

Gateway Office Building

26012 Pontiac Trail South Lyon, MI 48178



FOR LEASE

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248.476.3700

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DESCRIPTION

A 2-story medical/general office building of approximately 20,000 square feet (10,000 square feet on each level).

PROPERTY HIGHLIGHTS

- Medical and General Office space.
- Private Entrances.
- 2,776 & 3,560 Square Foot Suites Available.
- Immediate Occupancy.

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BUILDING INFORMATION

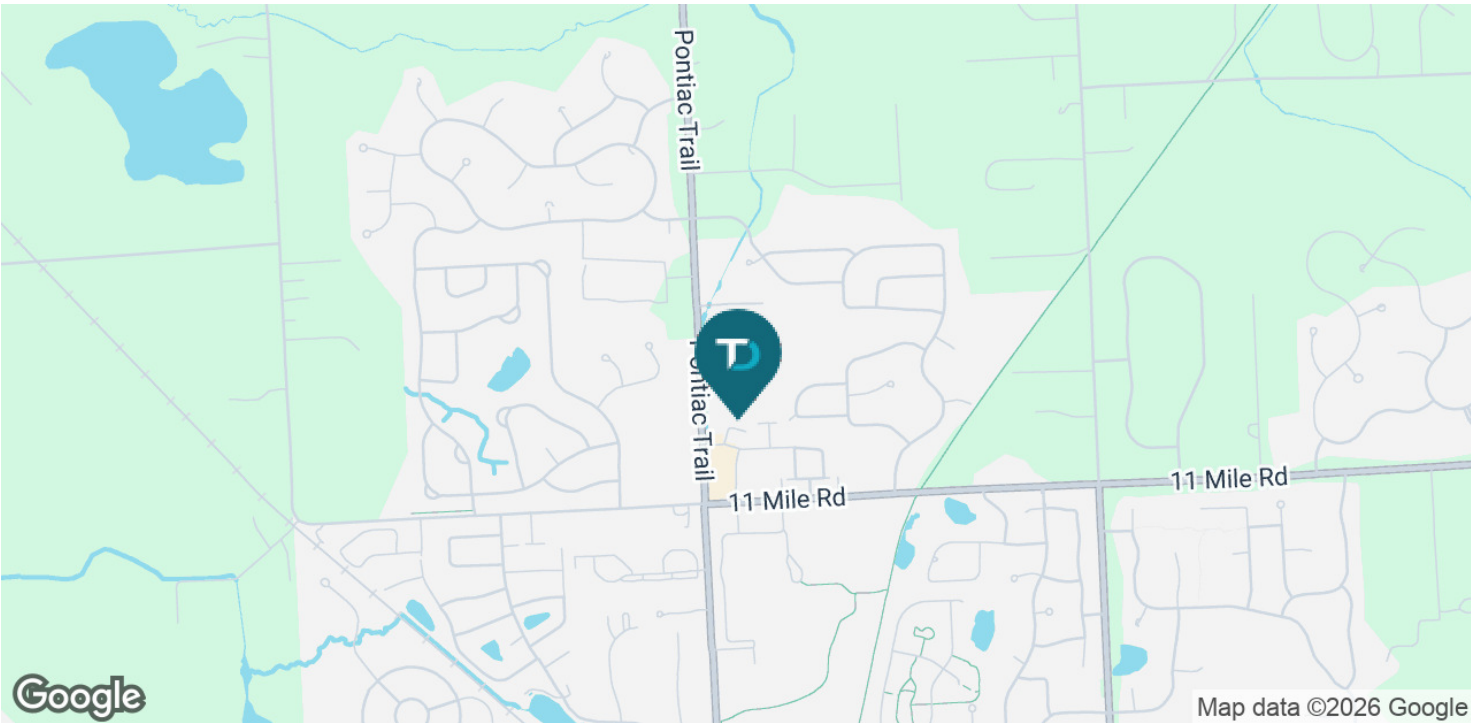
LEASE RATE & AVAILABLE SPACE:	2,776 SF - Main Level \$18.00/SF, NNN
	3,560 SF - Lower Level \$12.00/SF, NNN
Building Size:	20,302 SF
Occupancy:	Immediate
	2007
Number of Floors:	2

PROPERTY INFORMATION

Property Type:	General Office/Medical
Zoning	PUD
2022 Traffic Count:	Pontiac Trail & 11 Mile = 13,299
Legal Description:	Available upon request.
APN:	Part of 21-17-351-001
Parking Spaces:	Dedicated 44 / 22 Shared
Utilities:	Municipal Water & Sanitary Sewer

LOCATION INFORMATION

Located within the Gateway Commons development at the northeast corner of 11 Mile Road and Pontiac Trail.



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Main Level - Photo 1



Main Level - Photo 2



Main Level - Photo 3



Main Level - Photo 4



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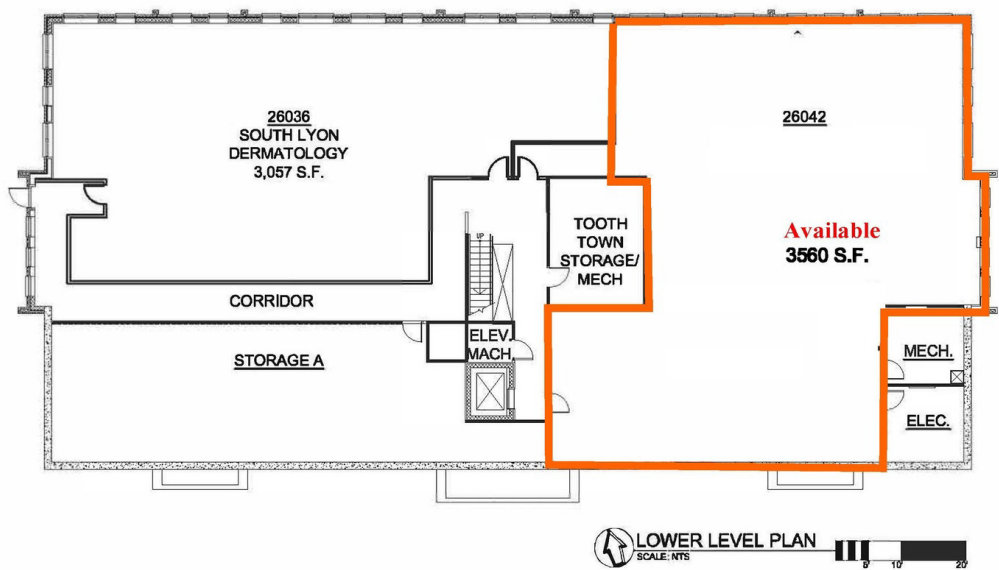
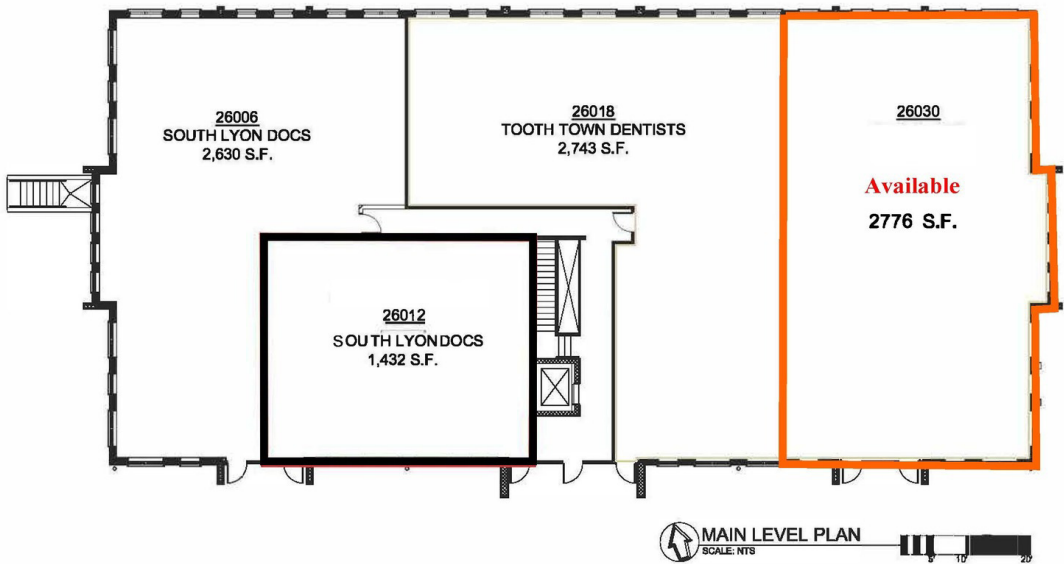
Lower Level - Photo 1



Lower Level - Photo 2

GATEWAY OFFICE

26000 PONTIAC TRAIL
SOUTH LYON, MI 48178



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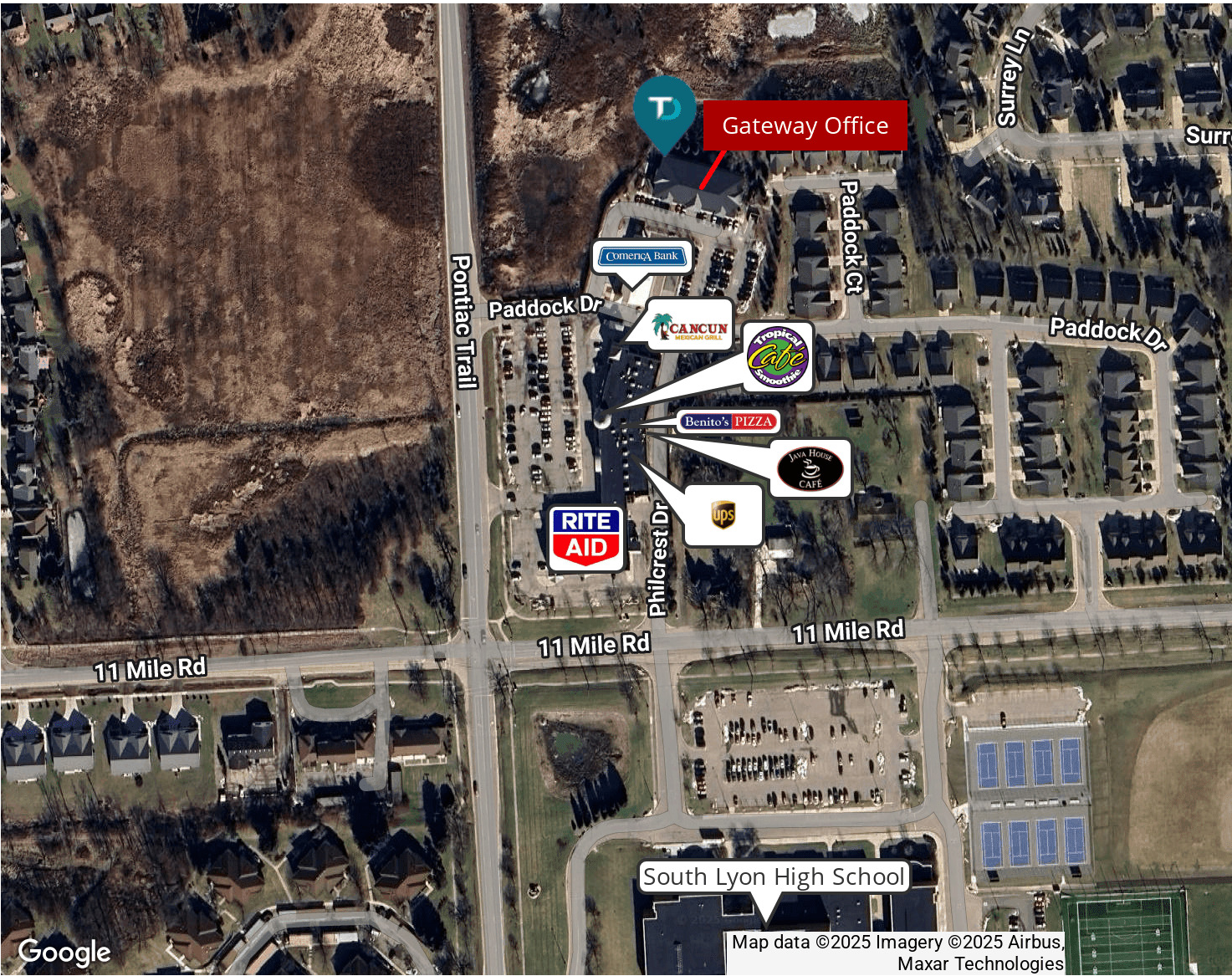
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DEMOGRAPHIC INFORMATION	0.3 MILES	0.5 MILES	1 MILE
Total population	520	2,347	7,662
Median age	39	45	43
Total households	185	1,026	3,191
Average HH income	\$169,583	\$140,976	\$148,247
Average house value	\$394,088	\$334,460	\$344,717