

FOR LEASE

FONDA PLACE OFFICENTER

10315, 10321 & 10327 GRAND RIVER, BRIGHTON, MICHIGAN



PROPERTY FEATURES

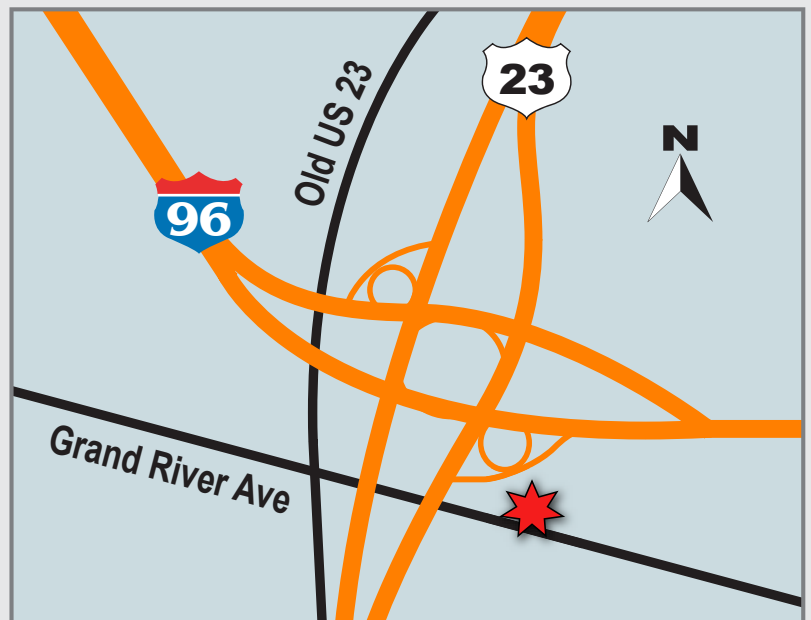
- Leases are Modified Gross - Rent Includes Fonda Place Operating Expenses Plus Electric
- Suite 101 - 1,020 SF
- Suite 408 - 1,791 SF
- Single Room Suites - Call Broker for Availability
- Easy I-96 & US 23 Access
- Close to Restaurants, Banking and Shopping and Services

FOR DETAILS CONTACT

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(810) 923-9106



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**Fonda Place Offcenter
10315 E. Grand River, Suite 101
Brighton, MI 48116**



Property Type: Office
Available SF: 1,020
Land Size (Acres): 4.85
Market: SE Michigan
Submarket: Livingston
County: Livingston
Business Park: Fonda Place Offcenter

Availability Details

Available SF:	1,020	Transaction Type:	Lease
Max Contiguous SF:	1,020	Asking Lease Rate:	\$15.50 Per SF / Mod Gross
Building SF:	43,456		
Land SF:	211,266		
Land Size (Acres):	4.85		

Comments

Availability Comments: Nice campus setting with easy access and good parking.

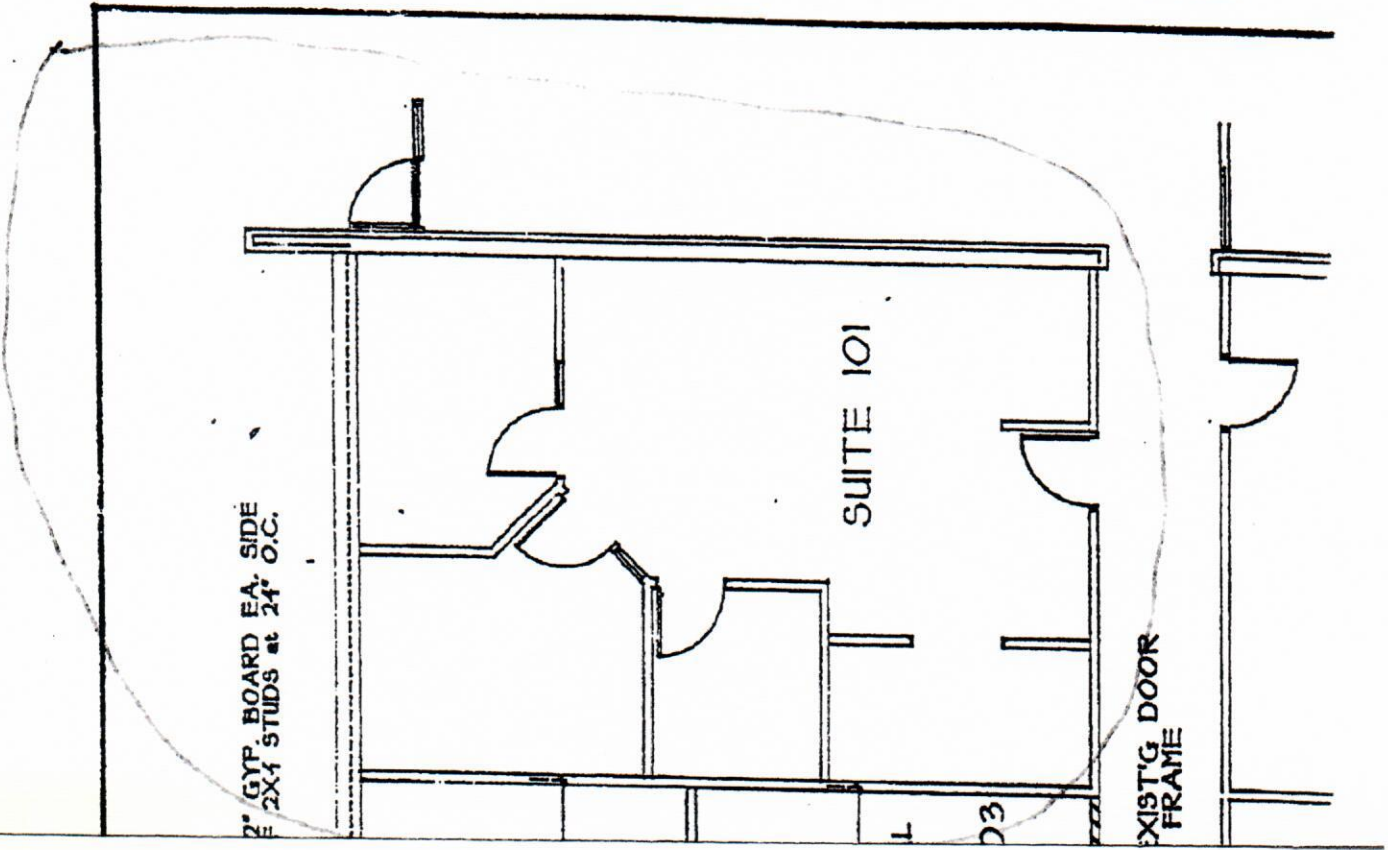
FONDA PLACE

SUITE 101

1,020 SQ. FT.

UG - 2-95 WED 16:52

7.02



**Fonda Place Offcenter
10321 E. Grand River, Suite 408
Brighton, MI 48116**



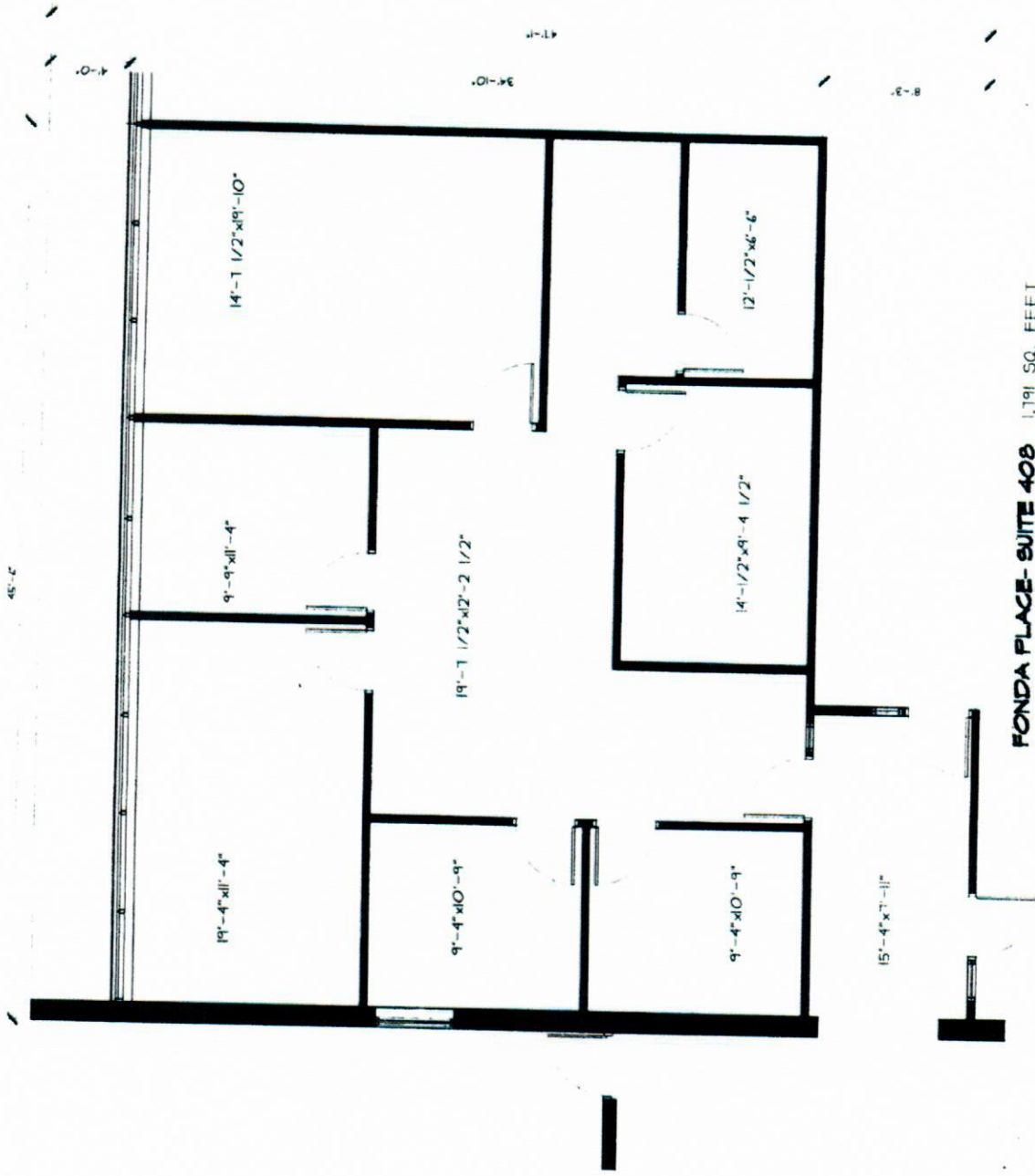
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Market: SE Michigan
Submarket: Livingston
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Building SF:	43,456		
Land SF:	211,266		
Land Size (Acres):	4.85		

Comments

Availability Comments: Nice campus setting with easy access and good parking. * Commencing lease rate. See broker for details.



FONDA PLACE- SUITE 408 1,791 SQ. FEET
10827 GRAND RIVER AVE.

Building & Construction Details

Feature	Property	Space	Feature	Property	Space
Building Class:	B		Exterior Type:	Brick	
# Floors	1		Building/Construction Quality:		
# Buildings:	3		Physical Condition:		
Primary Use:	Office		Building/Construction Appeal:		
Secondary Use:			Roof Type:	Shingle	
Center Type:			Roof Age:		
Construction Status:	Existing		Skylight:		
Year Built:	1995		Deck:		
Date Built:			Floor Type:		
Year Refurbished:			Floor Thickness (inches):		
Current Occupancy %			Heat:	Gas	
Multi-Tenant:	Yes		AC:		
Corporate HQ:	No		Lighting:	Fluorescent	
Spec/BTS:			Sprinkler:		
Spec SF:			Security:		
Flex:	No		Restroom:	Common	
Condominium Y/N:	No		Shower:		
Space Build Out:			Lobby:		
Building Dimensions (LxW):			Signage:		
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:	Masonry/Wood				

Elevator Comments:

Site

	Property	Space		Property	Space
Land Size (Acres):	4.85		Development Capacity:		
Land SF:	211,266		Yard Type:		
Land Usable Acres:			Yard SF:		
Land Usable SF:			Zoning:	B2	
Lot Dimensions (LxW):	448x443		Site Condition/Quality:		
Floodplain:			Topography:		
Density:			Site Shape:		
Permitted SF:			Access:	Grand River	
Buildable SF:			Visibility:	Grand River	
Permitted FAR:			Frontage:	448	

Additional Site/Parcel Information Comments: Parcel Identification Number: 12-33-302-041

Frontage Traffic Count Comments:

Utilities

Gas: Yes	Power:	Phone:
Water: Yes	Amps:	Cable: Comcast & AT&T
Sewer: Yes	Volts:	Broadband:
	Phase:	Broadband Supplier:
	Power Supplier: DTE	

Utility 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