

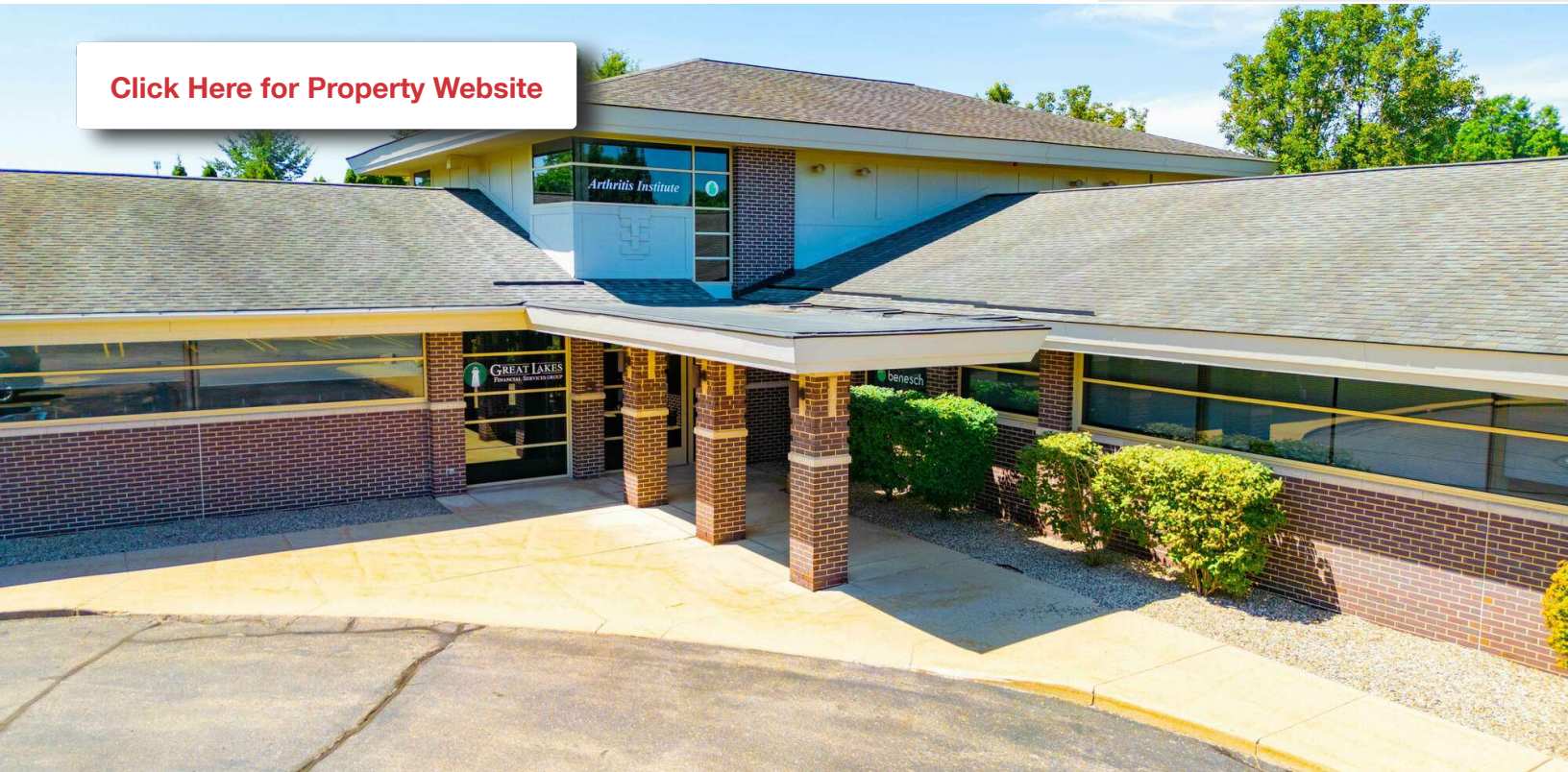
OWNER USER MULTI-TENANT OFFICE IN BRIGHTON, MI

OFFICE



FOR SALE

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Brighton Office

10484 Citiation Drive
Brighton, Michigan 48116

Property Description

NAI Farbman is pleased to present an exceptional core office investment opportunity at 10484 Citiation Drive, Brighton, MI. This well-maintained property offers stable cash flow from long-term tenants with immediate availability for a owner-user to move into a 2,994-square-foot vacancy. This asset offers a unique opportunity for both investors and potential owner-users. For an owner-occupant, the combination of occupying a portion of the space and leasing the remainder to tenants can significantly reduce net occupancy costs, while depreciation benefits enhance after-tax returns. For investors, the property's existing leases provide reliable income with upside from the lease-up of the remaining vacancy.

Property Highlights

- Stable Tenancy with Upside
- Growing Brighton Economy
- Professional Office Corridor Setting
- Attractive Owner-User Potential
- Excellent Transportation Connectivity
- Functional Layout & Flexible Design

OFFERING SUMMARY

Sale Price:	TBD By Market
Year Built:	2003
Building Class:	B
Building Size:	9,007 SF
Occupancy:	66.76%

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NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Todd Szymczak

EVP of Investment Sales | 248.351.6315
szymczak@farbman.com

Mario Giglio III

Assistant Vice President | 248.302.0127
giglio@farbman.com

Alis (Manoogian) Babi, CCIM

Assistant Vice President | 248.351.4370
babi@farbman.com

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