

# FOR SALE

10559 CITATION DRIVE  
BRIGHTON, MICHIGAN

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# HUGE PRICE REDUCTION



## EXCELLENT CORPORATE OFFICE FACILITY

### PROPERTY FEATURES

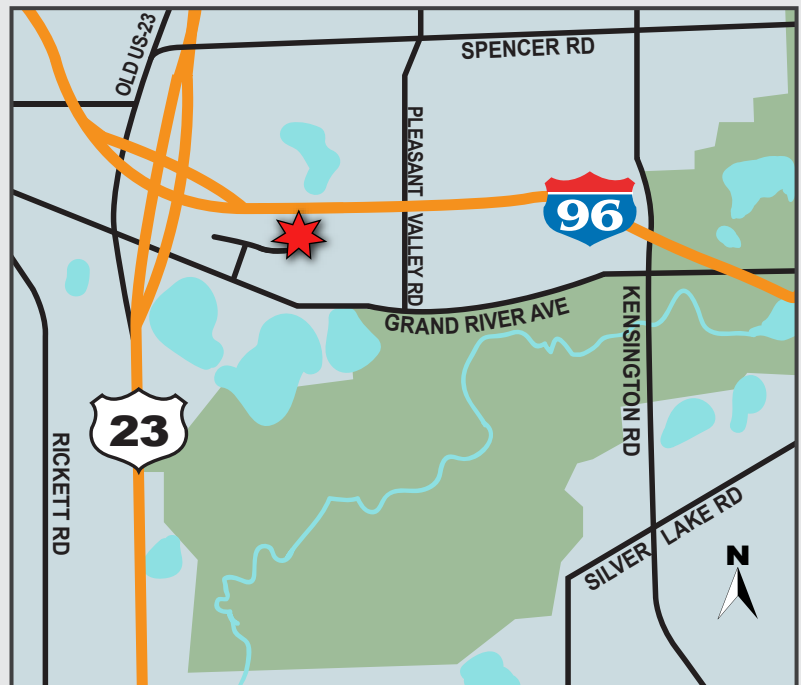
- 44,409 SF Office Building
- Brighton Township
- Brighton Business Park
- Three Floors/Elevator
- Ideal Owner/User Property
- Various Sized Suites Available
- For New Owner... See Broker
- Well Maintained /Clean Property
- Near Banks, Restaurants, Shopping
- Easy I-96 & US 23 Access
- Lindhout Associates Architects & Design

### FOR DETAILS CONTACT

John Dinsmore

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(810) 923-9106



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## The Lakes Office Building

### 10559 Citation Drive, Brighton, MI 48116



<b>Property Type:</b>	Office
<b>Available SF:</b>	44,409
<b>Land Size (Acres):</b>	3.24
<b>Market:</b>	SE Michigan
<b>Submarket:</b>	Livingston
<b>County:</b>	Livingston
<b>Business Park:</b>	Brighton Business Park

#### Availability Details

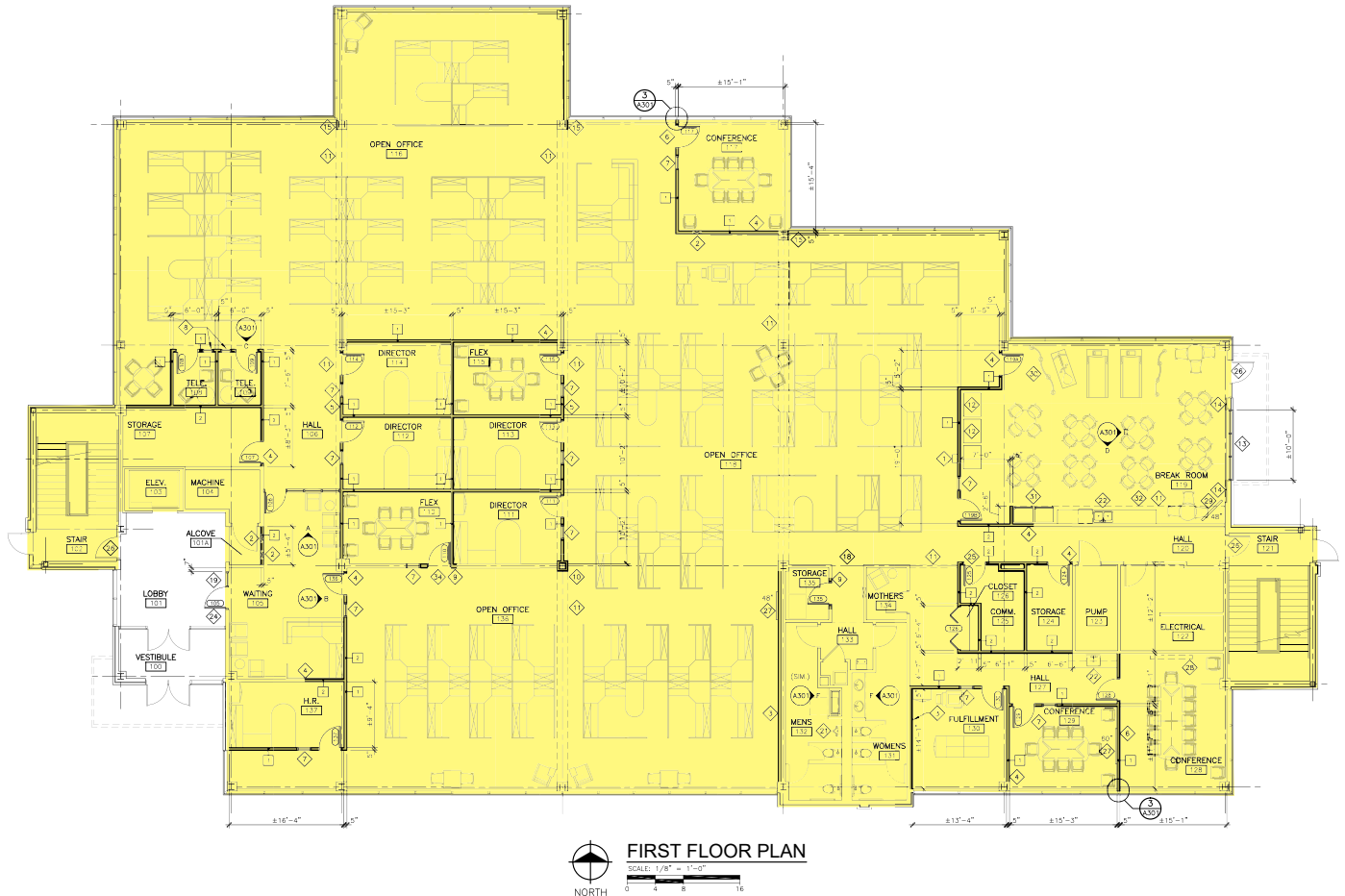
<b>Building SF:</b>	44,409	<b>Transaction Type:</b>	Sale
		<b>Asking Sale Price:</b>	\$5,750,000
		<b>Price Conditions:</b>	Cash or Cash to New Mortgage

#### Comments

**Availability Comments:** Almost Like New, well maintained, three story office building overlooking I-96 (at US 23) just off Grand River Road in the Brighton Business Park in Brighton Township (lower taxes). Priced well below reproduction costs... save, save, save! Ideal for a user/owner (\*\*various sized suites available, i.e. first floor (14,377 sq. ft., ) & third floor (14,933 sq. ft.) can be immediately available... Suite 201 (3,429 sq. ft.) and Suite 202 (2,142 sq. ft.) on the second floor are available now. Near banking, restaurants, shopping, with easy Expressway access. Confidentiality Agreements must be signed prior to on-site inspections. The roof is a first class EPDM M-Class White Rubber Roof (See EPDM Rubber - Wikipedia). Heating & Cooling is a state of the art (and very economical) heat pump system with 55 zones controlled by multiple thermostats to provide maximum versatility for heating & cooling as needed throughout the various building zones. The cooling tower is a newer (2017) long-life stainless steel model. These items are indicative of the high quality of this fine property. Some furniture (mainly cubicals) are available.

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**SUITE 100 - FIRST FLOOR**  
**14,377 SF AVAILABLE**



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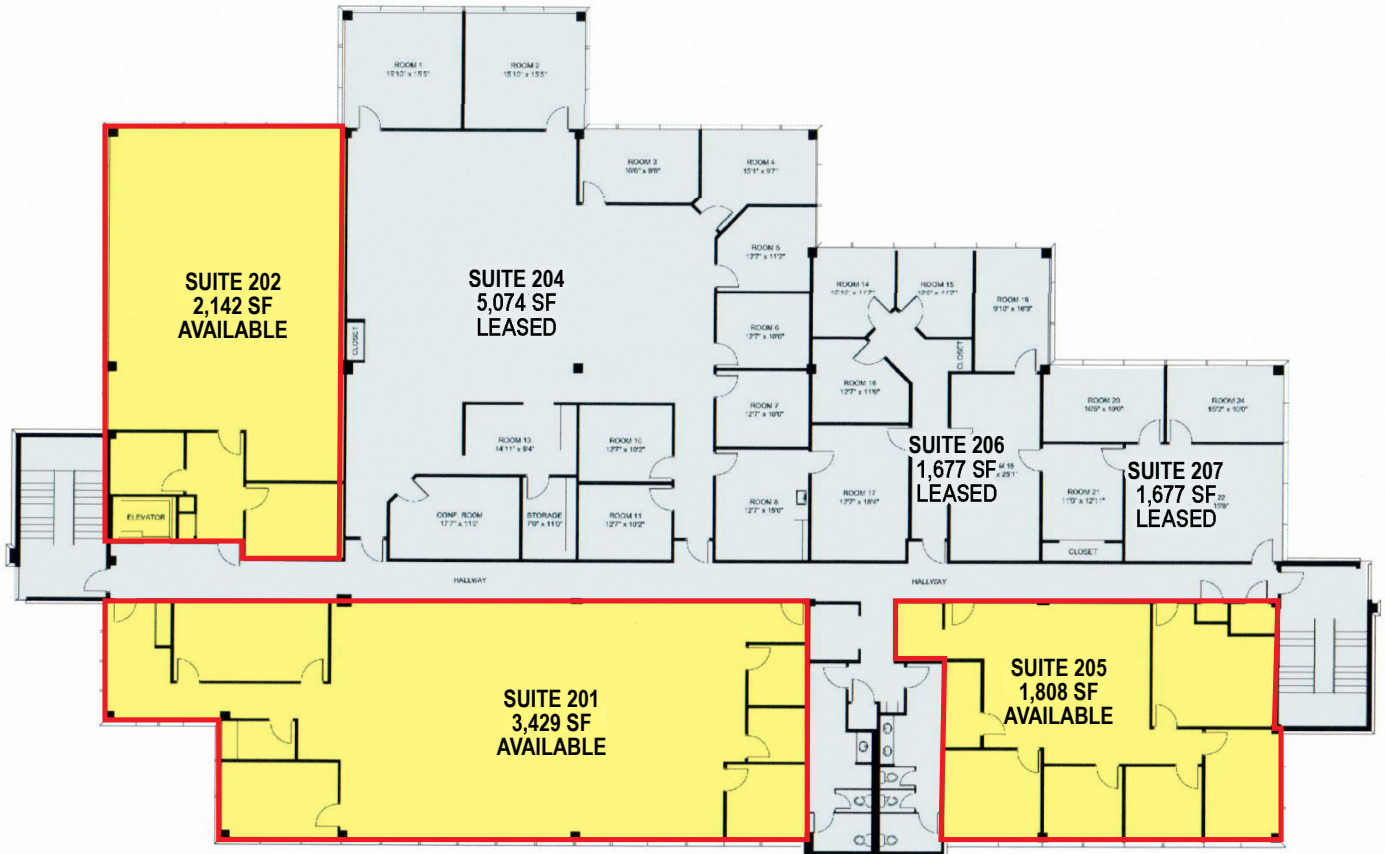
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## SECOND FLOOR



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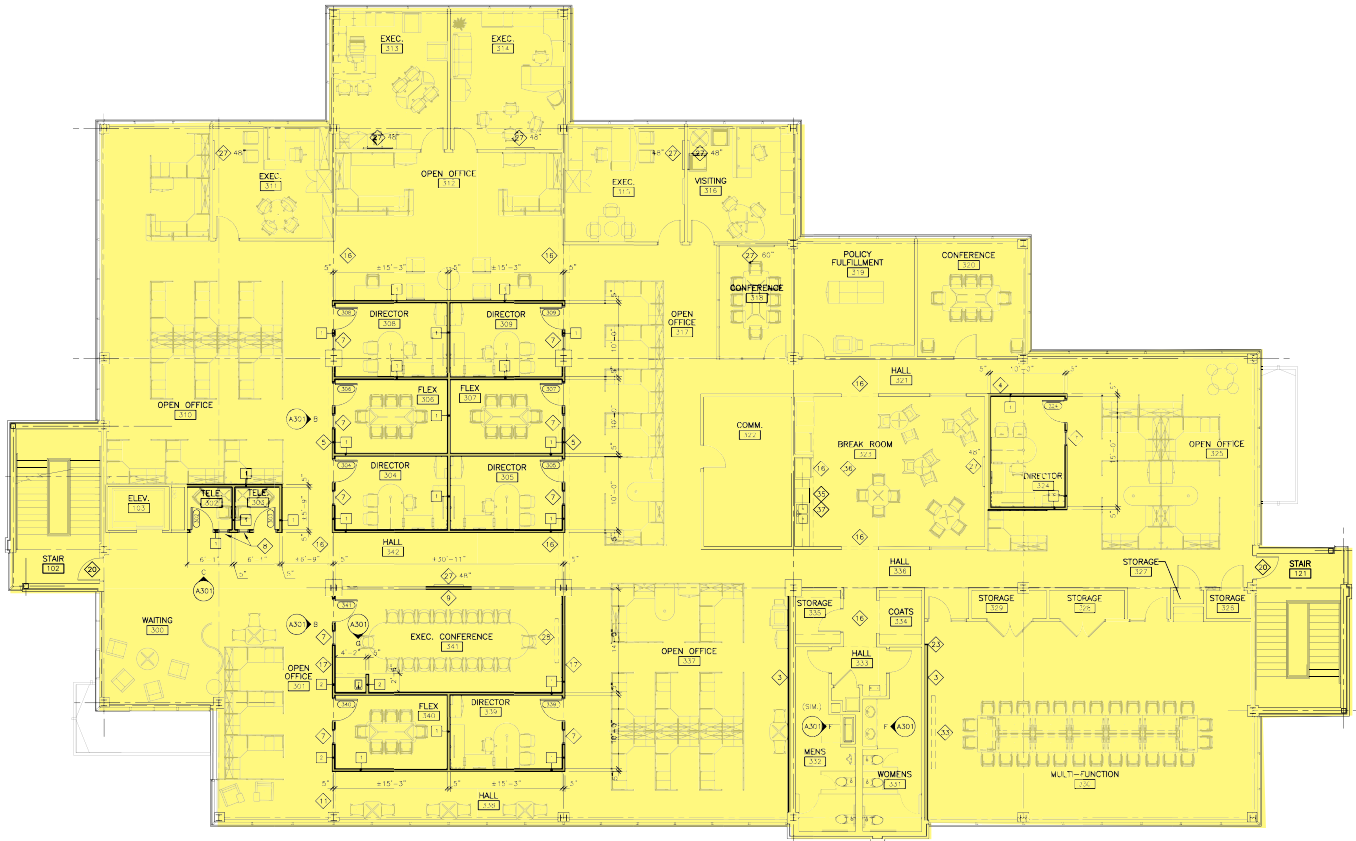
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**LEE & ASSOCIATES**

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## SUITE 300 - THIRD FLOOR 14,933 AVAILABLE



 **THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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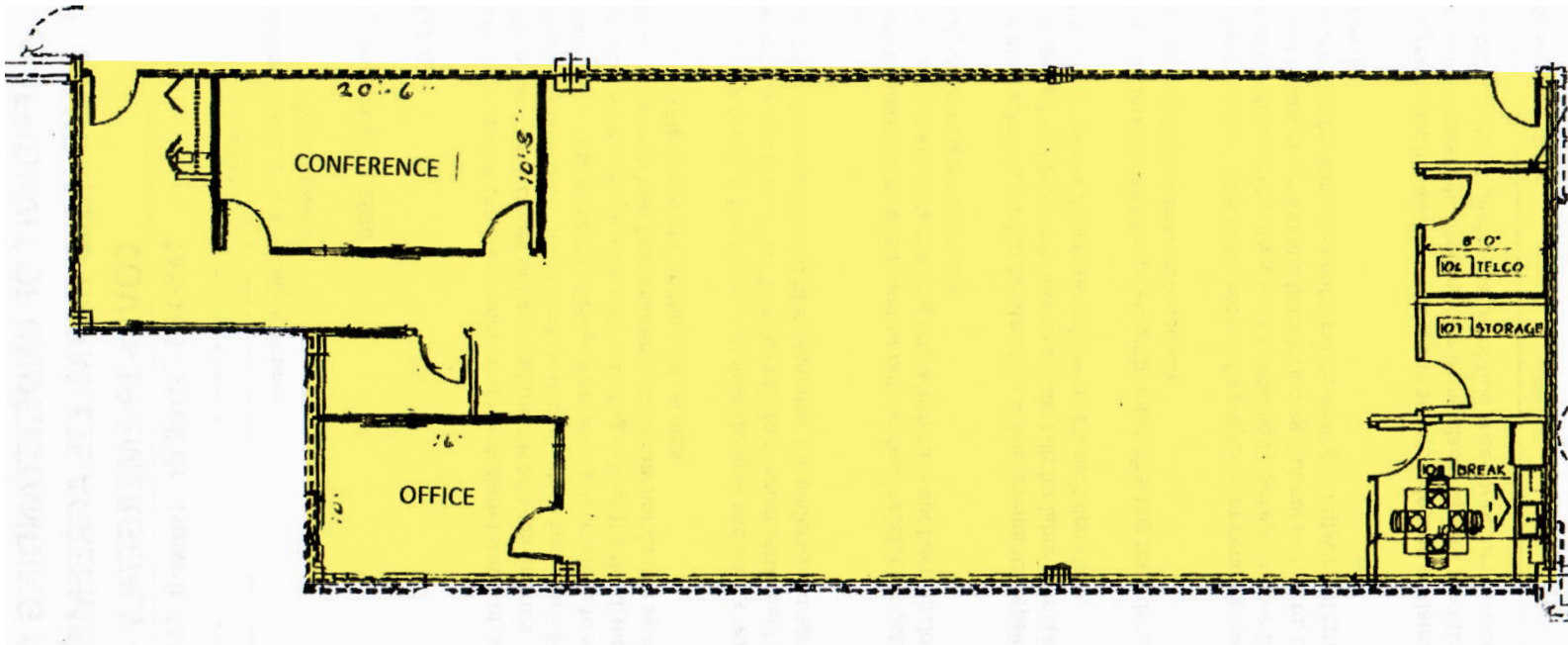
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# FOR SALE

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**SUITE 201**  
**3,429 SF**



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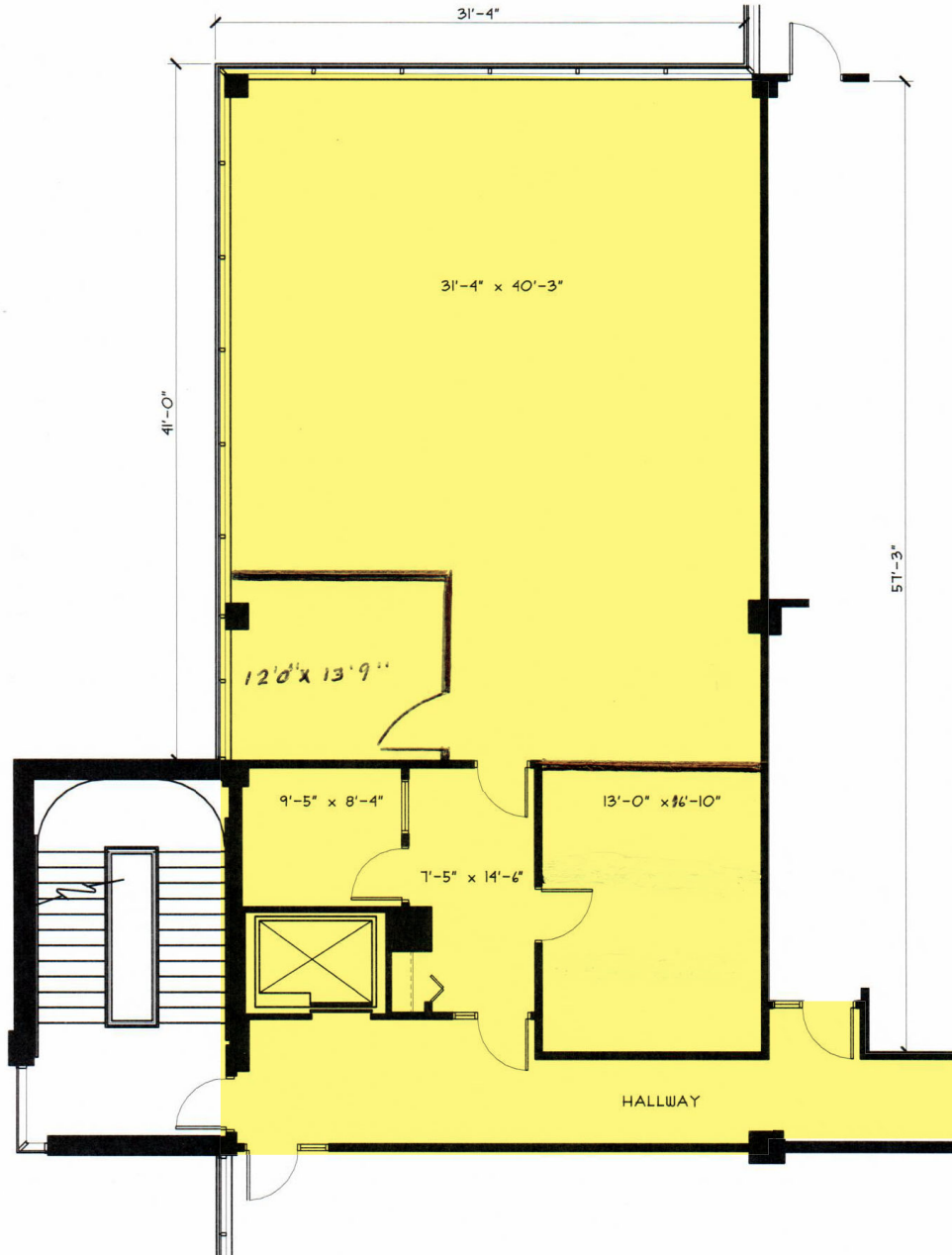
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# FOR SALE

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## SUITE 202 2,142 SF



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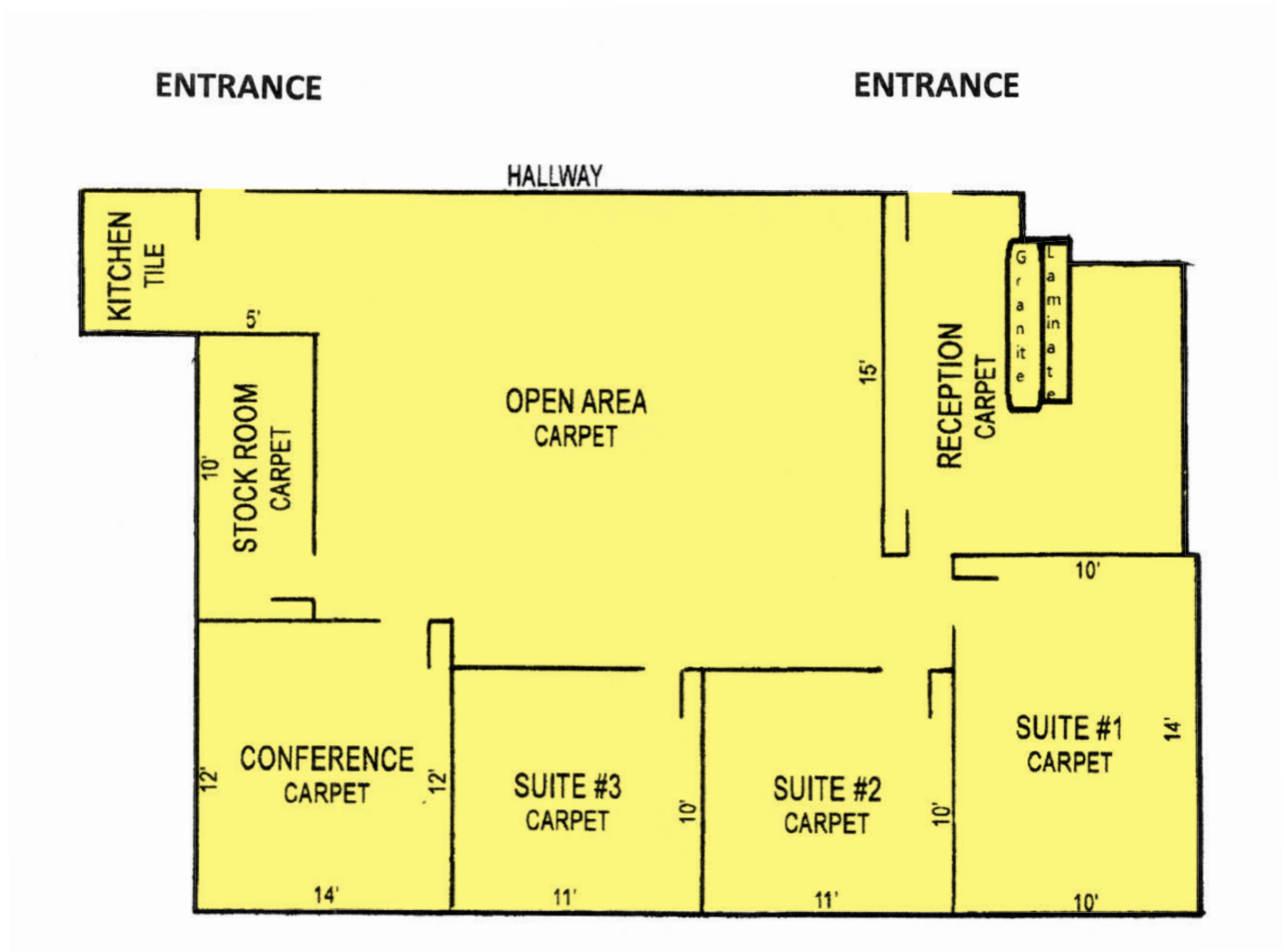
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# FOR SALE

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**SUITE 205**  
**1,808 SF**



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**Building & Construction Details**

<b>Construction Status:</b>	Existing	<b>Year Built:</b>	2001	<b>Heat:</b>	
<b>Building Class:</b>		<b>Date Built:</b>		<b>AC:</b>	
<b>Spec/BTS:</b>		<b>Year Refurbished:</b>	2016	<b>Lighting:</b>	LED/Fluorescent
<b>Spec SF:</b>		<b>Current Occupancy %:</b>		<b>Sprinkler:</b>	
<b>Flex:</b>	No	<b>Multi-Tenant:</b>	Yes	<b>Security:</b>	By Tenant
<b>Condominium Y/N:</b>	No	<b>Corporate HQ:</b>	Possible	<b>Restroom:</b>	6
<b>Space Build Out:</b>		<b>Core Factor:</b>		<b>Shower:</b>	
<b>Building Dimensions (LxW):</b>		<b>Load Factor:</b>		<b>Lobby:</b>	Yes
<b>Typical Floor Plate SF (Min):</b>		<b>Floor Area Ratio:</b>		<b>Signage:</b>	
<b>Typical Floor Plate SF (Max):</b>		<b>Roof Type:</b>	EPDM/Rubber	<b># Passenger Elevators:</b>	1
<b>Construction Type:</b>	Masonry/Steel	<b>Roof Age:</b>	2001	<b># Freight Elevators:</b>	
<b>Exterior Type:</b>	Brick	<b>Skylight:</b>		<b>LEED Certification:</b>	
<b>Building/Construction Quality:</b>		<b>Deck:</b>		<b>Handicapped Access (ADA):</b>	Yes
<b>Physical Condition:</b>	Excellent	<b>Floor Type:</b>		<b>Floor Thickness (Inches):</b>	
<b>Building/Construction Appeal:</b>					
<b>Elevator Comments:</b>					

**Ceiling Height & Bay/Column Size**

<b>Ceiling Height Min:</b>		<b>Bay/Column Width:</b>		<b>Column Spacing:</b>	
<b>Ceiling Height Max:</b>	9'4"	<b>Bay/Column Depth:</b>			

**Parking**

<b># Spaces:</b>	191	<b># Covered Spaces:</b>		<b># Uncovered Spaces:</b>	
<b>Parking Ratio:</b>		<b>Monthly Rate:</b>		<b>Monthly Rate (\$):</b>	
<b>Parking Comments:</b> Six Handicapped Parking Spaces					

**Site**

<b>Land Size (Acres):</b>	3.24	<b>Lot Dimensions (LxW):</b>		<b>Zoning:</b>	B-3
<b>Land SF:</b>	141,134	<b>Floodplain:</b>		<b>Site Condition/Quality:</b>	
<b>Land Usable Acres:</b>		<b>Density:</b>		<b>Topography:</b>	Level
<b>Land Usable SF:</b>		<b>Permitted FAR:</b>		<b>Site Shape:</b>	Slightly Irregular
<b>Permitted SF:</b>		<b>Development Capacity:</b>		<b>Access:</b>	Off Grand River
<b>Buildable SF:</b>		<b>Yard Type:</b>		<b>Visibility:</b>	
		<b>Yard SF:</b>		<b>Frontage:</b>	Overlooks I-96

**Additional Site/Parcel Information Comments:** Parcel Identification Number: 4712-33-300-029

**Frontage Traffic Count Comments:**

**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	John Dinsmore	810.923.9106	<a href="mailto:john.dinsmore@lee-associates.com">john.dinsmore@lee-associates.com</a>