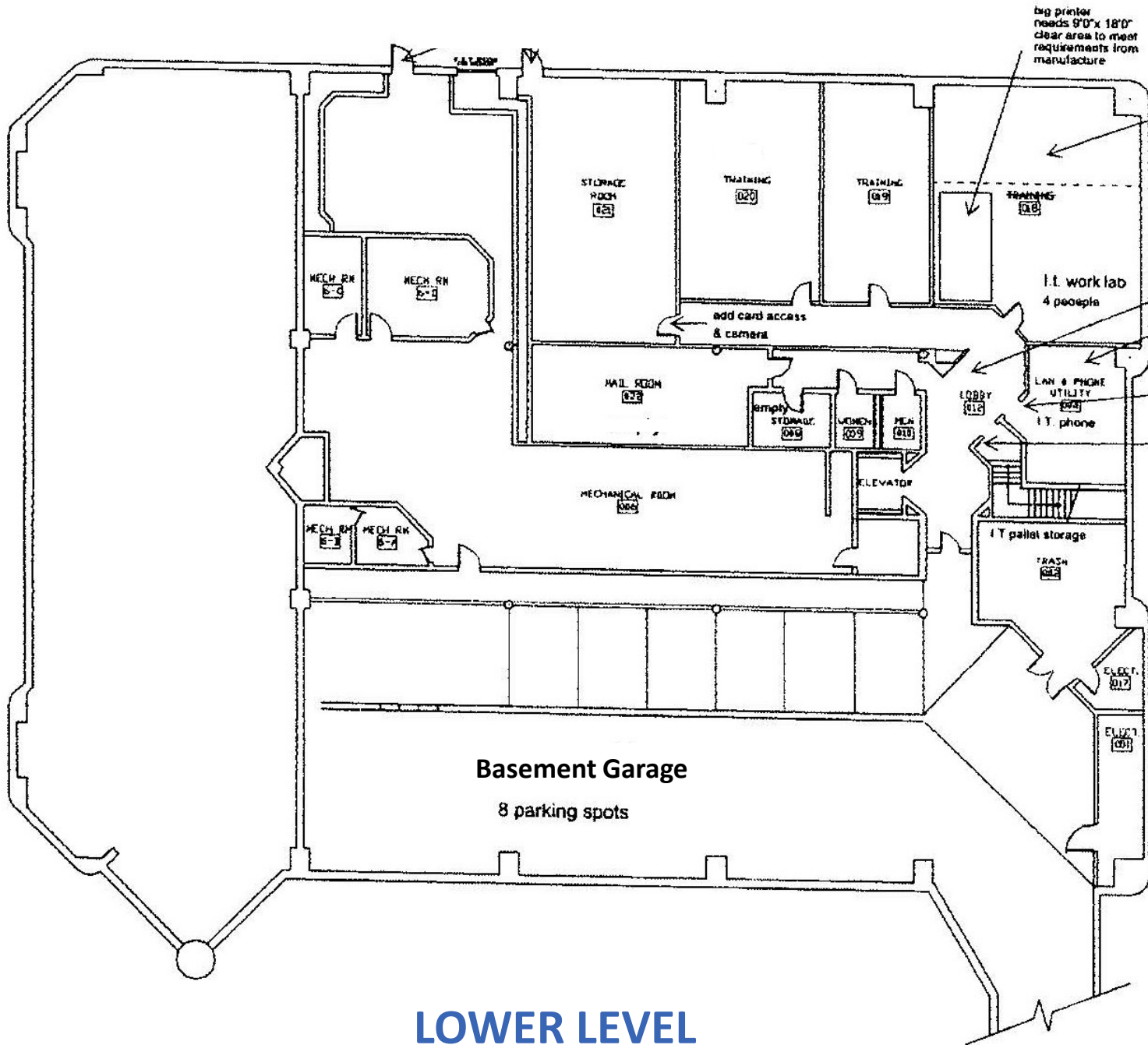
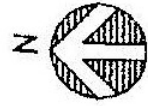


SEVERAL CONFERENCE ROOMS



DEDICATED IT SERVER ROOM

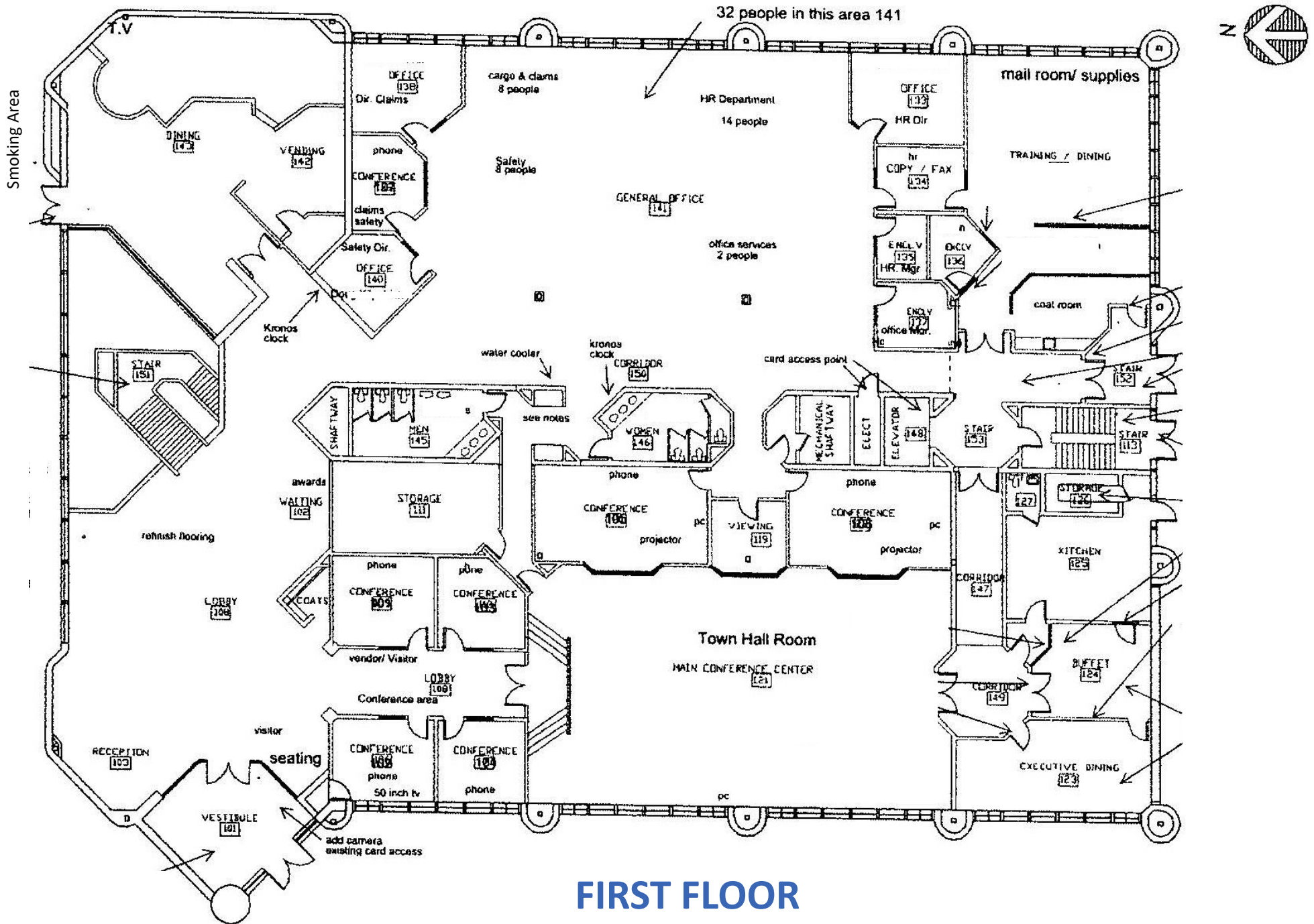
FLOOR PLANS



LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

LOWER LEVEL

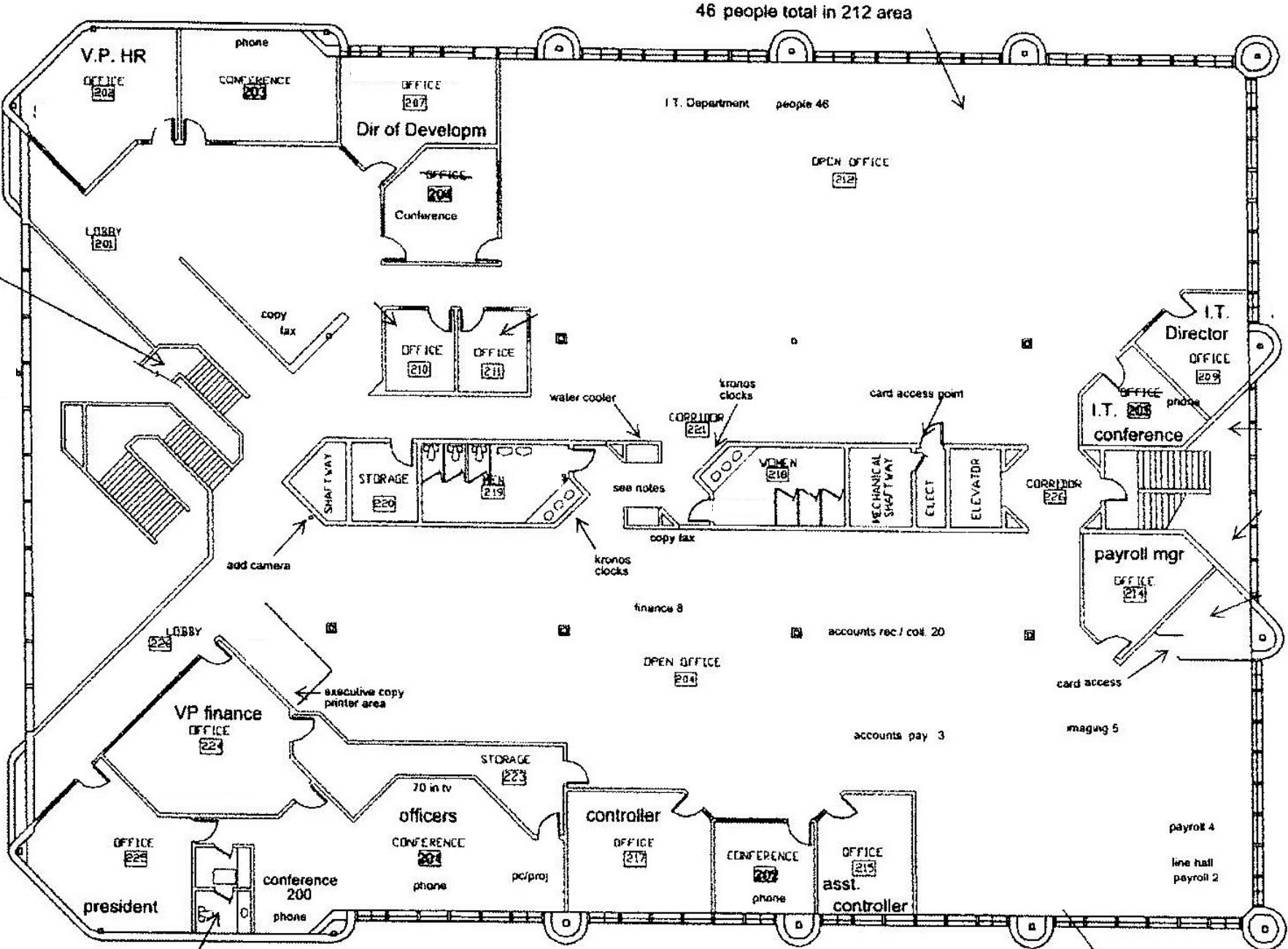
FLOOR PLANS



FIRST FLOOR

LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

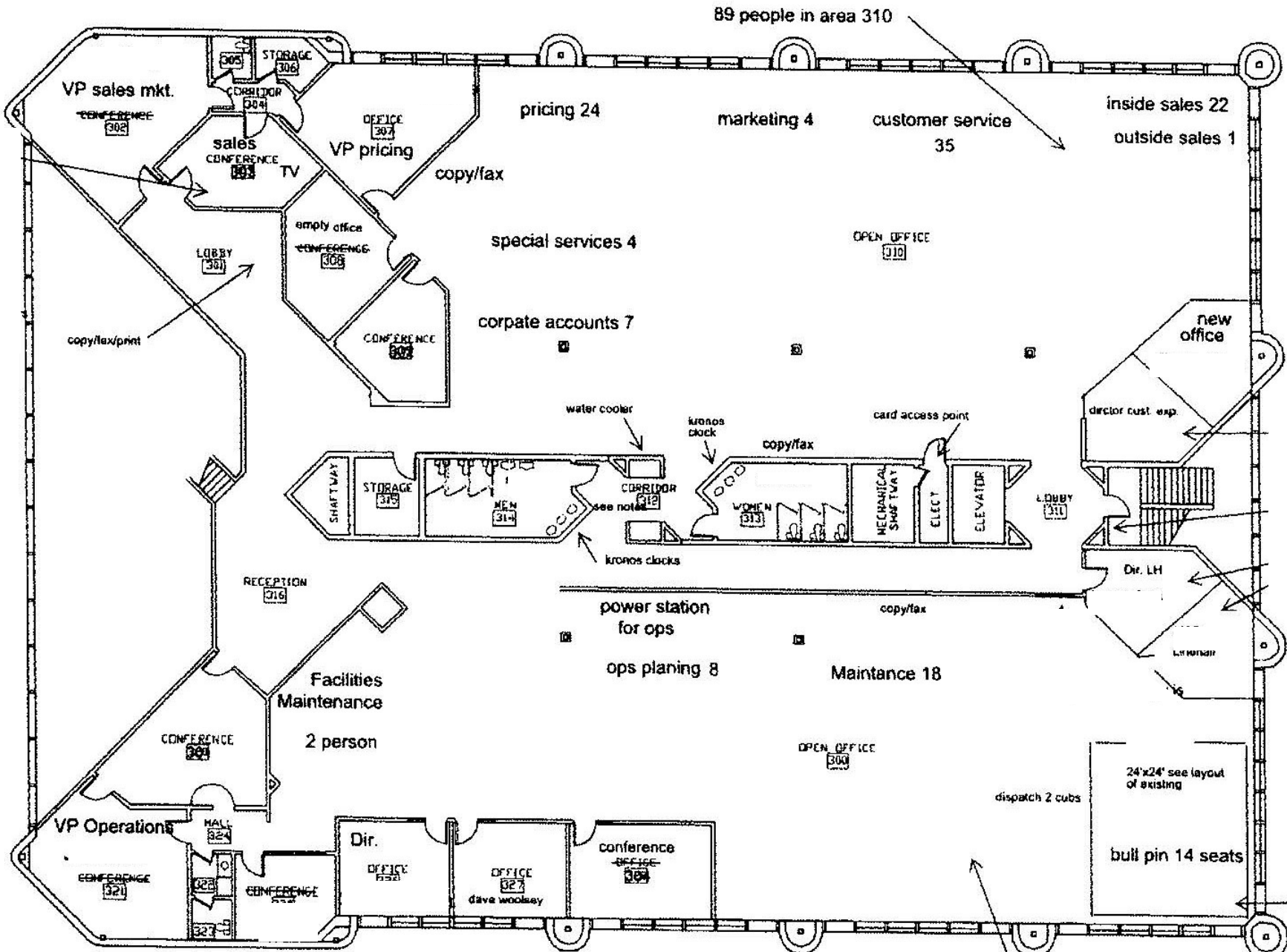
FLOOR PLANS



SECOND FLOOR

LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

FLOOR PLANS



THIRD FLOOR

42 people in area 300

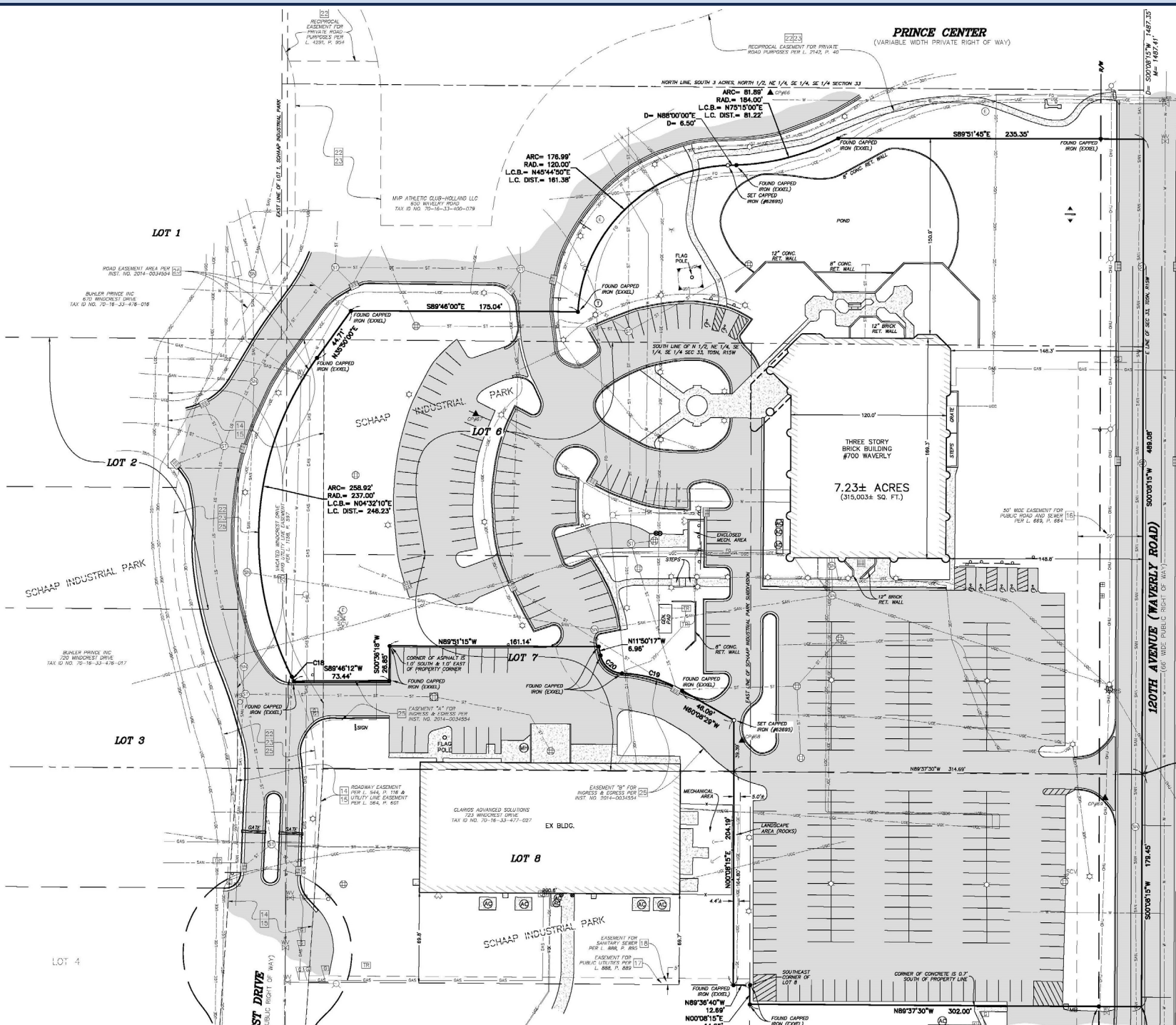
LEADERSHIP INSTITUTE - 700 WAVERLY ROAD

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.





DRIESENGA & ASSOCIATES, INC.

Engineering
Surveying
Testing

www.driesenga.com

Holland, MI
616-396-0255

Grand Rapids, MI
616-249-3800

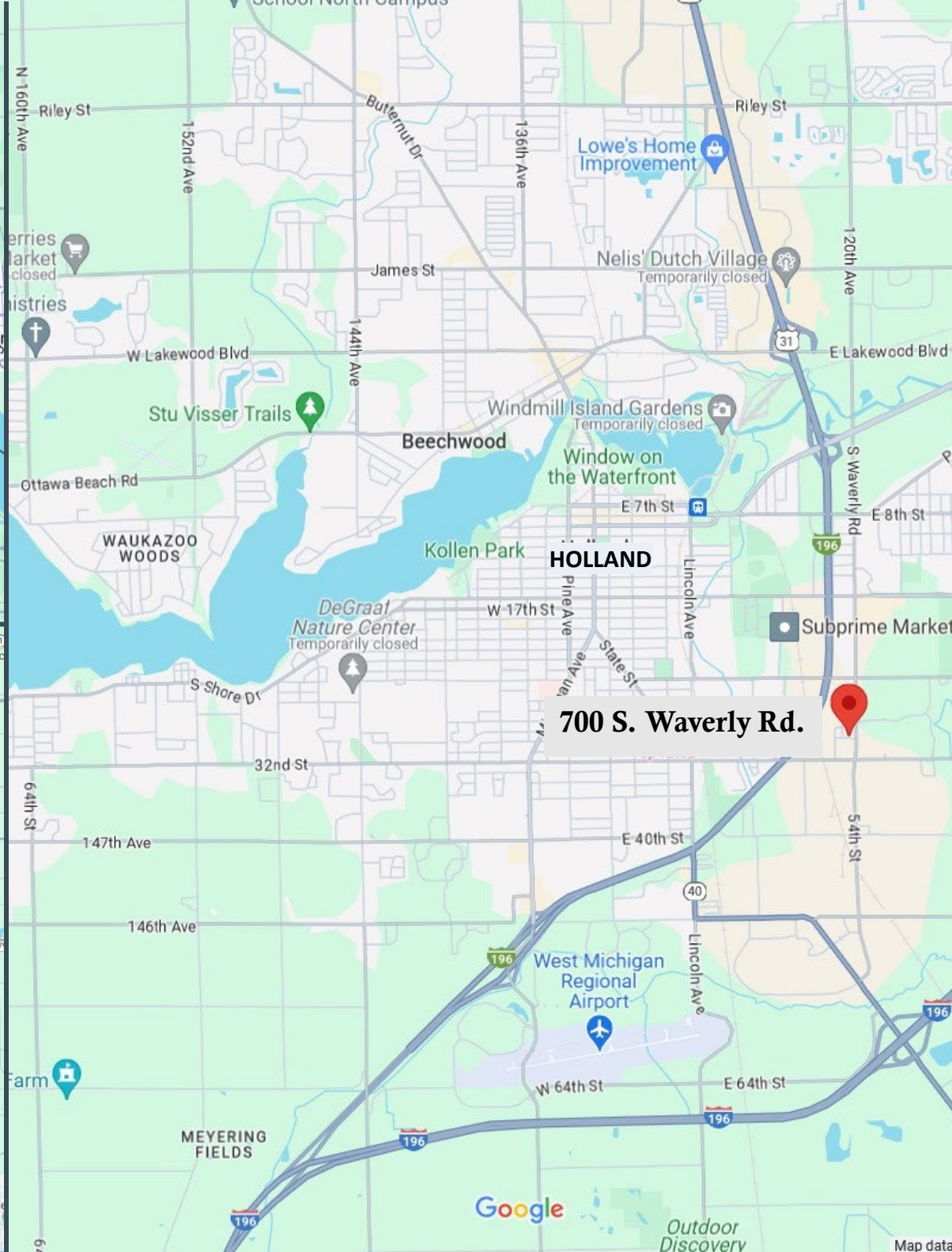
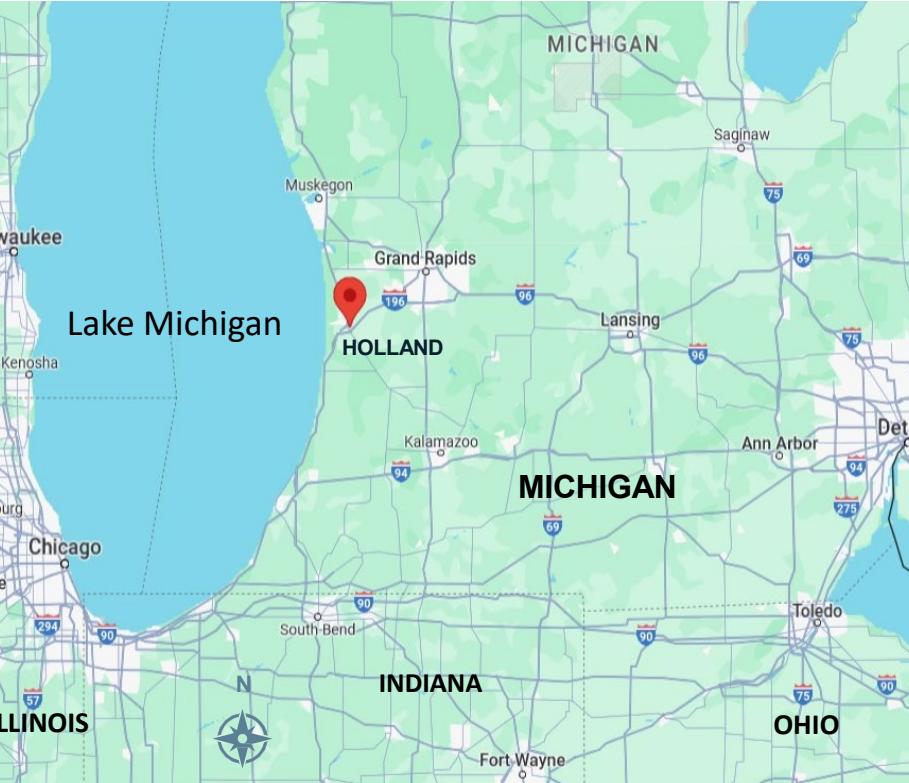
Kalamazoo, MI
269-544-1455

Lansing, MI
517-889-6210

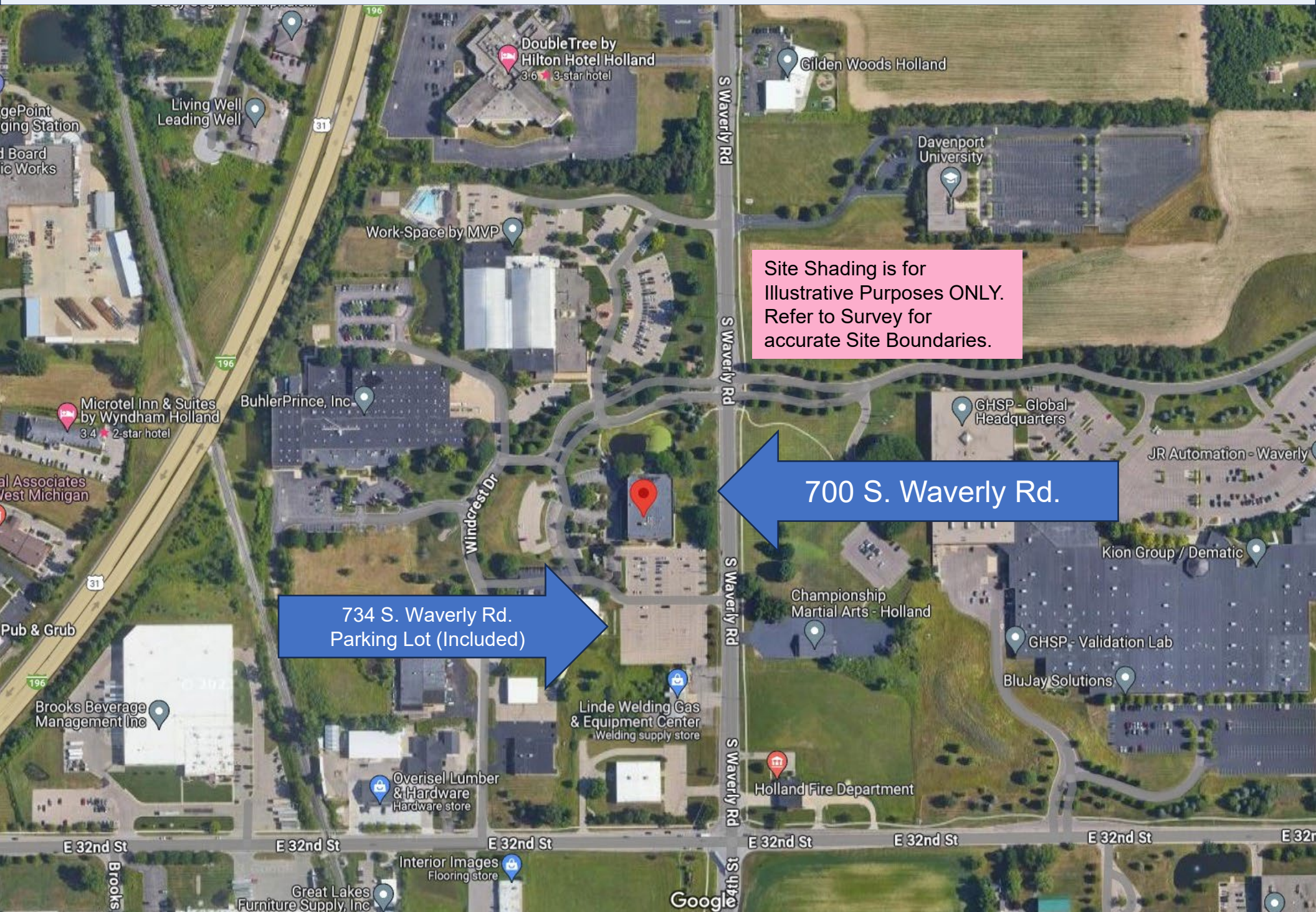
Ypsilanti, MI
734-368-9483

LEGEND

○	SET CAPPED REBAR #366
●	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)
■	JACK BOX
■	ELECTRIC MANHOLE
■	UTILITY RISERS
■	UTILITY POLE
■	LIGHT POLE
■	GVY ANCHOR
■	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



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

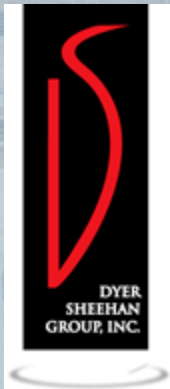
Offered Exclusively by:

Co-Brokers:



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

Walter R. Bulkowski
Vice President
Fusion Properties LLC
MI Lic. #6501334689
Office: (616) 719-3640
Mobile: (616) 581-5334
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.