

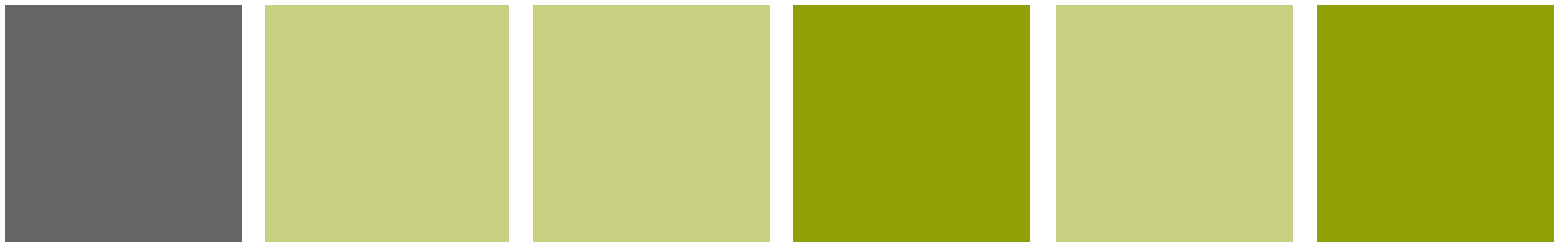


WOMEN'S HEALTH CENTER
OF WEST MICHIGAN

www.womenshealthcenterofwestmichigan.com

Women's Health Center of West Michigan

Multi-Disciplinary Medical Facility for Women



www.WomensHealthCenterOfWestMichigan.com

Contact information

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NAI West Michigan

Commercial Real Estate Services, Worldwide.

Individual members:



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Westbound
I-196 view



Front
Elevation



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Lease Information

Floor	Current RSF Leased	Minimum Rentable Size	Maximum Rentable Size	Price/RSF/Year	Estimated CAM/RSF/Year
First Floor	8,222 RSF Leased	1,200 RSF	15,026 RSF	\$25.00	\$5.00
Second Floor	13,987 RSF Leased	1,200 RSF	11,746 RSF	\$25.00	\$5.00
Third Floor	14,063 RSF Leased	1,200 RSF	12,696 RSF	\$25.00	\$5.00
Fourth Floor	26,485 RSF Leased	Leased	Leased	Leased	Leased

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Features

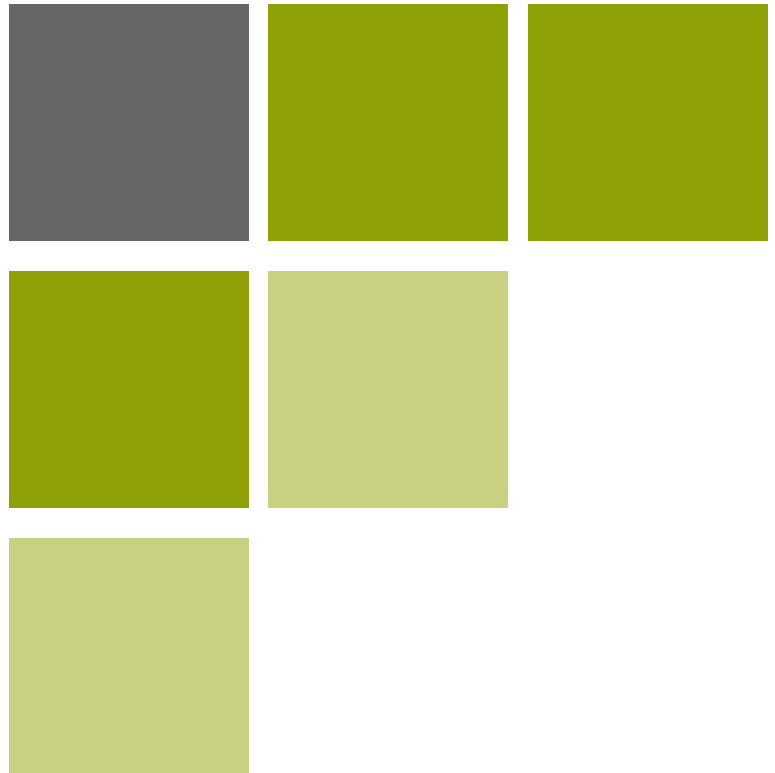
- High profile Medical Mile Location
- Shuttle Bus to Spectrum Hospital
- Ample Covered & Attached Parking Available
- Direct I-196 visibility and access via College Ave.
- Site is on Grand Rapids Bus Route
- WI-FI available throughout development; Free to public
- Broadband Internet Access for Tenants
- Shared Conference Facilities available; 500 sf (20-25ppl.)
- Climate comfort: Multiple adjustable zone controls for each tenant suite
- HVAC systems: Heat pump system using central water temperature source and fresh air supply for heat pump system

Lease Terms

- 10 year lease term

Tenant Improvement Allowance

- Each tenant shall be provided an allowance of \$25.00/Useable SF in order to develop their suite in addition to the shell specifications. (See page 12: Core Space Provisions.)



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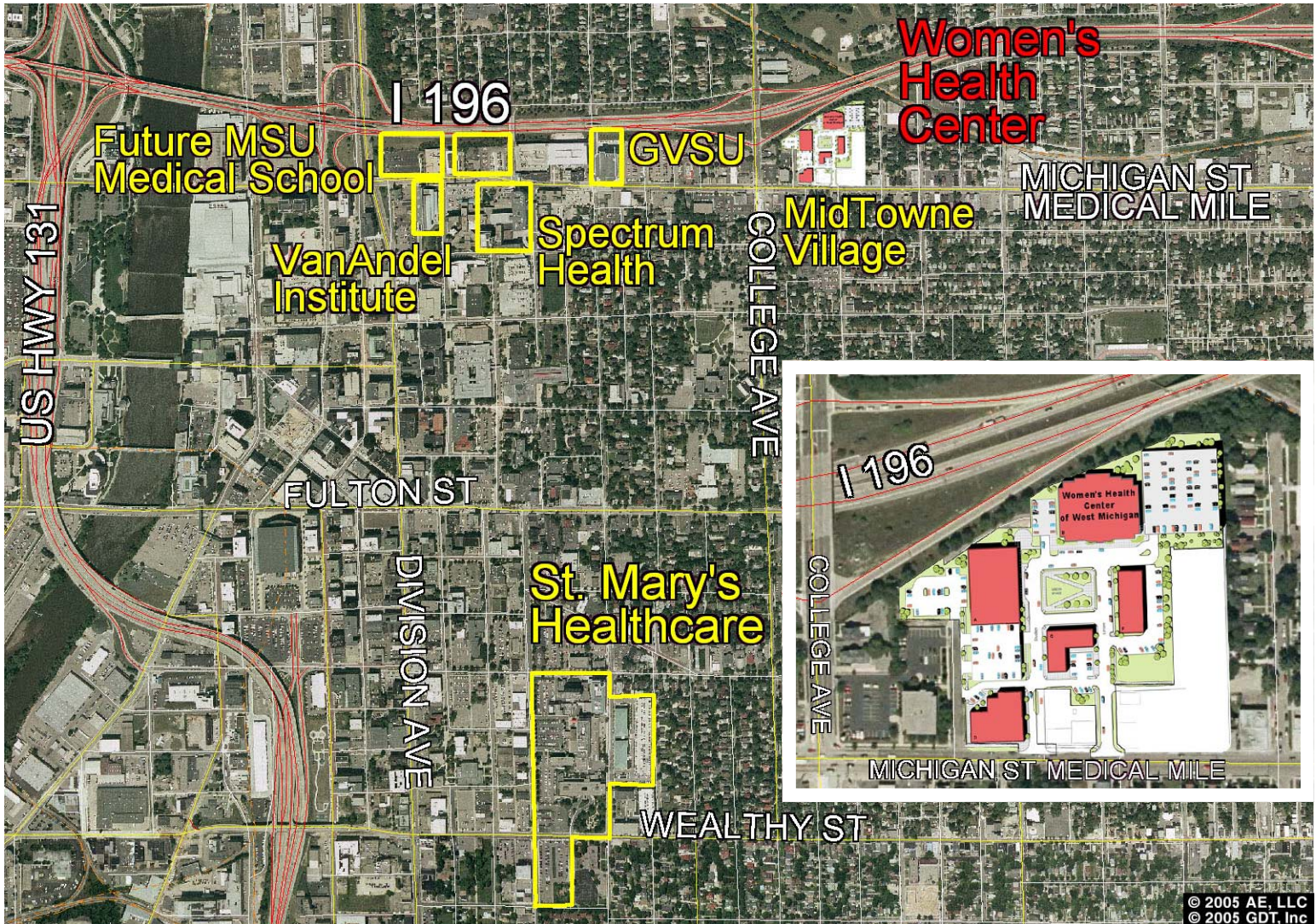
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Aerial



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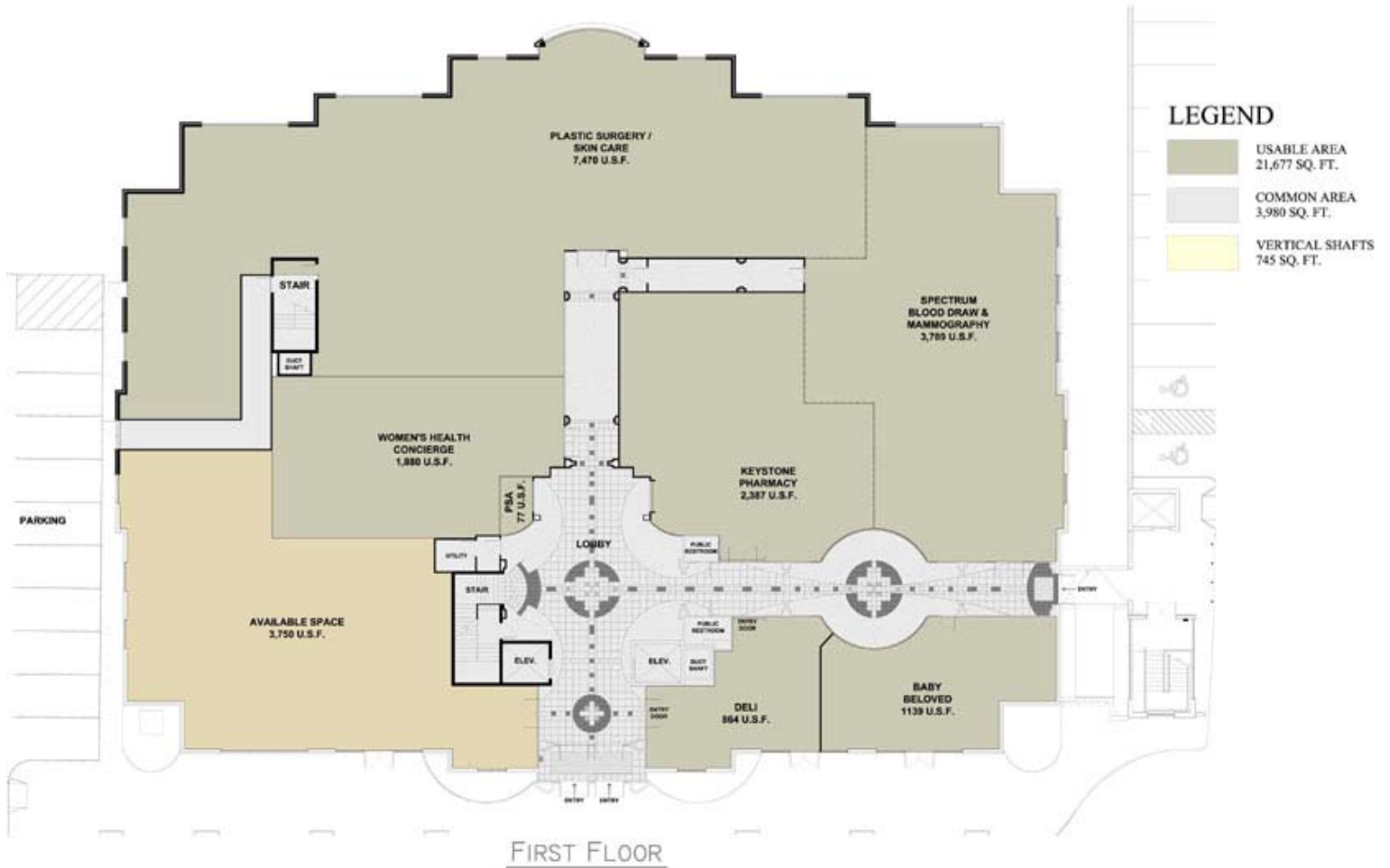
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Sample Floor Plan—Main Floor



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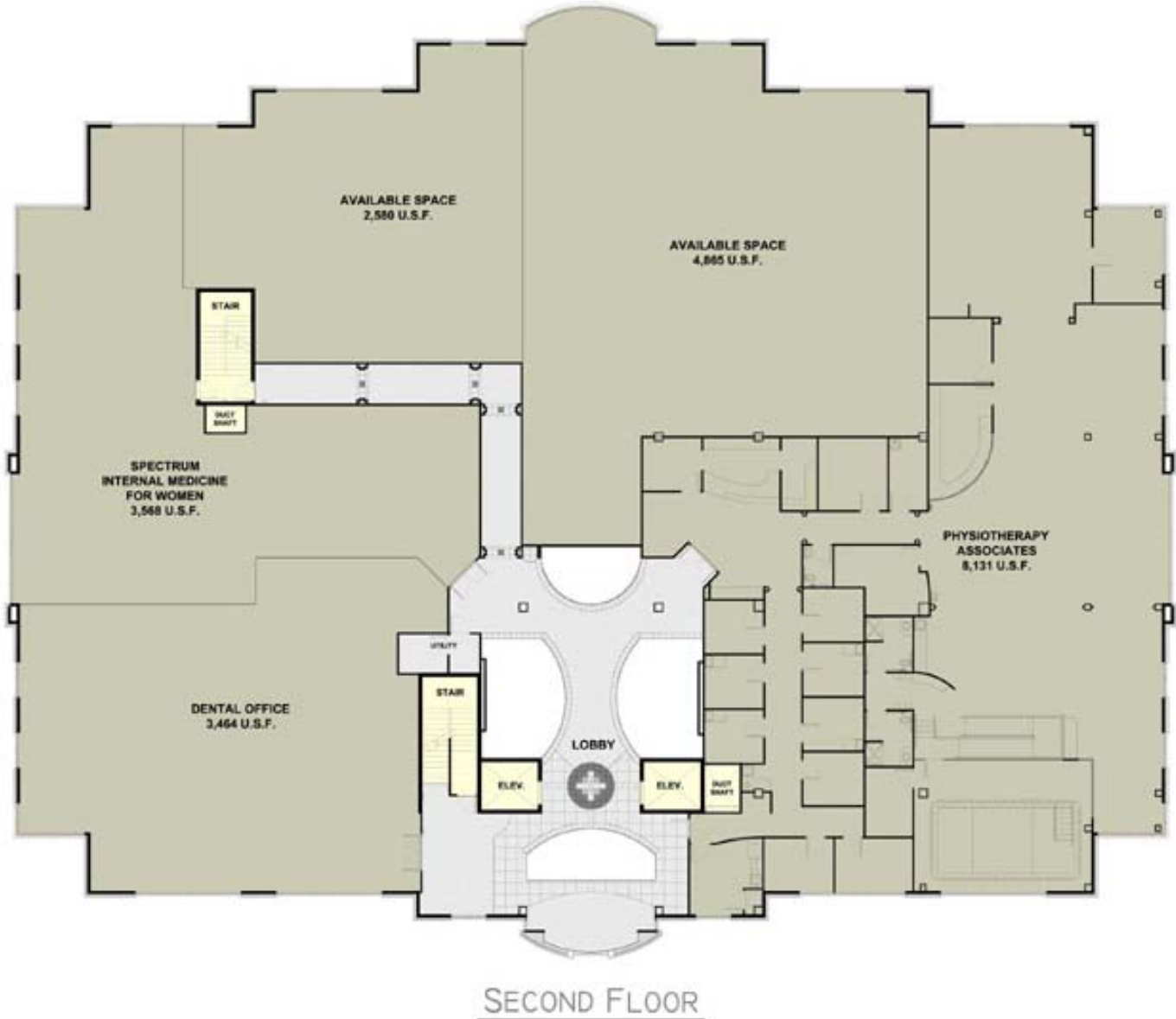
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Sample Floor Plan—Second Floor



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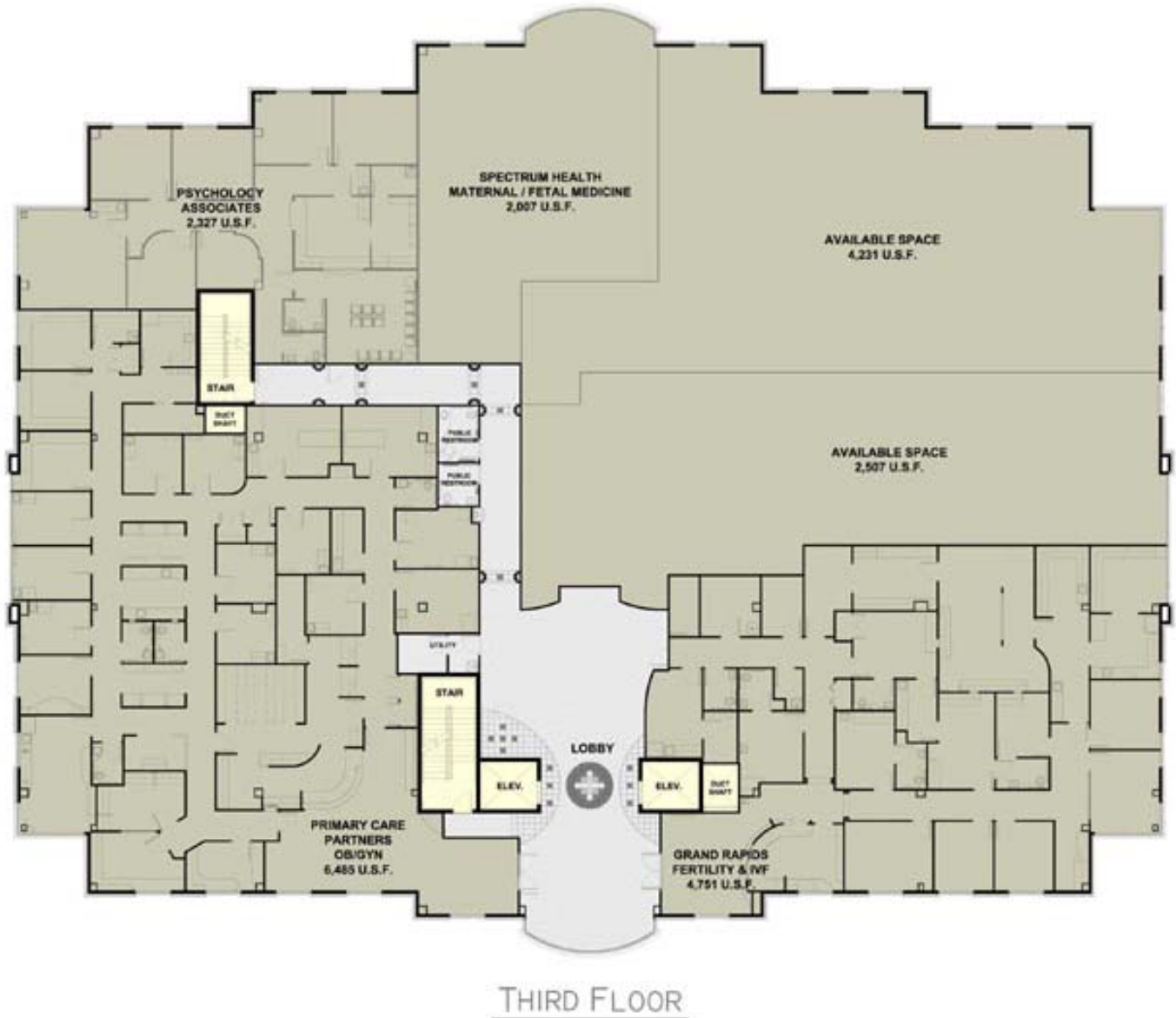
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Sample Floor Plan—Third Floor



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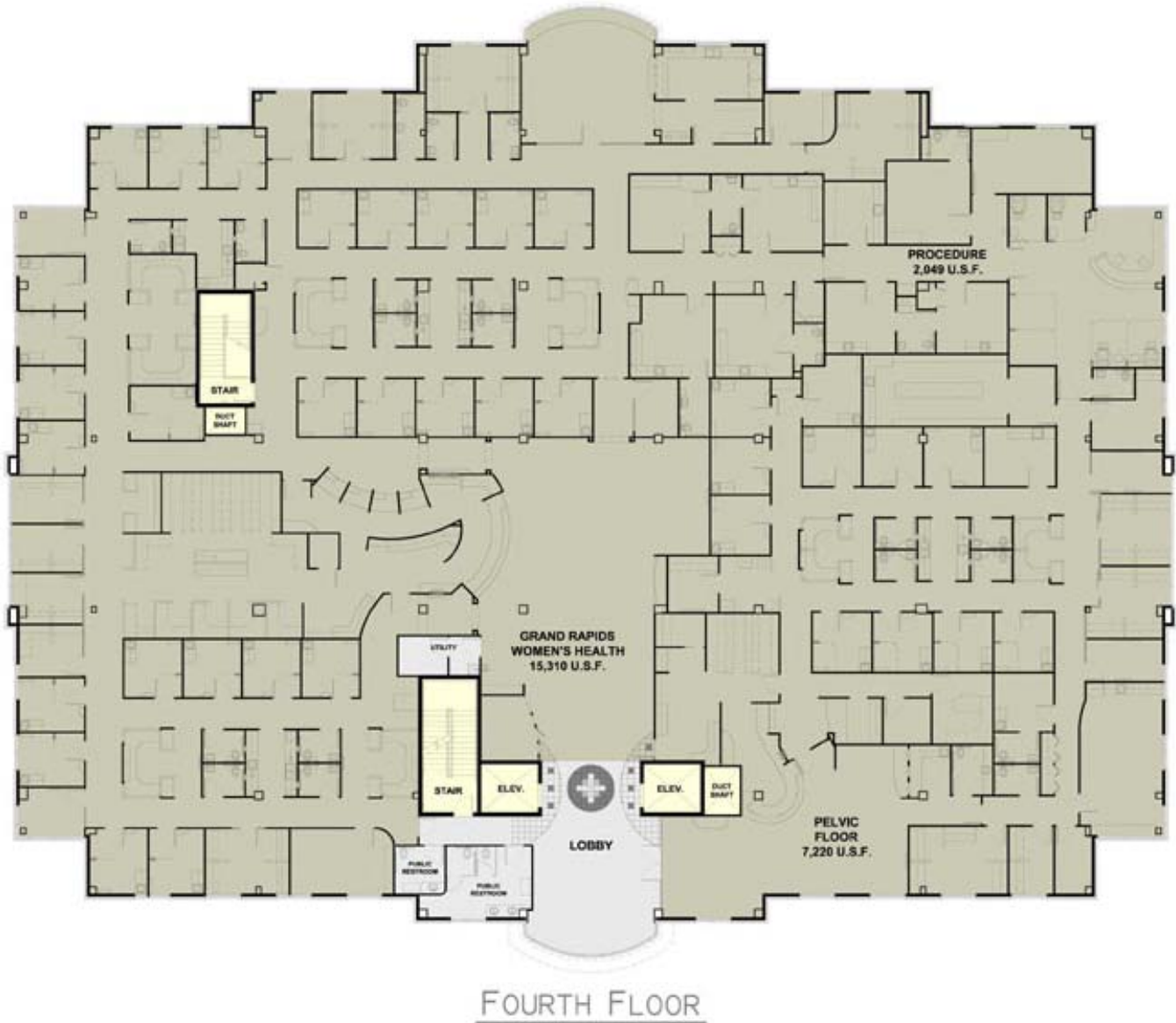
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Sample Floor Plan— Fourth Floor



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Sample Floor Plan—Lower Level



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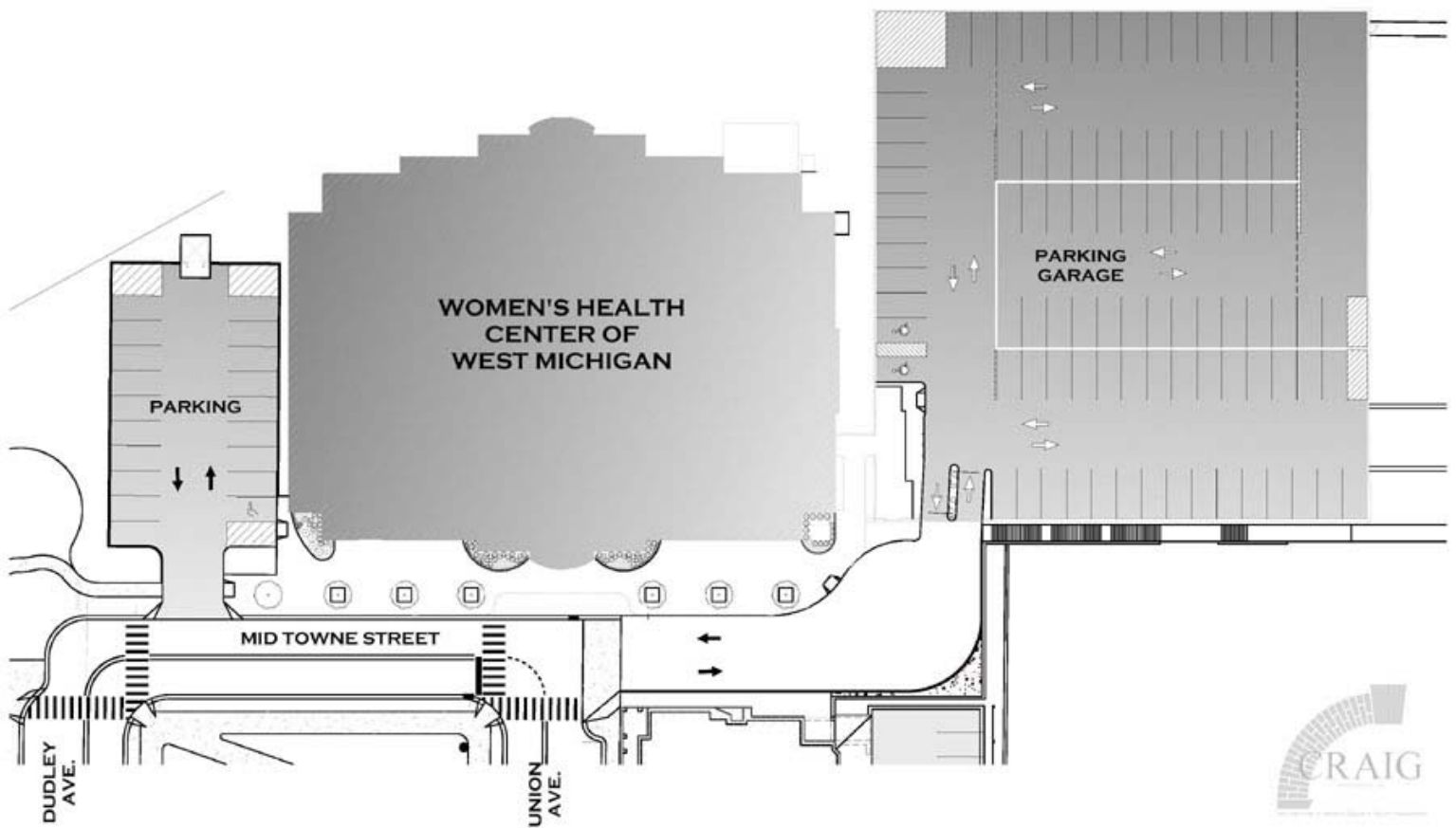
Women's Health Center of West Michigan

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Building Site Plan

Parking Garage

- 5 story parking garage attached and covered
- 500 dedicated parking spaces available



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MidTowne Village Site Plan



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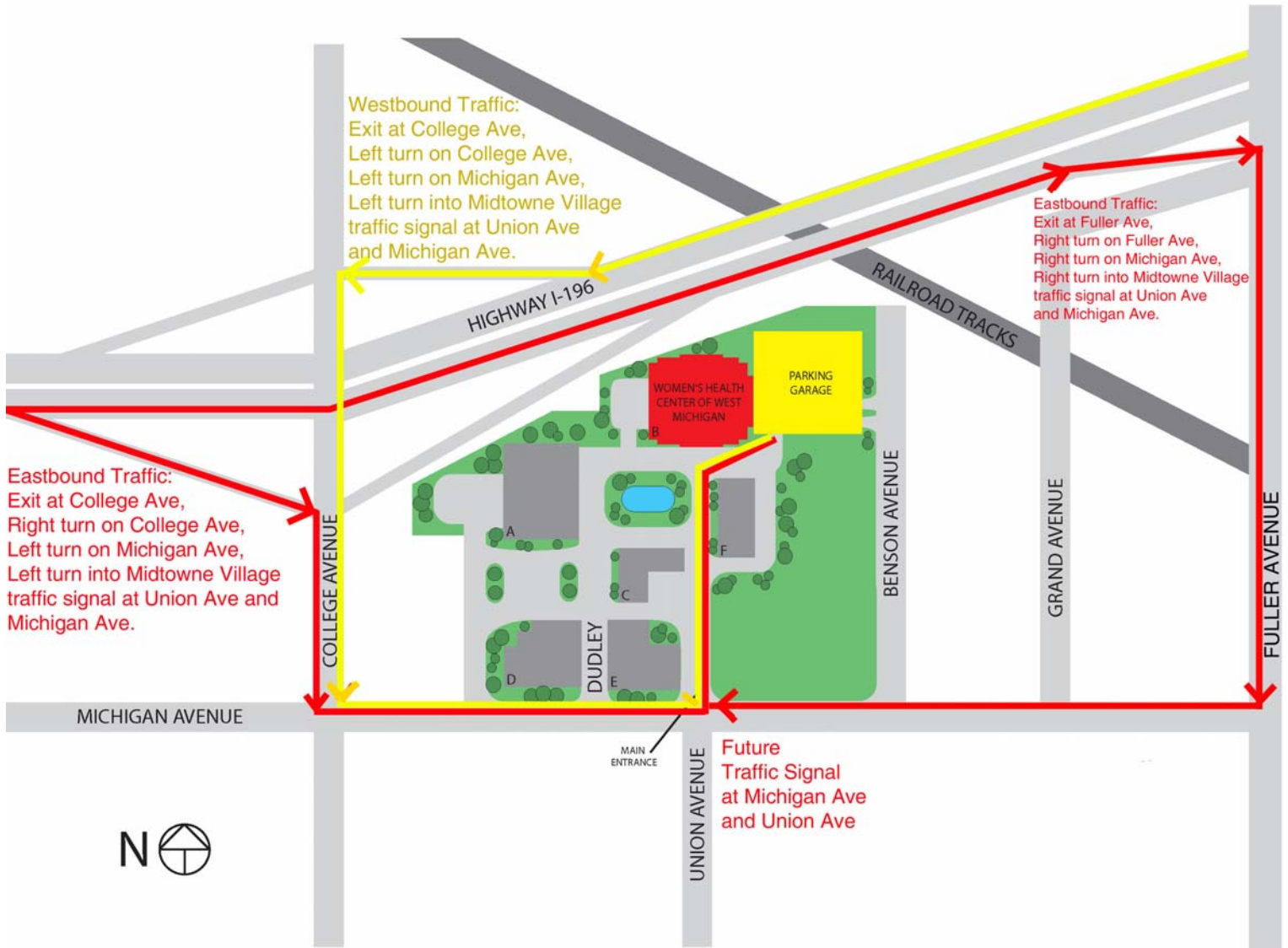
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Driving Directions



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Current Tenants

- Newton Frank and Blickley PLC— OBGYN
- Knollcrest OBGYN
- Grand Valley Gynecologists— OBGYN
- Grand Rapids Fertility & In-Vitro Fertilization
- Physiotherapy Associates— Physical Therapy
- Keystone Pharmacy
- Spectrum Health Obstetrics & Gynecology
- Esthete Medical Spa— Skin Care & Beauty Institute
- Dr. Benjamin Rechner MD— Plastic Surgery
- Spectrum Blood Draw Services
- Spectrum Mammography
- Pelvic Floor Institute— OBGYN— Pelvic Support
- Baby Beloved— Lactation Services/Retail
- Psychology Associates— Mental Health Services

Potential Medical

- Internal Medicine/Family Medicine
- Podiatry/Foot/Ankle specialists
- Urology
- Perinatology
- Dermatology
- Gerontology
- Oncology
- Cardiology
- Genetics
- Allergy & Immunology
- Endocrinology
- Weight Loss Specialists
- Pain Specialists
- Orthopedic Specialists
- General Surgery (Breast)
- Cosmetic Dentistry
- Chiropractic
- Optometry
- Headache Clinic
- Vein Clinic

Potential Retail

- Coffee Shop
- Bookstore
- Flower Shop
- Beauty Salon
- Maternity & Children's Apparel
- Exercise Facility
- Health Food Store
- Day Care Center
- Bank Outlet
- Craft Store

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Core Space Provisions

Structure

- Concrete Floor
- Suite will be open to structure above
- Exterior walls will be steel studs without interior wallboard or finish to permit the installation of necessary services within walls.

Electrical

- A separate 208Y/120 volt three phase four wire electrical service will be provided for each tenant space larger than 5,000 sf.
- The electrical service to each tenant space will include circuit breaker panelboards with 15% spare space up to one 200A 42 space circuit breaker panelboard for each 5,000 sf
- Each service will be sized for the tenant requirements up to fourteen watts/sf.
- The heat pumps serving a tenant space will be supplied from the tenant electrical service.

Communications

- Conduit stub to main communication backboard (1 per 5,000sf)

HVAC

- The HVAC system will consist of a central system to provide a water source and outside ventilation air supply for tenant space heat pumps.
- The water loop and ventilation ductwork will be extended to each tenant space and sized for a maximum average occupancy of 95 sf/person and a cooling load of up to 1 ton of cooling per 500 sf.
- Heat pumps and zone controls must be used by the tenant's contractor and designed for the rooms within the tenant space with cooling loads of up to 1 ton per 500 sf.

Plumbing

- Water supply and main sanitary waste lateral systems shall be supplied to each suite sufficient to service medical office requirements

Fire Protection

- Fire protection main shall be extended into each individual suite

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