



FOR LEASE

State-of-the-Art Medical Office Campus
- Spanning 110,000 Square Feet -

645

HOWELL HEALTH HUB

Grand River Avenue
Howell | Michigan

CBRE



HOWELL HEALTH HUB

108,231 SQUARE FEET OF NEWLY RENOVATED
MEDICAL OFFICE SPACE IN THE HEART OF LIVINGSTON COUNTY

- Howell Health Hub ("H3"), is a state-of-the-art medical campus that recently opened its doors and arrived as Livingston County's premier medical campus
- The transformative campus spans 110,000 square feet across three floors and offers 36,000 square foot floor plates; the largest Livingston County has to offer
- 100% full building electricity co-generation , (Caterpillar, 3 Phase, 4800 volts, 136 amps, 910KW) – we have complete building electrical backup with no downtime, allowing for outpatient surgery and ambulatory surgical center use with turn-key suites starting at 2,200 square feet
- Brand-new HVAC with capacity for Mer 13 filtration, Ultraviolet (UV) sterilized air, Bi-polar ionization and O3 generation
- Speculative/Model suite consisting of 2,322 square feet offers immediate occupancy opportunities
- High ceiling and oversized brand-new windows provide exceptional natural light
- Covered patient pick-up and drop-off
- Located in Downtown Howell, within immediate walking distance of restaurants, shopping, and other downtown amenities
- Lower-level on-site storage available



SPEC SUITE

AVAILABLE FOR IMMEDIATE
OCCUPANCY

2,322

square foot turn-key window-lined
suite with flexible terms

4

spacious exam
rooms

1

corner suite administrative
office / doctor's office

1

in-suite breakroom
& bathroom

1

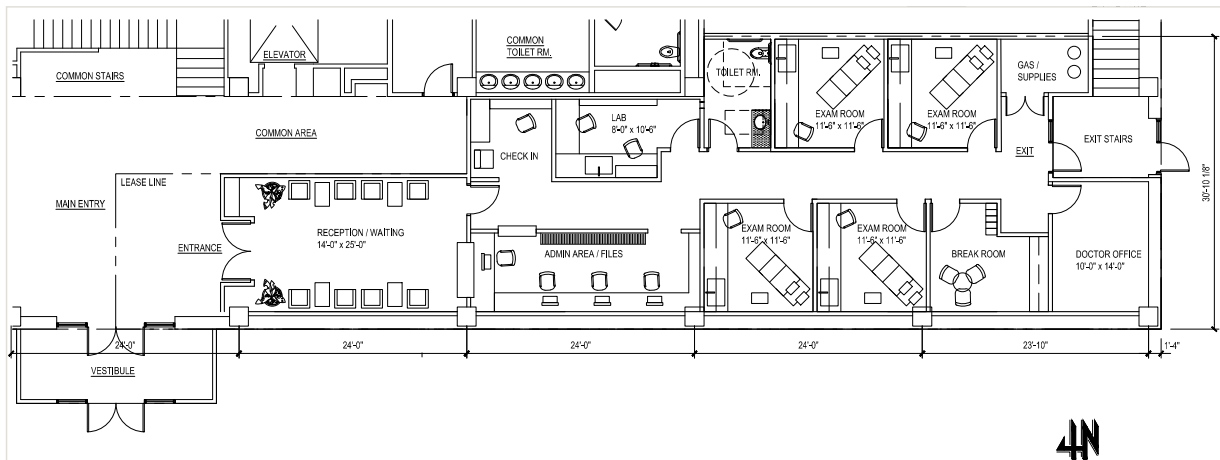
lab room equipped with sink, dual countertops
with upper and lower cabinetry

1

efficient administrative hub for ease of check-in
& check-out; just off the private waiting room

 SPEC SUITE


 1ST FLOOR | 11,858 SF
REMAINING FOR LEASE

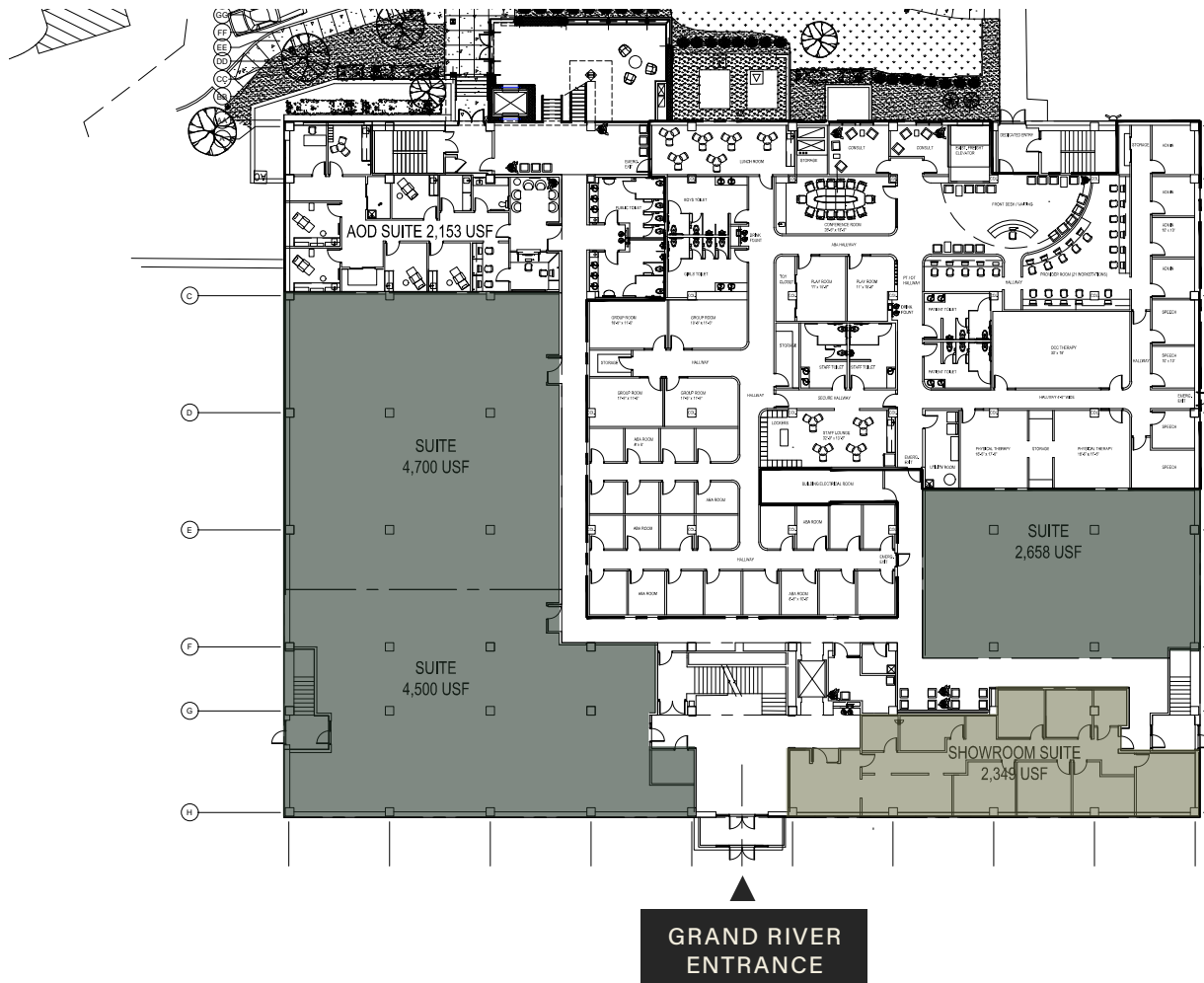


FIRST FLOOR

FLOOR PLAN

 SPEC SUITE

 1ST FLOOR | 11,858 SF
AVAILABLE FOR TURN-KEY BUILD-OUT



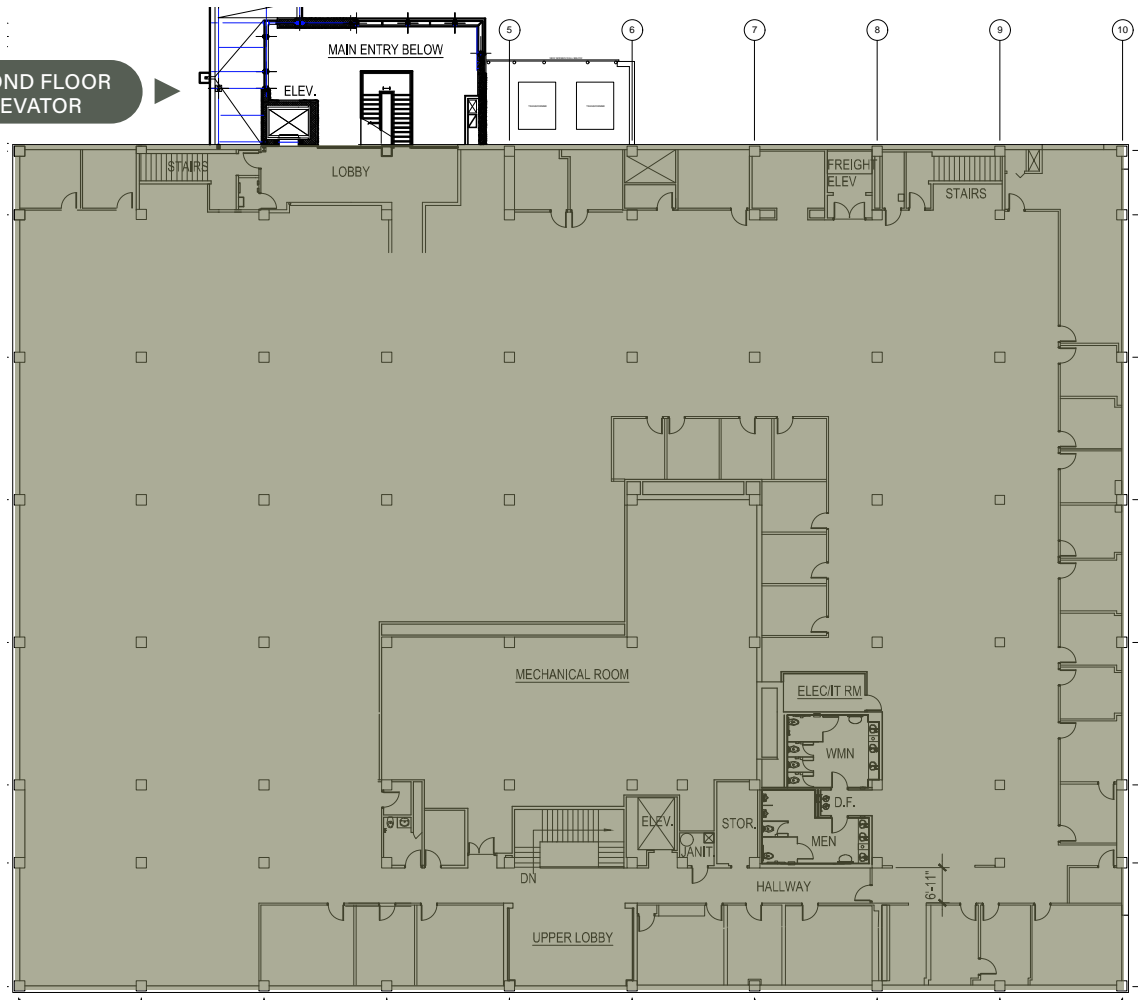
11,858
square feet available for lease with turn-key
build-out or white-box delivery



2ND FLOOR | 36,000 SF
AVAILABLE FOR TURN-KEY BUILD-OUT
OR WHITE-BOX DELIVERY

GLASS
STAIRCASE

SECOND FLOOR
ELEVATOR



SECOND FLOOR
LOBBY

SECOND FLOOR

FLOOR PLAN

36,000
square feet with full-floor availability





JOANNA KONOPKA
Associate

+1 248 351 2045
joanna.konopka@cbre.com

A.J. RICH
Senior Associate

+1 248 936 6860
aj.rich@cbre.com

CBRE



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