

# FOR LEASE

## TOWER OFFICE CENTER

10524 EAST GRAND RIVER, BRIGHTON, MICHIGAN



### PROPERTY FEATURES

- Suite 104: 1,851 SF  
Suite 105: 1,523 SF  
3,374 SF Contiguous
- Single Room Offices When Available
- Great Parking
- Easy 1-96 & US 23 Access
- Near to Shopping, Banks and Restaurants

### 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.

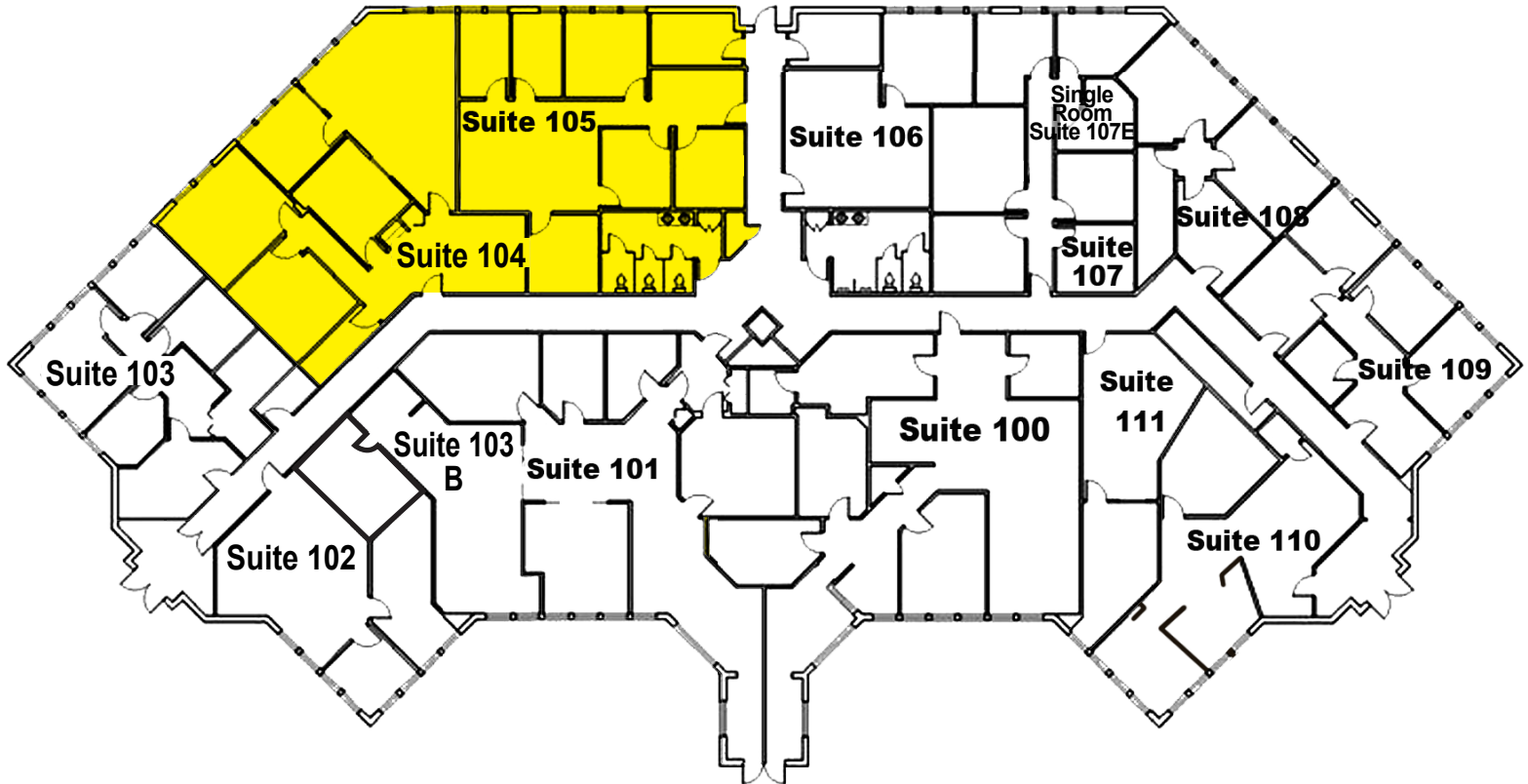
# FOR LEASE

TOWER OFFICE CENTER

10524 EAST GRAND RIVER, BRIGHTON, MICHIGAN

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



## FLOOR PLAN

NO SCALE

## FOR DETAILS CONTACT

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**Tower Office Center  
10524 E. Grand River Ave., Suite 104  
Brighton, MI 48116**



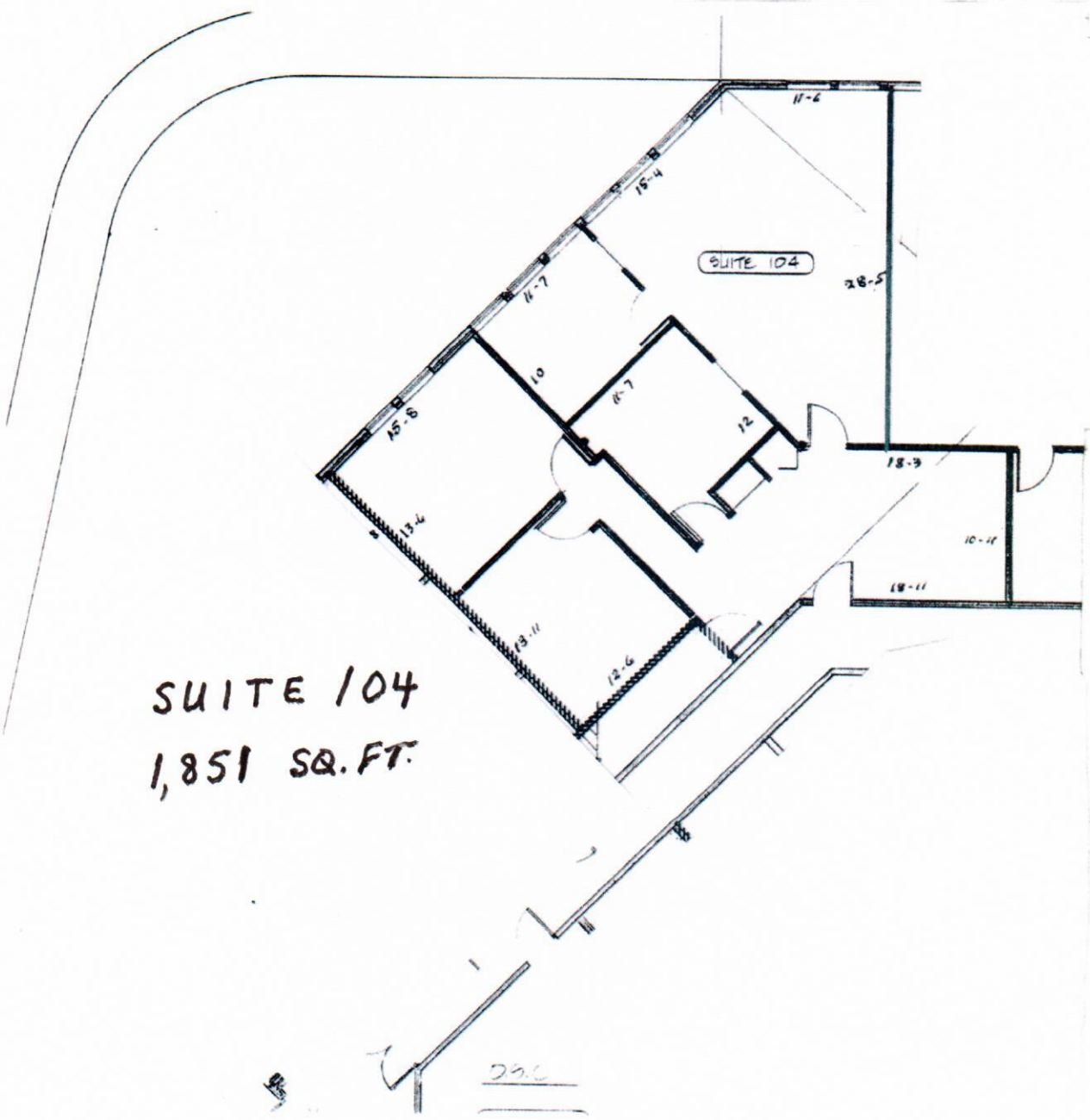
**Property Type:** Office  
**Available SF:** 1,851  
**Land Size (Acres):** 1.77  
**Market:** SE Michigan  
**Submarket:** Livingston  
**County:** Livingston

**Availability Details**

<b>Available SF:</b>	1,851	<b>Transaction Type:</b>	Lease
<b>Building SF:</b>	15,642	<b>Asking Lease Rate:</b>	\$15.50 SF \$2,391.00 per Month Plus 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 \$2,391.00 per month escalating 3% each year. Tenant pays gas and electric.



SUITE 104  
1,851 SQ. FT.

**Tower Office Center  
10524 E. Grand River Ave., Suite 105  
Brighton, MI 48116**



**Property Type:** Office  
**Available SF:** 1,523  
**Land Size (Acres):** 1.77  
**Market:** SE Michigan  
**Submarket:** Livingston  
**County:** Livingston

**Availability Details**

<b>Available SF:</b>	1,523	<b>Transaction Type:</b>	Lease
<b>Building SF:</b>	15,642	<b>Asking Lease Rate:</b>	\$15.50 Per SF
<b>Land SF:</b>	77,101		\$1,967.00 Per Month Plus Utilities
<b>Land Size (Acres):</b>	1.77		

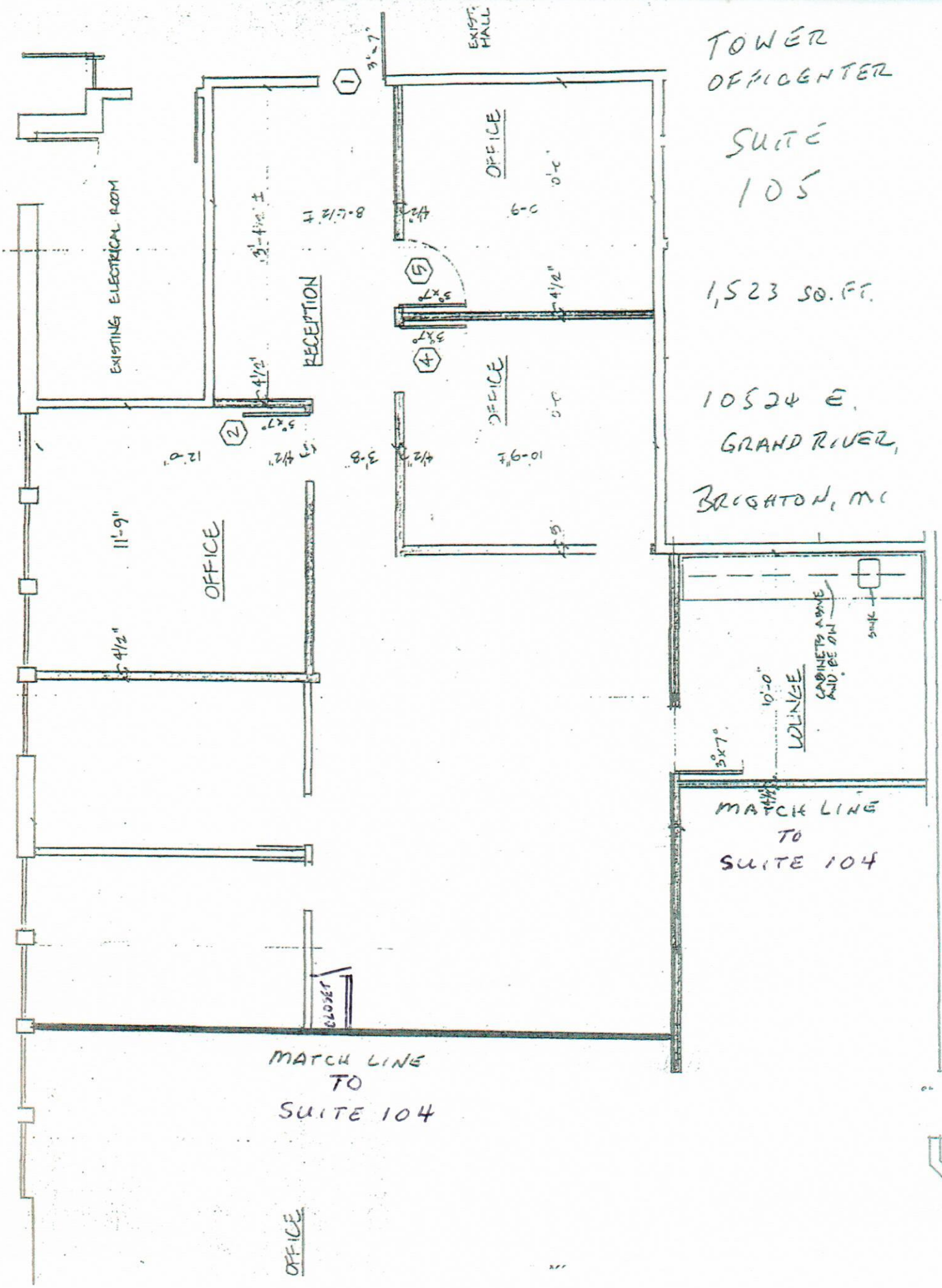
**Comments**

**Availability Comments:** Very clean, well maintained office building with great parking, attractive lease rates. Easy access from I-96 & US 23. Commencing rent for Suite 105 (1,523 sq. ft.) is \$15.50 sq. ft. or \$1,967.00 per month escalating 3% each year. Tenant pays gas & electric.

TOWER  
OFFICENTER  
SUITE  
105

1,523 SQ. FT.

10524 E.  
GRAND RIVER,  
BRIGHTON, MI



**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:	No	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	<a href="mailto:john.dinsmore@lee-associates.com">john.dinsmore@lee-associates.com</a>