



RENDERING - NOT ACTUAL BUILDING

FOR LEASE

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248.476.3700

LISTED BY:

Mark Szerlag

Senior Partner
mszerlag@thomasduke.com

Eric Szerlag

Vice President
eszerlag@thomasduke.com

FOR LEASE

Lyon Medical Centre

Grand River, west of Milford Rd. Lyon Township, MI



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Lease Rate: \$24.00 SF/yr (NNN)

DESCRIPTION

Soon to be constructed Medical Office Building along the Grand River corridor. Located immediately west of James F. Atchinson Memorial Park.

PROPERTY HIGHLIGHTS

- New Construction - Available 2025.
- Medical & Office suites available.
- Prime location in Lyon Township.

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BUILDING INFORMATION

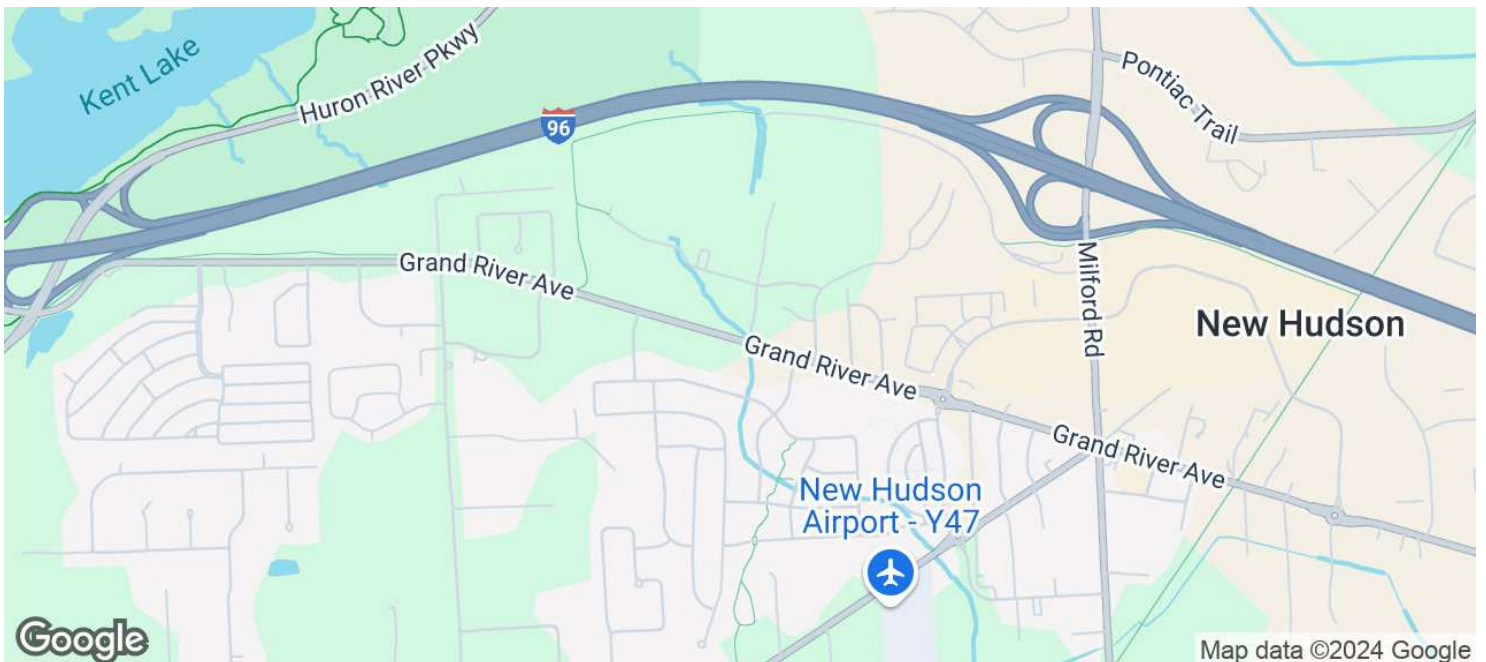
LEASE RATE:	\$24.00/SF, NNN
Building Size:	19,622 SF (Main Level - 10,707 SF Lower Level - 8,915 SF)
Available Space:	2,000 to 19,622 SF
Year Built:	New Construction 2022
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	125

PROPERTY INFORMATION

Property Type:	Medical/Office
Zoning	O-1 Office Service District
Traffic Count:	Grand River = 6,312 Milford Road = 11,988
APN:	21-04-126-012
Legal Description:	T1N, R7E, SEC 4 PART OF NW 1/4 BEG AT PT DIST S 00-28-00 W 1826.02 FT & S 70-17-29 E 917.64 FT & S 70- 32-20 E 296.50 FT & S 70-47- 11 E 428.59 FT FROM NW SEC COR, TH N 05-08-50 E 387 FT, TH S 70-42-00 E 167.13 FT, TH S 05-13-57 W 386.59 FT, TH N 70-47-11 W 166.47 FT TO BEG 1.44 A 11- 24-03 FR 009

LOCATION INFORMATION

Located immediately west of Lyon Township Municipal Offices on Grand River, just west of Milford Road.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 19,622 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire Building	Available	19,622 SF	NNN	\$24.00 SF/yr	Will divide.
Lower Level	Available	8,915 SF	NNN	\$24.00 SF/yr	Will divide.
Main Level	Available	10,707 SF	NNN	\$24.00 SF/yr	Will divide.



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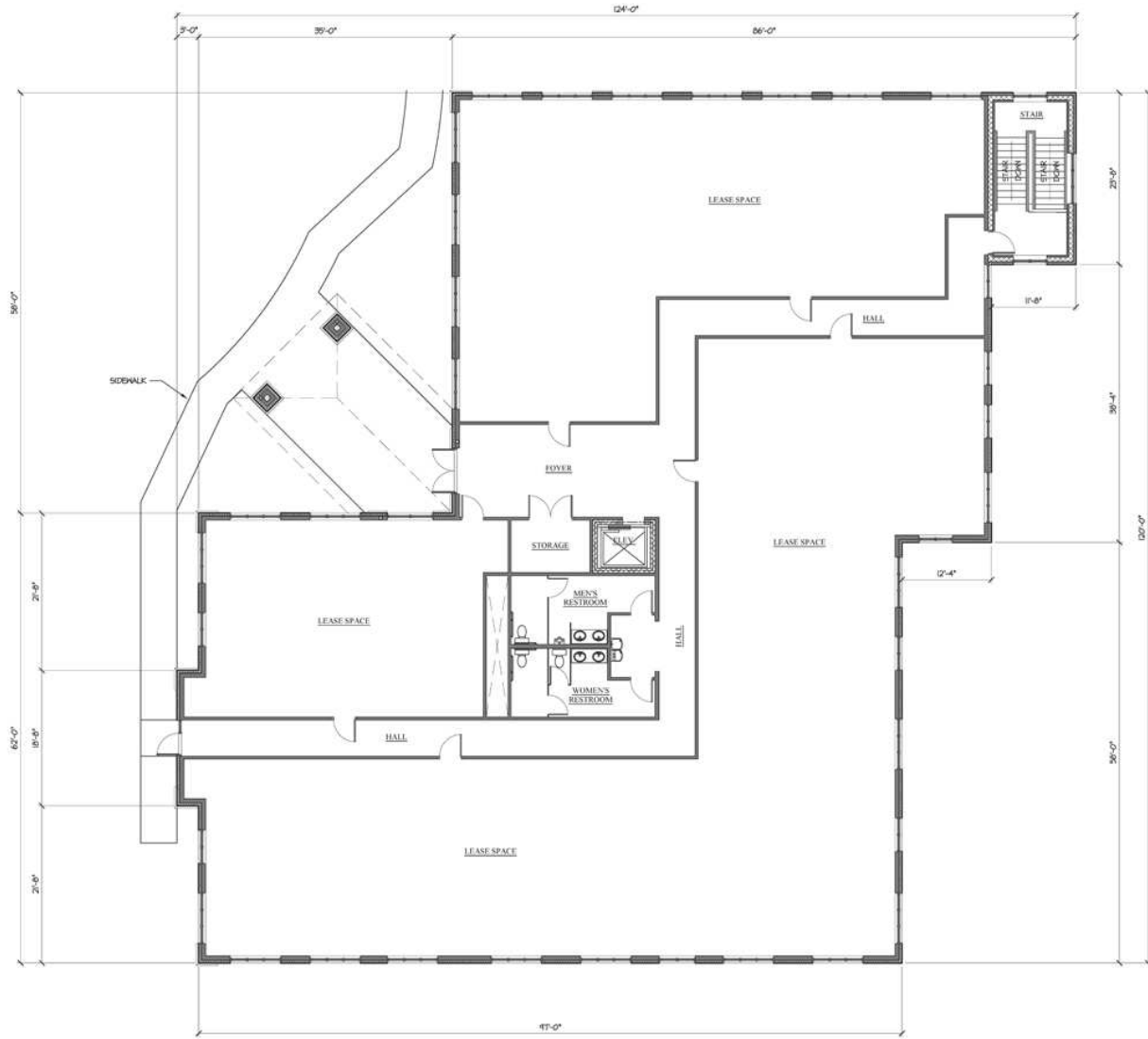
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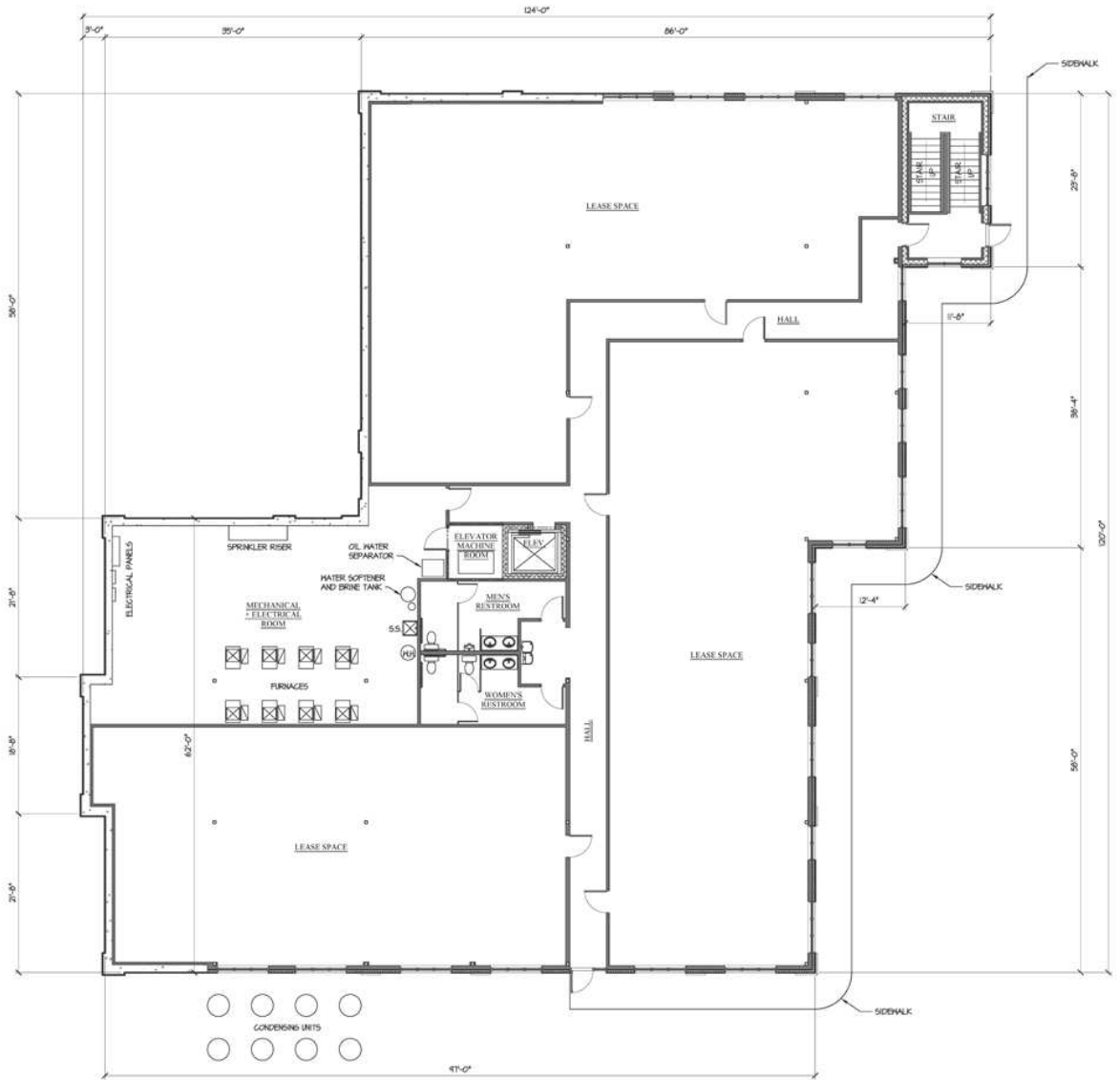


 UPPER LEVEL FLOOR PLAN ~ 10,707 GSF
SCALE: 1/8" = 1'-0"

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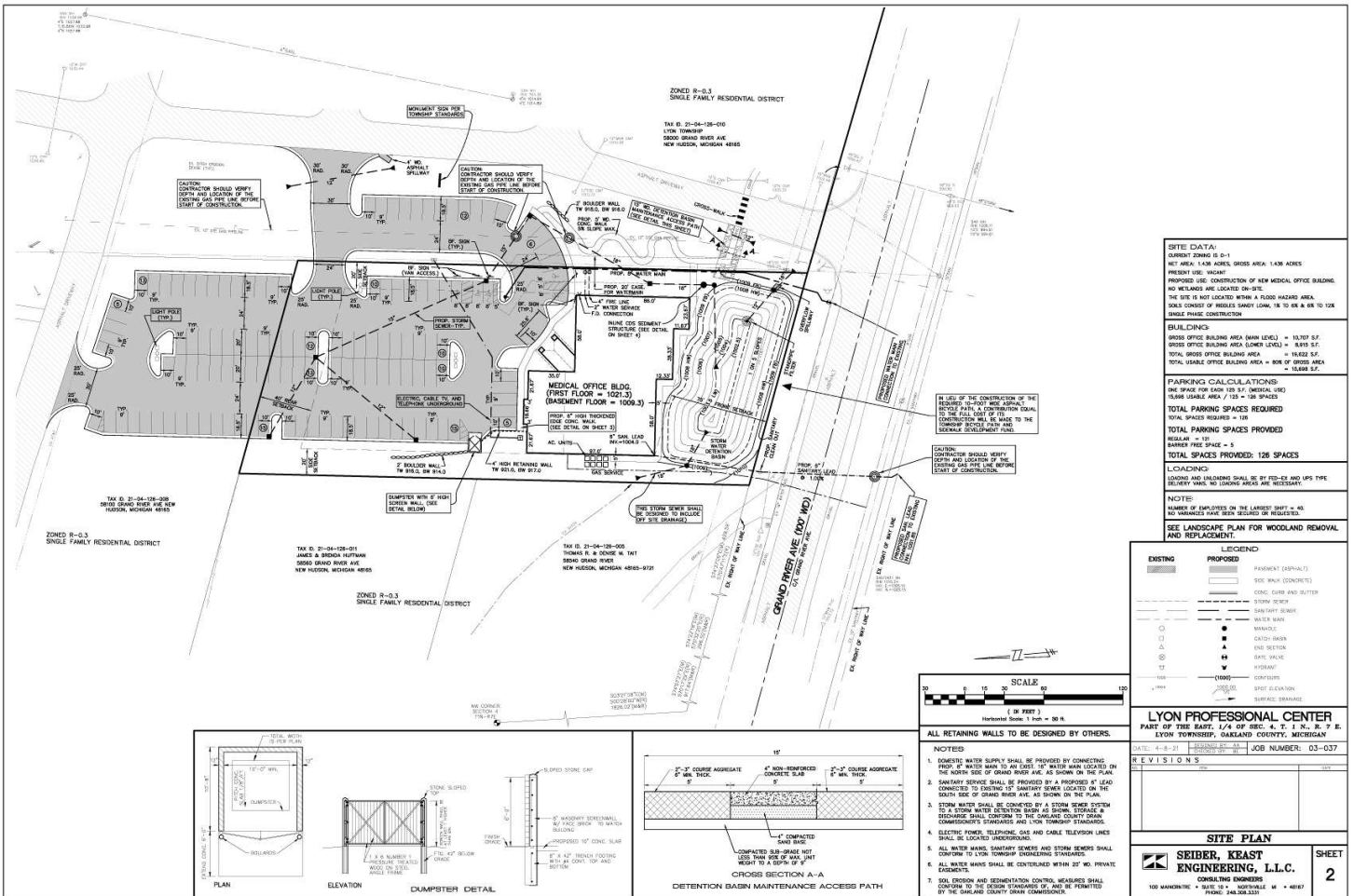
 LOWER LEVEL FLOOR PLAN ~ 10,707 GSF
SCALE: 1/8" = 1'-0"



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WINDOW PERCENTAGE:
 ELEVATION AREA = 3392 SF
 WINDOW AREA = 190 SF
 PERCENTAGE = 5.60052 = 22.8%



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

SIGN REGULATIONS (16.06, C):
 ZONES: O-1
 QUANTITY = ONE PER ROAD FRONTAGE
 SIZE = 15 SF PER LINEAL FOOT OF BUILDING FACADE, 45 SF MAX.
 SOUTH ELEVATION = 20' x 15' = 300 SF = 45 SF MAX.
 EAST ELEVATION = 60' x 15' = 900 SF = 45 SF MAX.

WINDOW PERCENTAGE:
 ELEVATION AREA = 3320 SF
 WINDOW AREA = 190 SF
 PERCENTAGE = 5.72286 = 22.8%



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

TOWNSHIP REGULATIONS:
 ZONES: O-1
 ALLOWABLE HEIGHT = 2 STORIES / 25 FT.
 PROPOSED HEIGHT = 2 STORIES / 24 FT. 4 IN. NET.
 NOTES:
 1) THERE IS NO ROOF TOP MECHANICAL EQUIPMENT.
 2) NOT: ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD.

WINDOW PERCENTAGE:
 ELEVATION AREA = 3384 SF
 WINDOW AREA = 444 SF
 PERCENTAGE = 13.12352 = 22.8%



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING MATERIALS:
 ROOF = DIMENSIONAL ASPHALT SHINGLES, COLOR: BROWN
 BRICK = 4"X8" COLOR: BRICK WITH A LIGHT COLORED SHAD-UP BRICK
 WINDOWS = LOWE WELLS PRO GLASS WITH WITH A LIGHT BRONZE TINT ALUMINUM FRAMES. SHAVE BRICKS NEEDED ALUMINUM FRAMES.
 CAST STONE = COLOR: SANDSTONE

WINDOW PERCENTAGE:
 ELEVATION AREA = 2478 SF
 WINDOW AREA = 600 SF
 PERCENTAGE = 24.21707 = 24.2%



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



ENTRY CANOPY ELEVATION
 SCALE: 1/8" = 1'-0"

PV+A
PUCI + VOLLMAR ARCHITECTS, PC
 ARCHITECTURE & DESIGN & PLANNING
 1000 HUNTERS CREEK AVENUE, SUITE 1000, GRAND RAPIDS, MI 49508-1000
 TEL: 616.755.2200 FAX: 616.755.2201
 WWW.PUCIARCHITECTS.COM



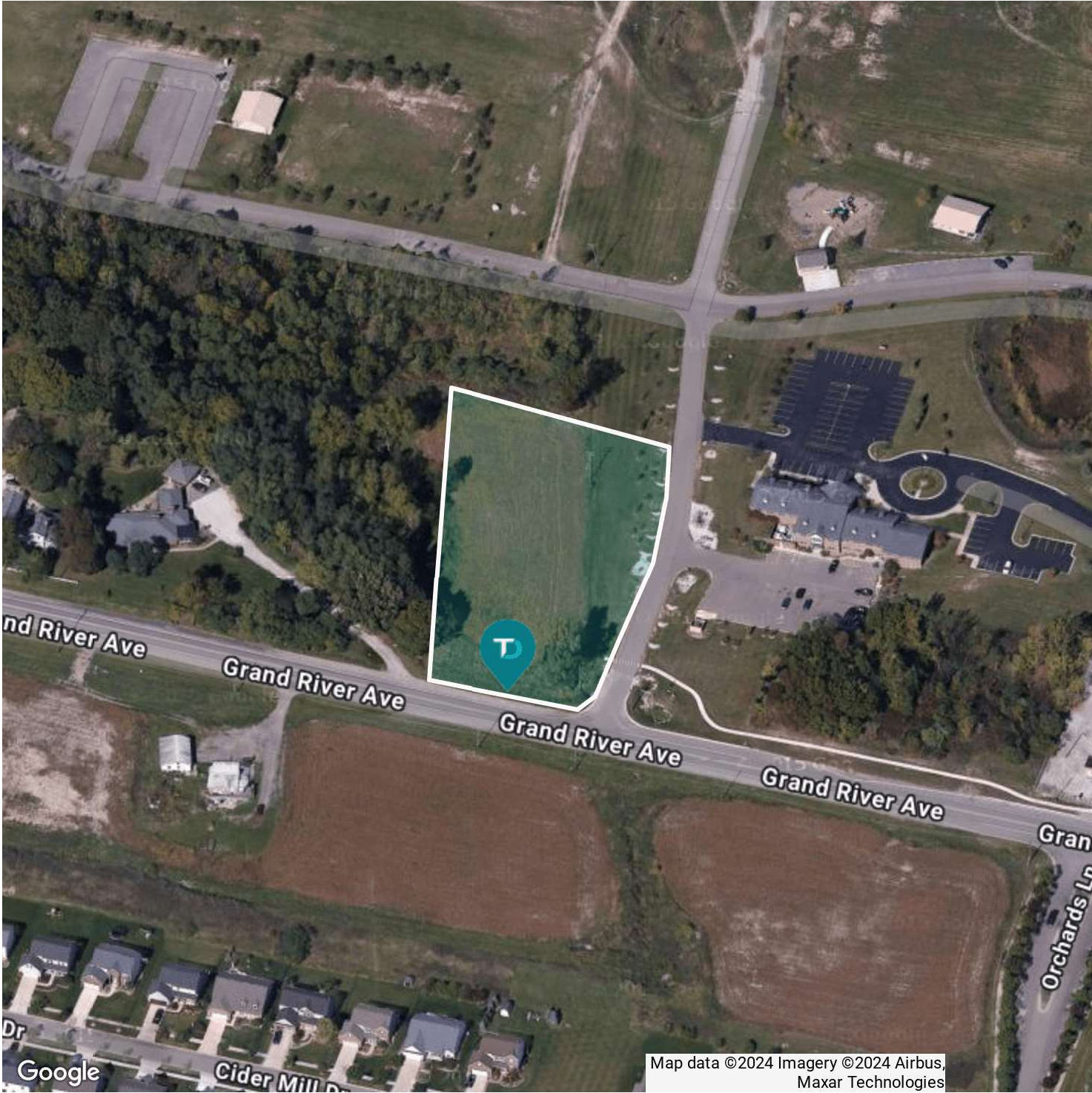
PROJECT: LYON MEDICAL CENTRE
 SHEET TITLE: EXTERIOR ELEVATIONS
 LYON MEDICAL CENTRE
 GRAND RIVER AVE.
 LYON TOWNSHIP, MICHIGAN

DO NOT SCALE THIS PRINT. USE DIMENSIONS SHOWN ONLY.
 DRAWN BY: KJV
 APPROVED BY: KJV
 PROJECT: 2027
 SHEET: **A3**

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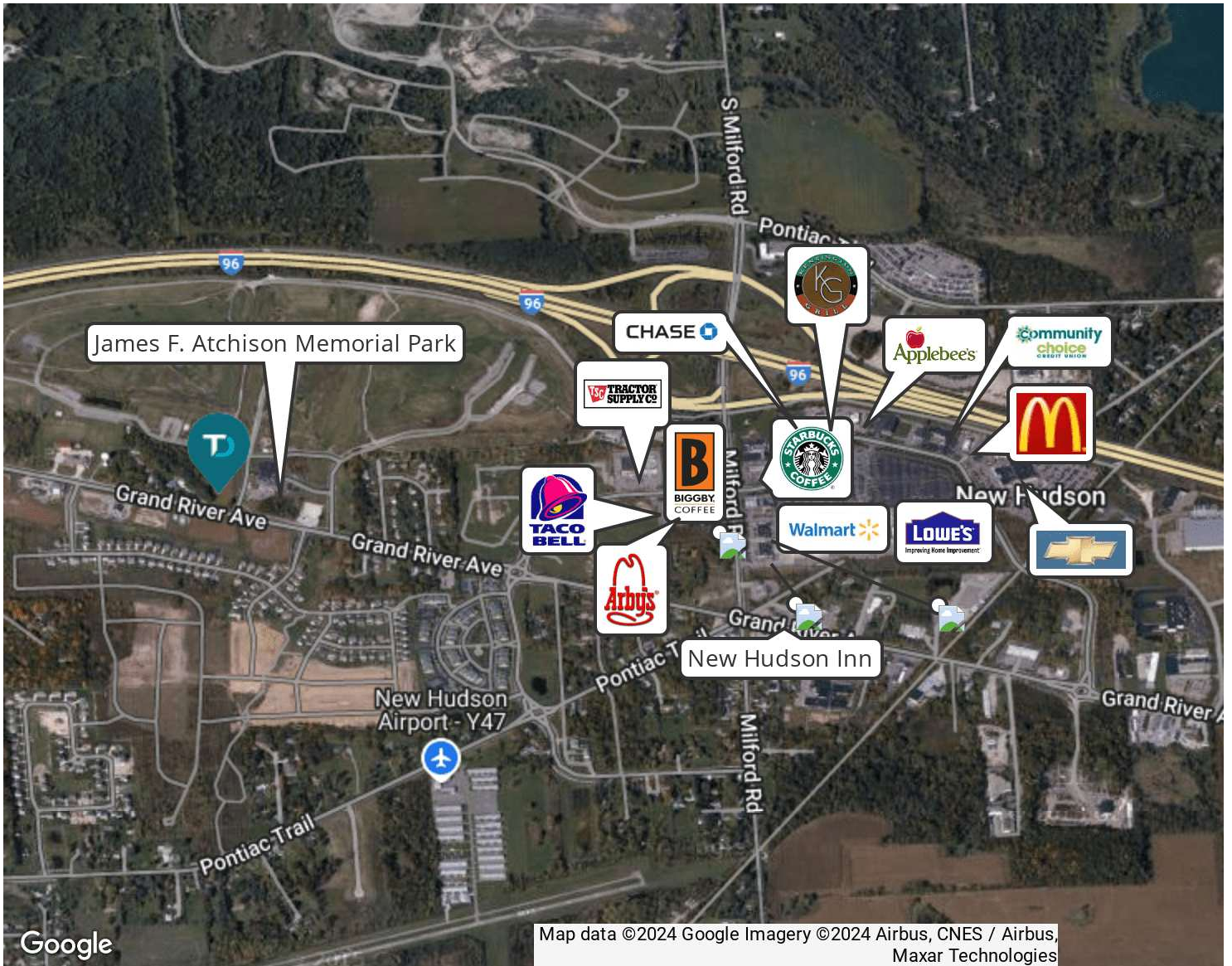
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DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
Total population	2,006	43,175	196,659
Median age	35.7	37.8	38.7
Total households	709	15,822	73,828
Average HH income	\$89,227	\$86,692	\$93,619
Average house value	\$268,940	\$290,545	\$283,421

