

**150 N FIRST ST**

150 N First St, Brighton, MI 48116



**FOR SUBLEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 150 N First St | Brighton, MI 48116

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**PROPERTY OVERVIEW**

2,063 SF office suite available above the popular Lynn's Cafe in Downtown Brighton.

**OFFERING SUMMARY**

|                |  |
|----------------|--|
| Lease Rate:    | \$4,326.00/mo (Gross + Gas & Electric) |
| Building Size: | 4,302 SF                               |
| Available SF:  | 2,063 SF                               |
| Year Built:    | 2004                                   |
| Zoning:        | DBD - Downtown Business District       |

**PROPERTY HIGHLIGHTS**

- Rare Downtown Brighton office suite
- Fantastic location on N First Street
- Floor to ceiling windows
- Free municipal parking lot
- Easy access from I-96, US-23 and Grand River Avenue

**BUILDING/PROPERTY INFORMATION:** 150 N First St | Brighton, MI 48116

**BUILDING INFORMATION**

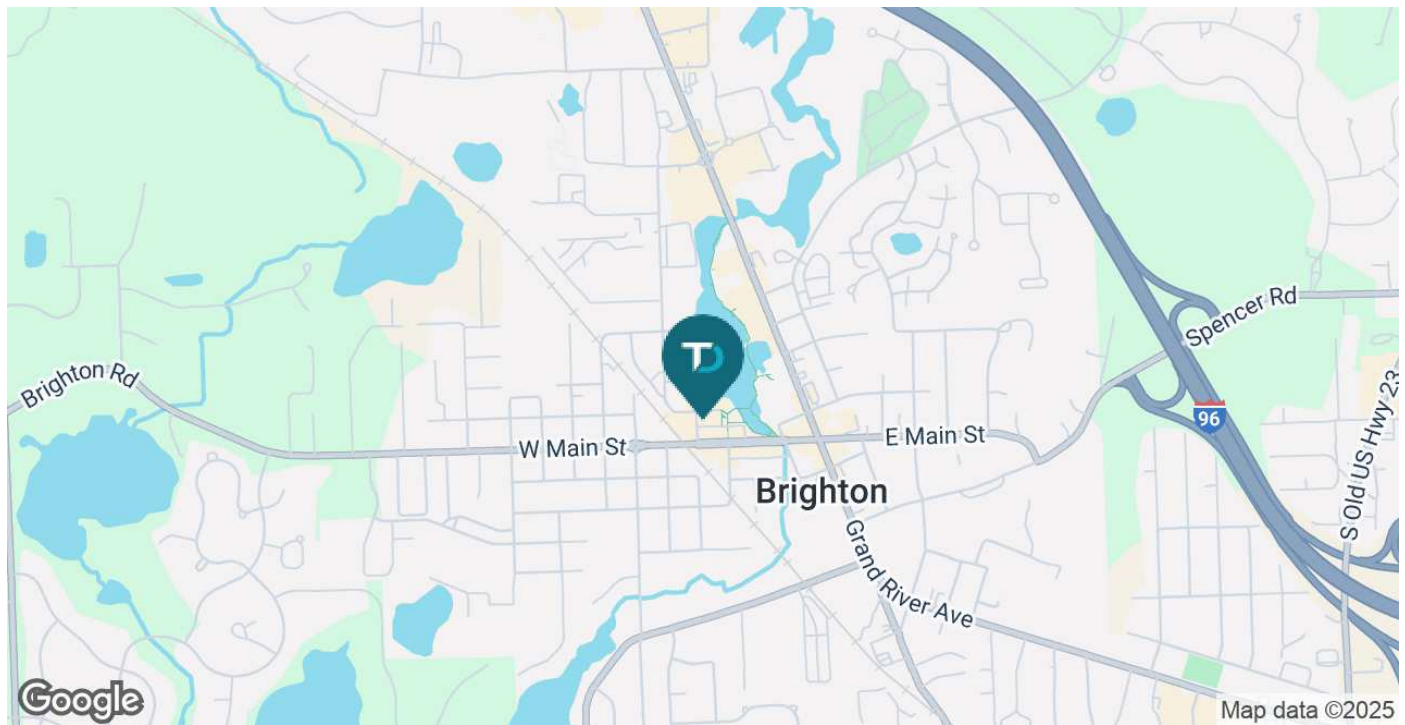
|                   |  |
|-------------------|--|
| Lease Rate:       | \$4,326.00/mo (Gross + Gas & Electric) |
| Building Size:    | 4,302 SF                               |
| Year Built:       | 2004                                   |
| Number of Floors: | 2                                      |
| Utilities:        | City water and sewer                   |
| Parking Spaces:   | Municipal Parking                      |

**PROPERTY INFORMATION**

|                    |                                  |
|--------------------|----------------------------------|
| Property Type:     | Office                           |
| Property Subtype:  | Office Building                  |
| Zoning             | DBD - Downtown Business District |
| Traffic Count:     | Main Street 22,623 (Costar, 21   |
| Legal Description: | Available upon request.          |
| APN:               | 18-30-306-094                    |

**LOCATION INFORMATION**

Downtown Brighton, just one block off of Main Street on N First Street. Near Becker Brewery, Bourbons, and the mill pond.



**LEASE SPACES:** 150 N First St | Brighton, MI 48116



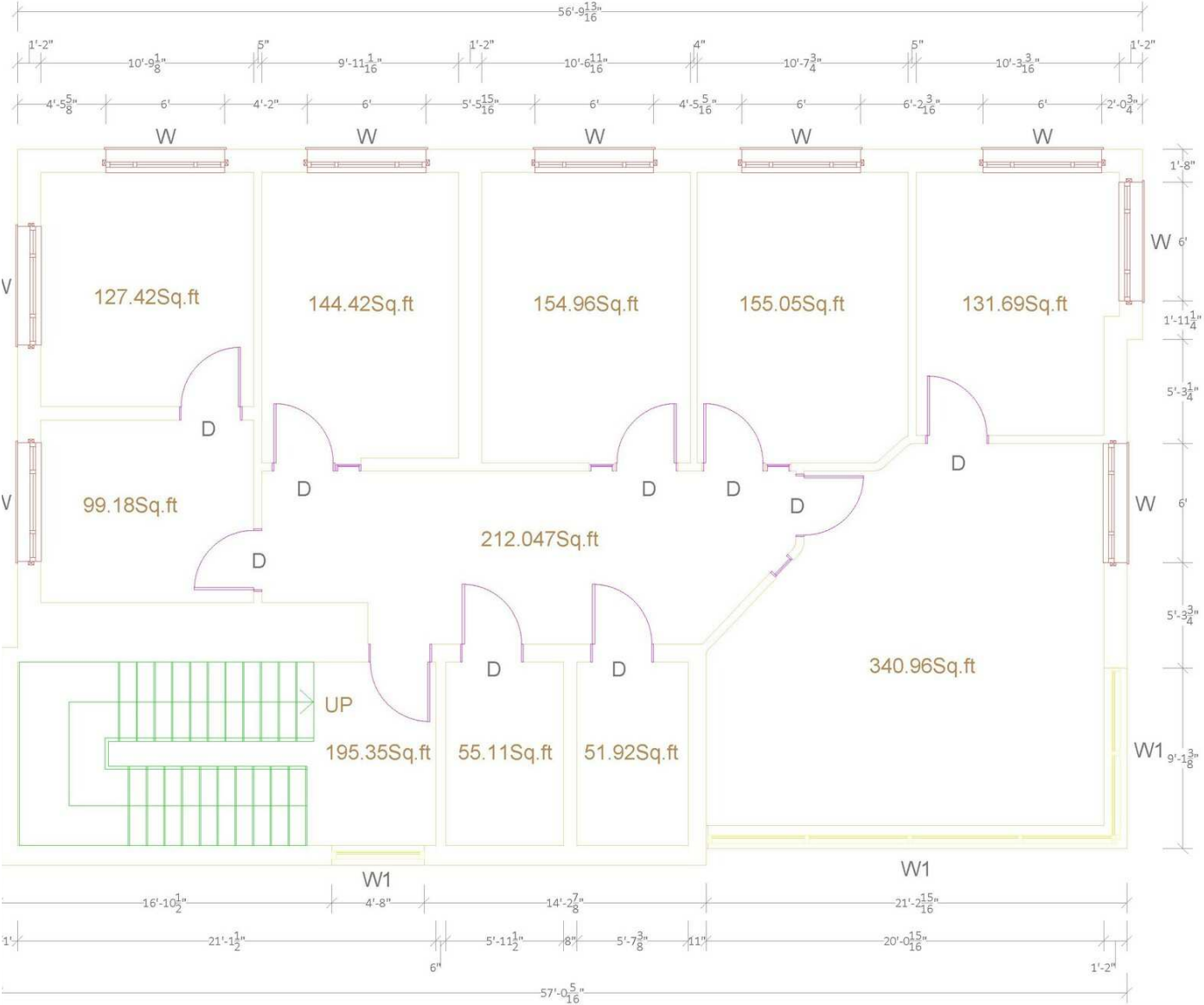
**LEASE INFORMATION**

|              |                        |             |               |
|--------------|------------------------|-------------|---------------|
| Lease Type:  | Gross + Gas & Electric | Lease Term: | Negotiable    |
| Total Space: | 2,063 SF               | Lease Rate: | \$4,326.00/mo |

**AVAILABLE SPACES**

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE             | LEASE RATE        |
|-------|-----------|-----------|------------------------|-------------------|
| Upper | Available | 2,063 SF  | Gross + Gas & Electric | \$4,326 per month |

**FLOOR PLANS:** 150 N First St | Brighton, MI 48116



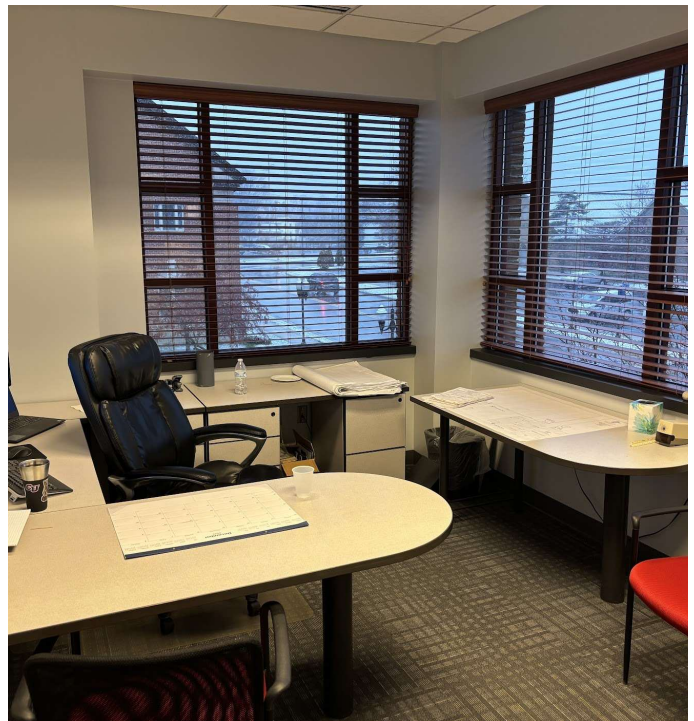
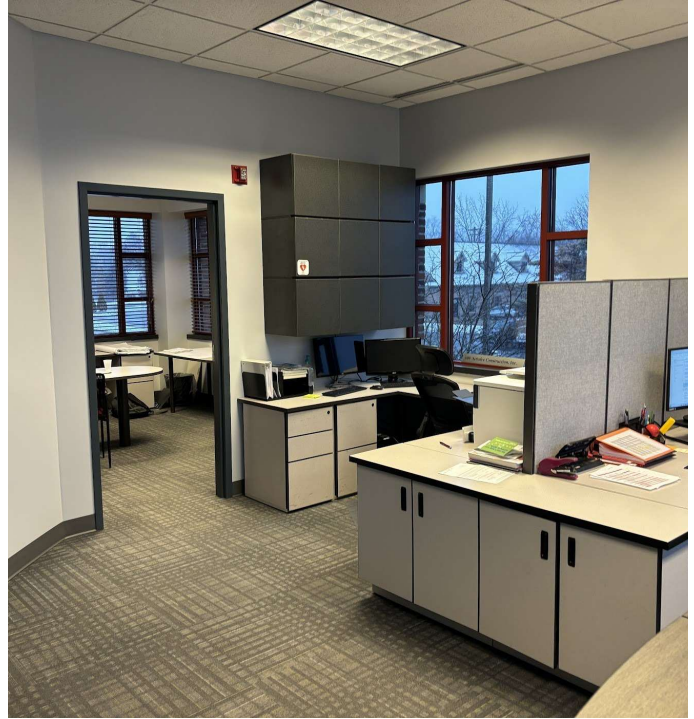
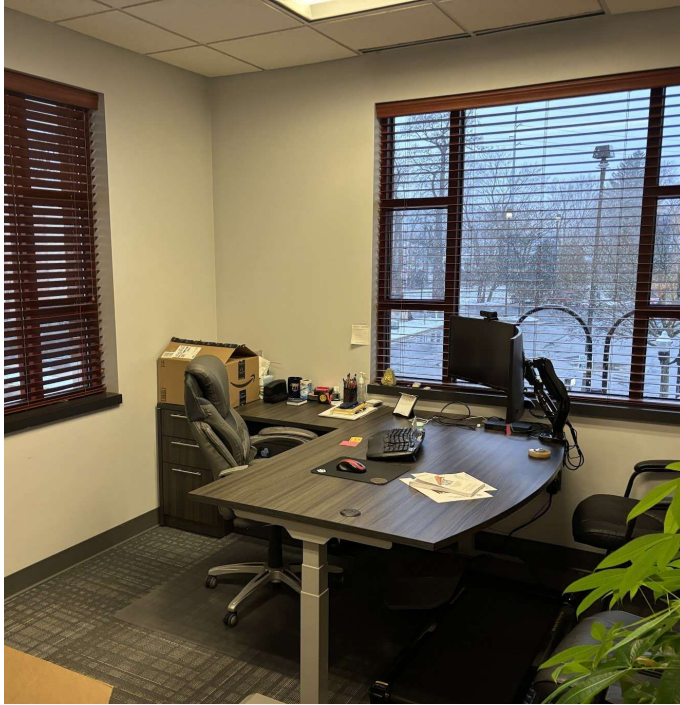
SECOND FLOOR

**ADDITIONAL PHOTOS:** 150 N First St | Brighton, MI 48116



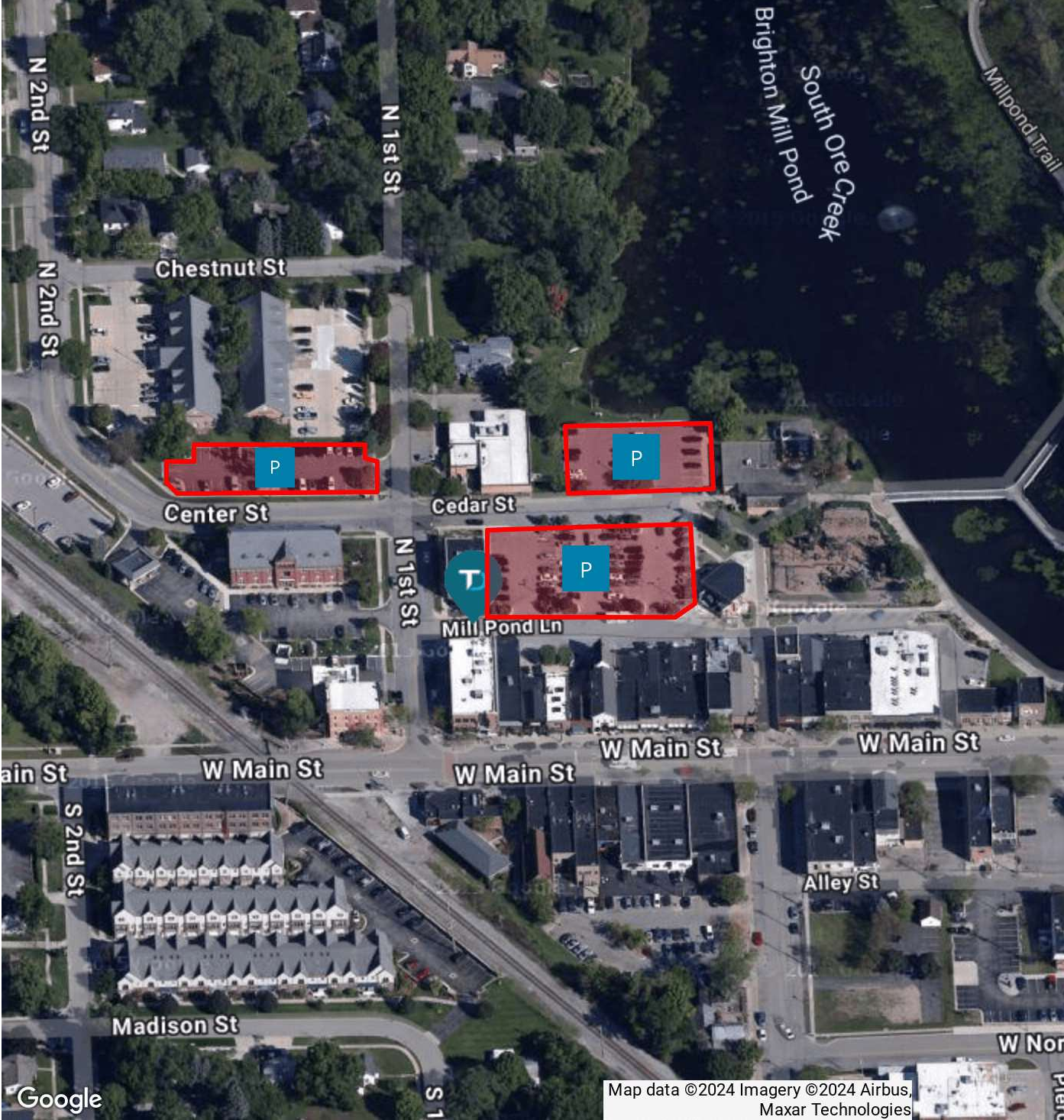
**ADDITIONAL PHOTOS:** 150 N First St | Brighton, MI 48116

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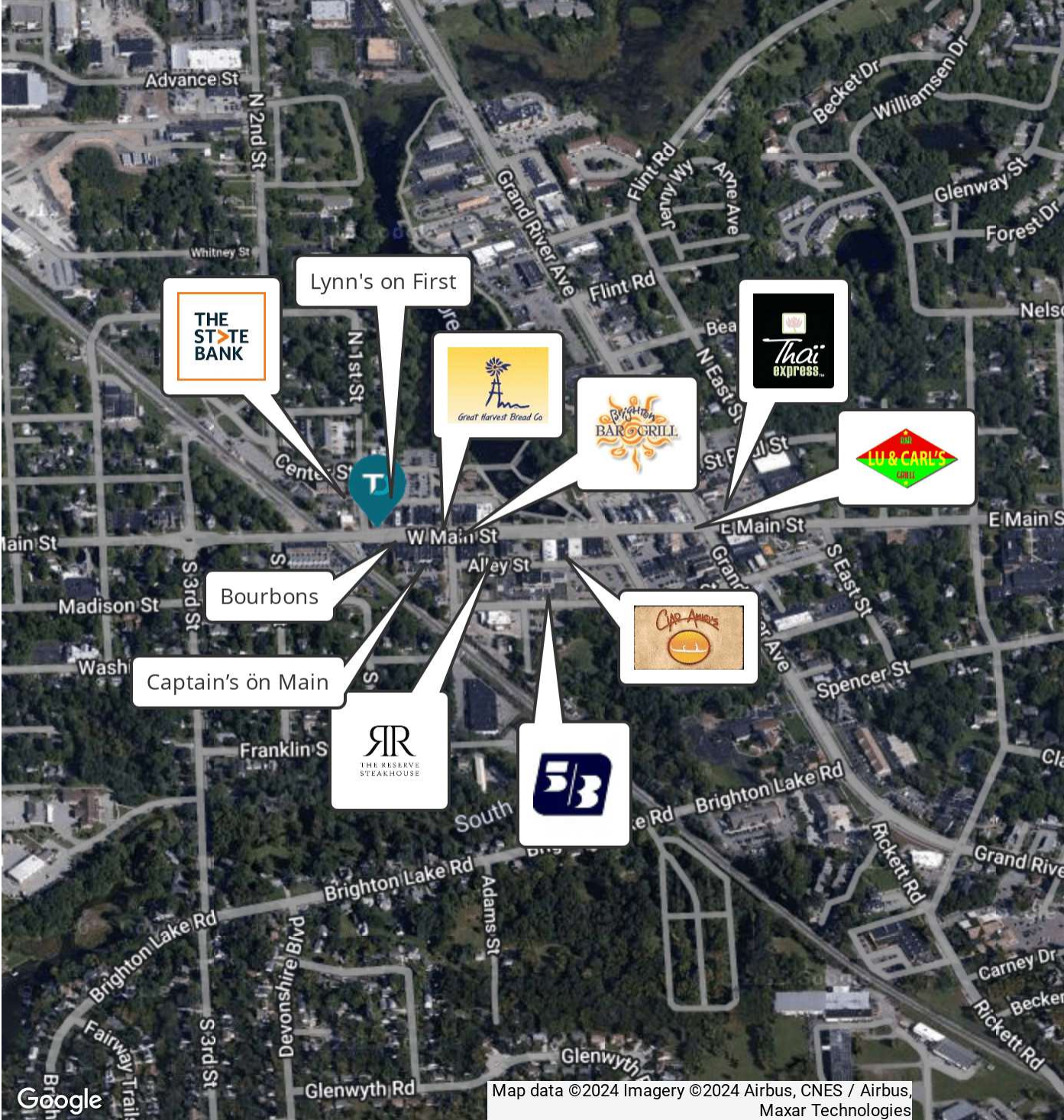


**AERIAL MAP:** 150 N First St | Brighton, MI 48116



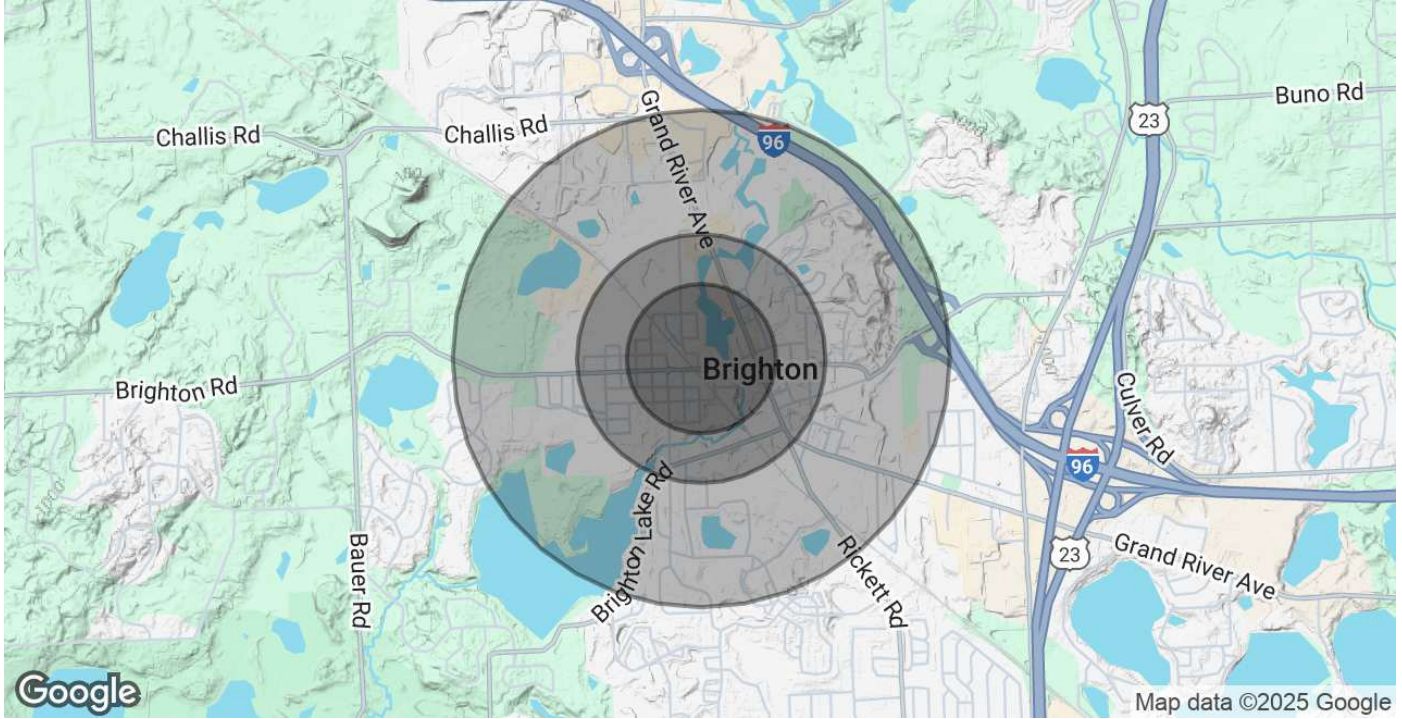


**RETAILER MAP:** 150 N First St | Brighton, MI 48116



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**DEMOGRAPHICS MAP & REPORT: 150 N First St | Brighton, MI 48116**



|                                | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|------------------|------------------|---------------|
| <b>POPULATION</b>              |                  |                  |               |
| Total Population               | 445              | 1,704            | 5,658         |
| Average Age                    | 49               | 46               | 46            |
| Average Age (Male)             | 46               | 44               | 44            |
| Average Age (Female)           | 52               | 49               | 48            |
| <b>HOUSEHOLDS &amp; INCOME</b> |                  |                  |               |
| Total Households               | 227              | 877              | 2,881         |
| # of Persons per HH            | 2                | 1.9              | 2             |
| Average HH Income              | \$77,864         | \$89,652         | \$106,263     |
| Average House Value            | \$319,479        | \$331,334        | \$347,891     |

*Demographics data derived from AlphaMap*