

FOR LEASE

TOWER OFFICE CENTER

10524 EAST GRAND RIVER, BRIGHTON, MICHIGAN

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

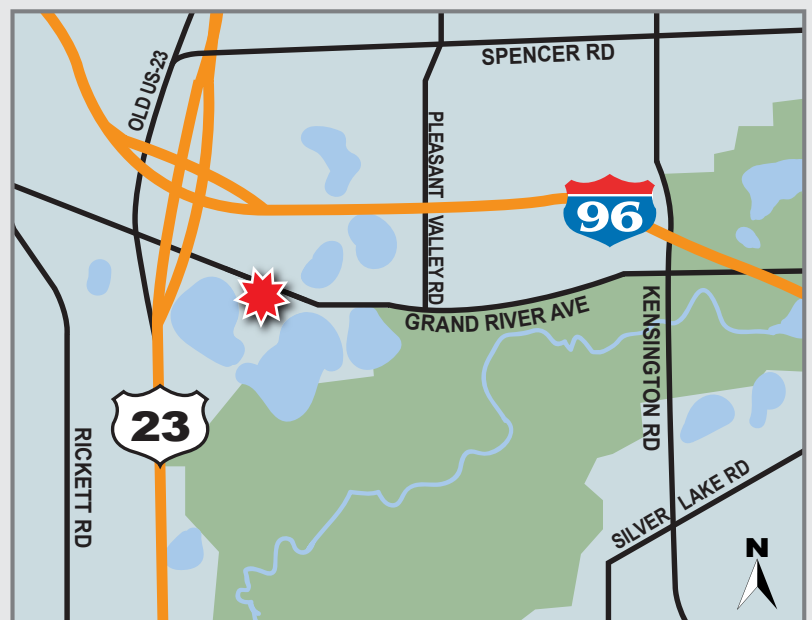
- Suite 102: 920 SF
- See Floor Plans in Flyer
- Single Room Offices When Available
- Great Parking
- Easy 1-96 & US 23 Access
- Near Banks, Restaurants, Shopping
- Competitive Lease Rates

FOR DETAILS CONTACT

John Dinsmore

john.dinsmore@lee-associates.com

(810) 923-9106



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

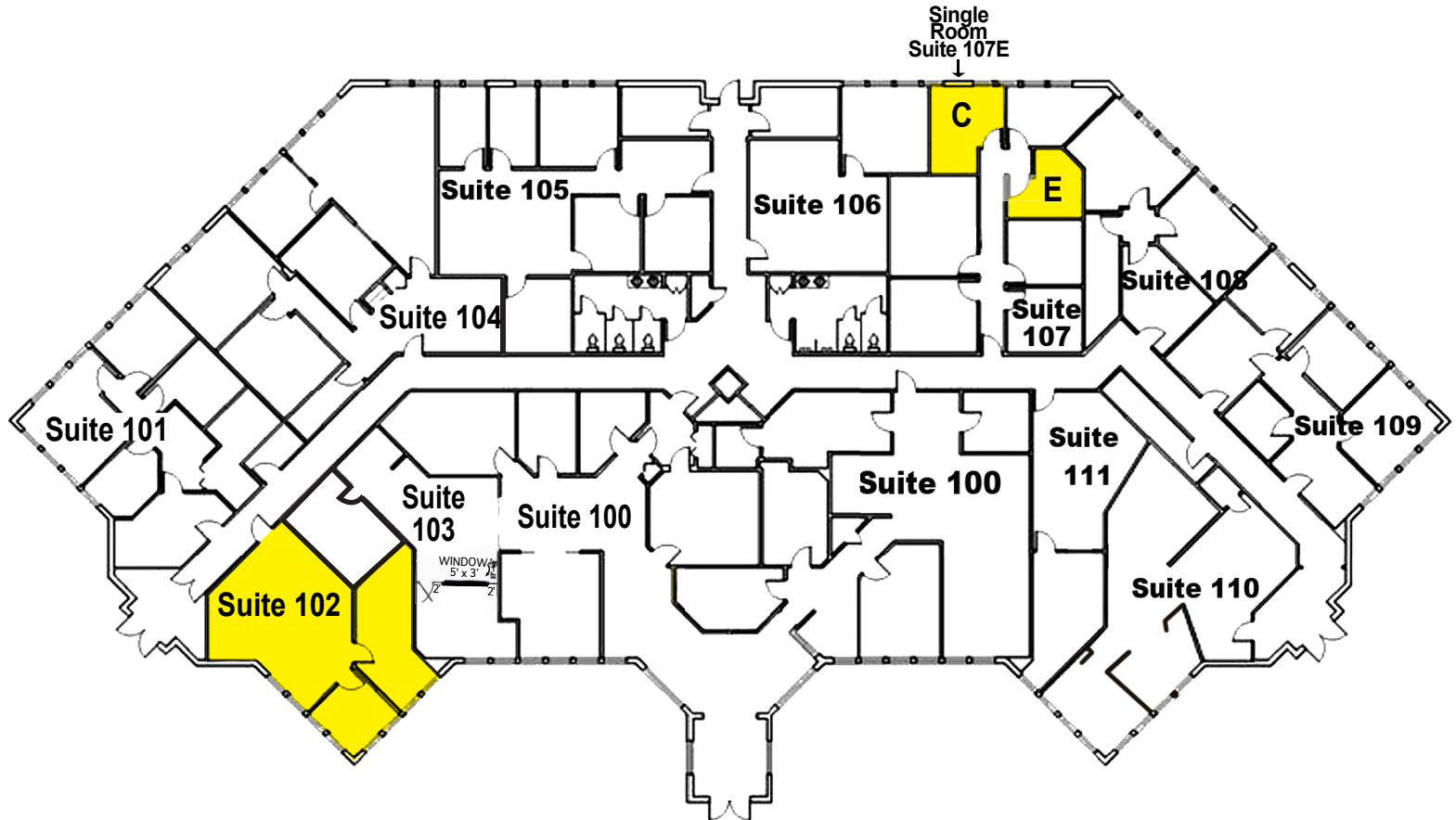
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FLOOR PLAN

NO SCALE

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**Tower Office Center
10524 E. Grand River Ave., Suite 102
Brighton, MI 48116**



Property Type: Office
Available SF: 920
Land Size (Acres): 1.79
Market: SE Michigan
Submarket: Livingston
County: Livingston

Availability Details

Available SF:	920	Transaction Type:	Lease
Max Contiguous SF:	920	Asking Lease Rate:	\$1,380.00 PER Month Gross Includes Utilities

Comments

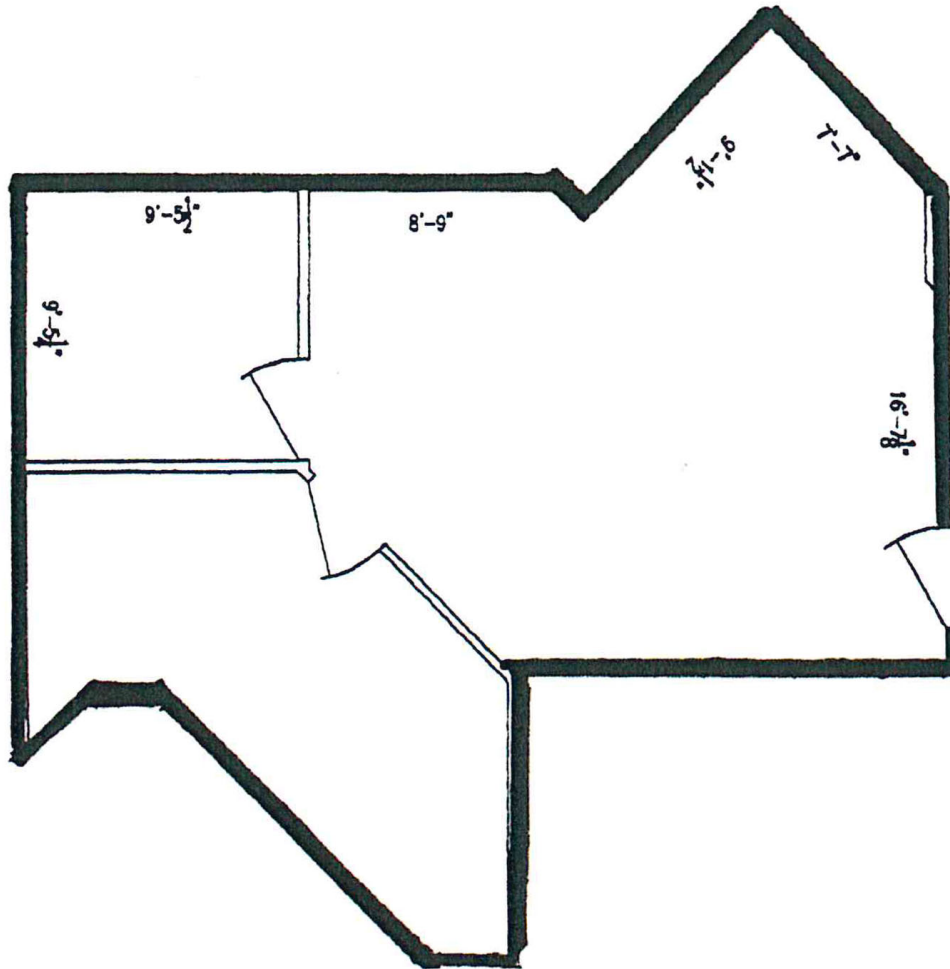
Availability Comments: Very clean, well maintained office building with great parking, attractive lease rates. Easy access from 1-96 & US-23. Commencing rent is \$1,380.00 per month escalating 3% each year. Includes gas and electric.

FOR LEASE

TOWER OFFICE CENTER

10524 EAST GRAND RIVER, BRIGHTON, MICHIGAN

Suite 102
920 SF



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Building & Construction Details

Feature	Property	Feature	Property
Building Class:		Exterior Type:	Brick
# Floors:	1	Building/Construction Quality:	
# Buildings:	1	Physical Condition:	
Primary Use:	Office	Building/Construction Appeal:	
Secondary Use:		Roof Type:	
Center Type:		Roof Age:	
Construction Status:	Existing	Skylight:	
Year Built:	1989	Deck:	
Date Built:		Floor Type:	
Year Refurbished:		Floor Thickness (inches):	
Current Occupancy %:		Heat:	
Multi-Tenant:	Yes	AC:	
Corporate HQ:		Lighting:	
Spec/BTS:		Sprinkler:	
Spec SF:		Security:	
Flex:	No	Restroom:	Common
Condominium Y/N:	No	Shower:	
Space Build Out:		Lobby:	
Building Dimensions (LxW):		Signage:	Yes
Typical Floorplate SF (Min):		# Passenger Elevators:	
Typical Floorplate SF (Max):		# Freight Elevators:	
Core Factor:		LEED Certification:	
Load Factor:		Handicapped Accessible (ADA):	Yes
Floor Area Ratio:		# Employee / Headcount:	
Construction Type:			

Elevator Comments:

Site

Property	Property
Land Size (Acres):	1.77
Land SF:	77,101
Land Usable Acres:	
Land Usable SF:	
Lot Dimensions (LxW):	260x300
Floodplain:	
Density:	
Permitted SF:	
Buildable SF:	
Permitted FAR:	
Development Capacity:	
Yard Type:	
Yard SF:	
Zoning:	Office
Site Condition/Quality:	
Topography:	
Site Shape:	
Access:	
Visibility:	
Frontage:	

Additional Site/Parcel Information Comments: Parcel Identification Number 12-33-301-083

Frontage Traffic Count Comments:

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	John Dinsmore	810.923.9106	john.dinsmore@lee-associates.com