

GRAND RIVER ANNEX

PREMIER OFFICE PARK IN BRIGHTON, MI



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Class A Office Asset Located in Michigan's Most Affluent County – Grand River Annex is a 53,275 square foot Class A office property located in Brighton, Michigan. Brighton is a key component of Livingston County, one of the most affluent counties in the state, with a median annual household income of \$103,039.

Compelling Value-Add Opportunity Through Lease-Up and Mark-to-Market Potential – Brighton is one of a few outlier office markets with occupancy levels consistently in the 90%+ range over the past decade, including during the COVID era. The combination of available vacancy, near-term lease expirations, and below-market in-place rental rates provides a clear value-add path.

Covered-Land Play with Strong Residual Value Along Brighton's Most Heavily Trafficked Thoroughfare – The subject site presents an attractive covered-land opportunity, allowing the prospective purchaser to recapture basis while preserving long-term redevelopment optionality upon expiration of the leases. Favorable demographic trends have positioned Brighton as a recipient of numerous residential developments in recent years.

Exceptionally Maintained Buildings With Pristine Brick-And-Mortar Quality – Grand River Annex has been meticulously maintained by current ownership and features prominent brick façades, professional landscaping, and strong curb appeal across an expansive 10.00-acre lot. The property consists of eight (8) buildings supported by a total of 243 surface parking spaces.

Strategic Location with Outstanding Regional Connectivity to Major Population Centers – Brighton is centrally positioned between Ann Arbor, Lansing, and Detroit, providing tenants with convenient access to three major population hubs with deep and highly educated labor pools.

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