

HOWELL HEALTH HUB

645 W. Grand River, Howell, MI 48843



HOWELL
HEALTH HUB



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 645 W. Grand River | Howell, MI 48843

**PROPERTY OVERVIEW**

The Howell Health Hub is Livingston County's premier multi tenant medical office opportunity- recently renovated with each element of the building specifically chosen for the benefit of future medical office tenants. The building features 36,000 square foot floor-plates, which allow for flexibility in sizes ranging from 2,400 square feet to full floor users.

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN)
Building Size:	108,231 SF
Available SF:	2,400 - 96,000 SF
Year Built:	1956
Renovated:	2024
Zoning:	O-1 Office

PROPERTY HIGHLIGHTS

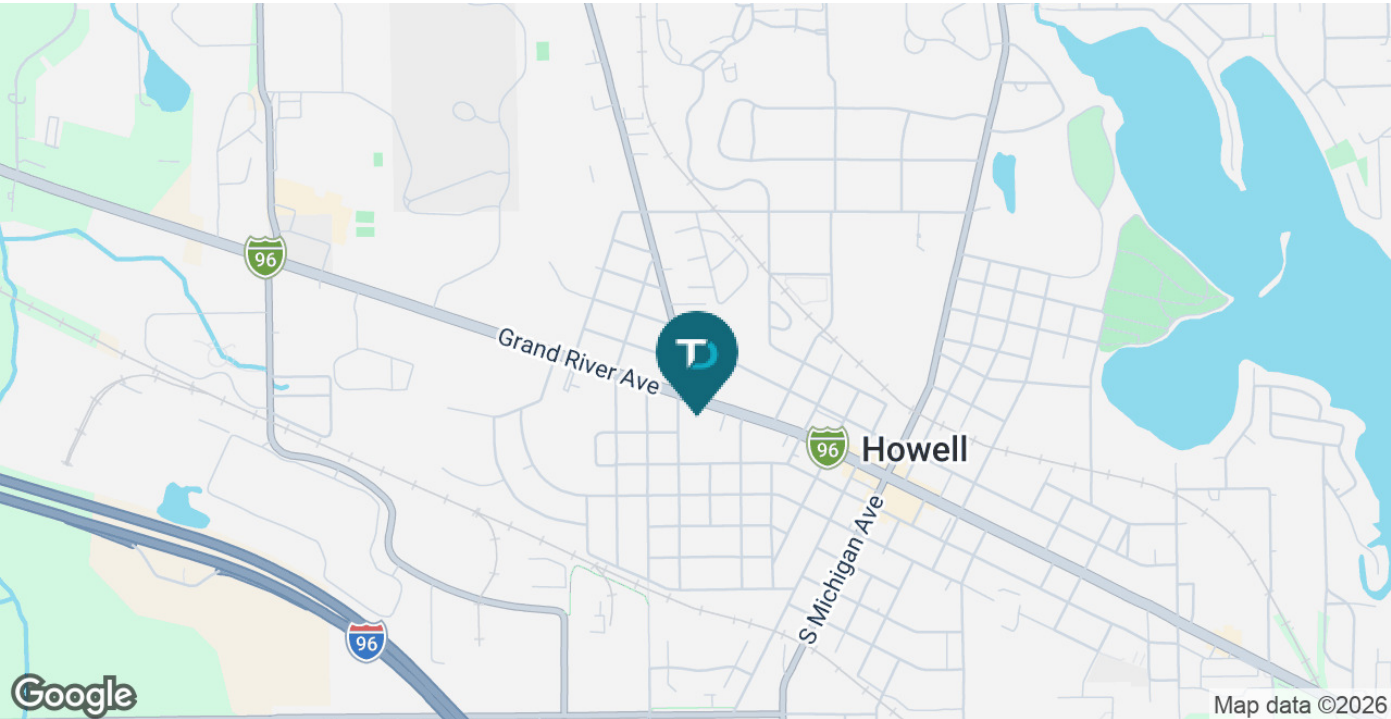
- Entire building renovation completed in 2023-2024, including new building facade, two story entryway, HVAC system renovation and co-generator for 100% of the building's electrical.
- Generous tenant improvement allowance available.
- Join Art of Dermatology and Corewell Health
- Walkable to downtown Howell.
- Building Signage opportunities.

BUILDING/PROPERTY INFORMATION: 645 W. Grand River | Howell, MI 48843

BUILDING INFORMATION		PROPERTY INFORMATION	
LEASE RATE:	\$19.00/SF, NNN	Property Type:	Medical/Office
Building Size:	108,231 SF	Zoning	O-1 Office
Available Space:	2,400 - 96,000 SF	Traffic Count:	Grand River = 13,086 (2025)
Year Built:	1956	APN:	17-35-203-001
Last Renovated:	2024		17-35-203-002
Number of Floors:	3		17-35-203-004
			17-35-203-026
Utilities:	Municipal Water & Sanitary Sewer	Parking Spaces:	450

LOCATION INFORMATION

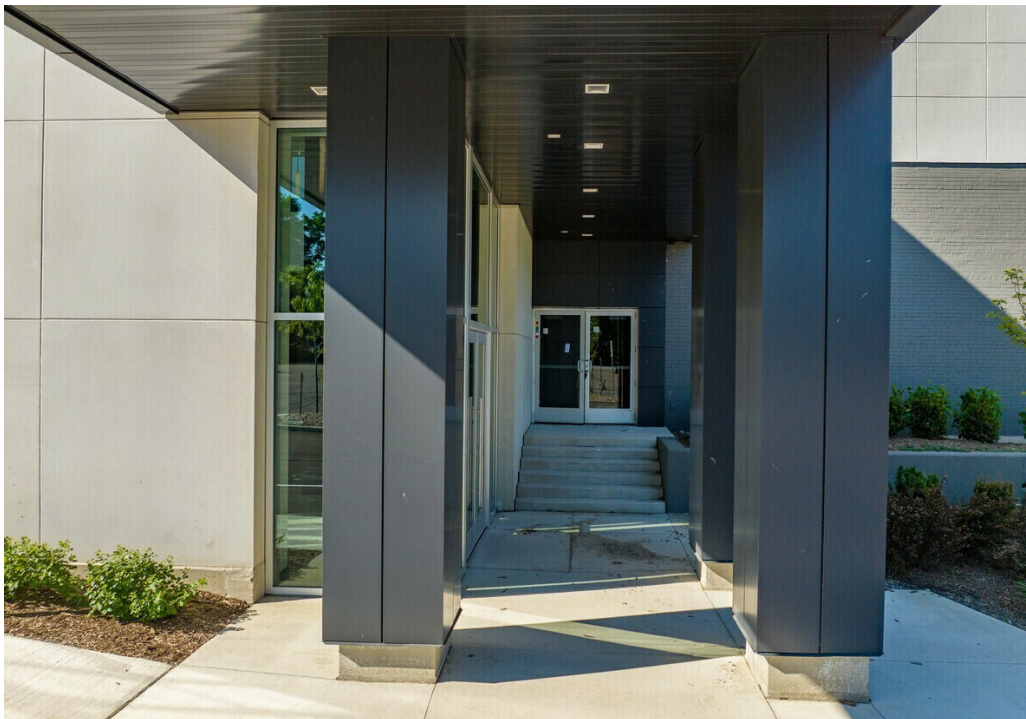
Located on the south side of Grand river, just west of Michigan Avenue, within immediate walking distance of restaurants, shopping, and other downtown Howell amenities.



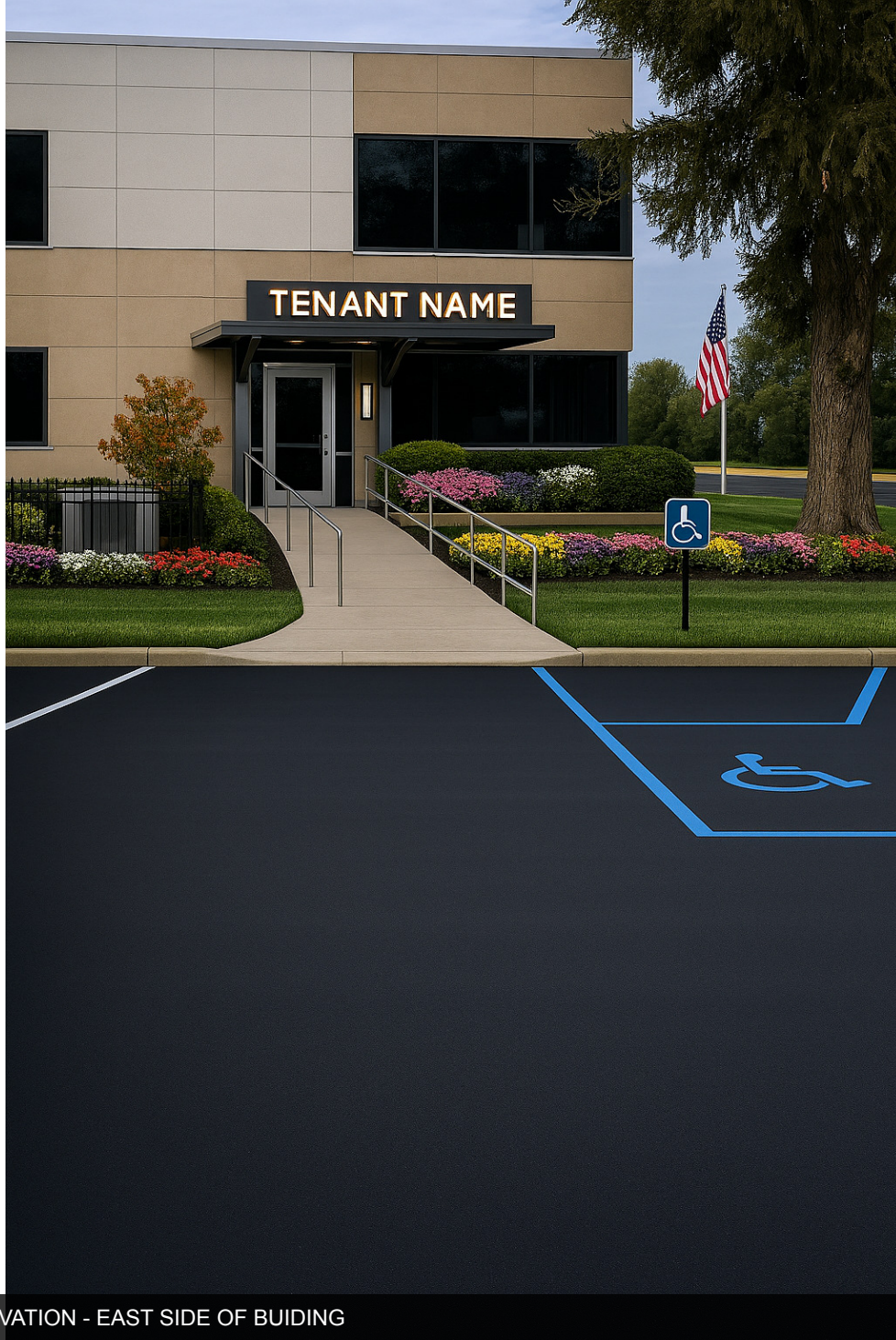
ADDITIONAL PHOTOS: 645 W. Grand River | Howell, MI 48843



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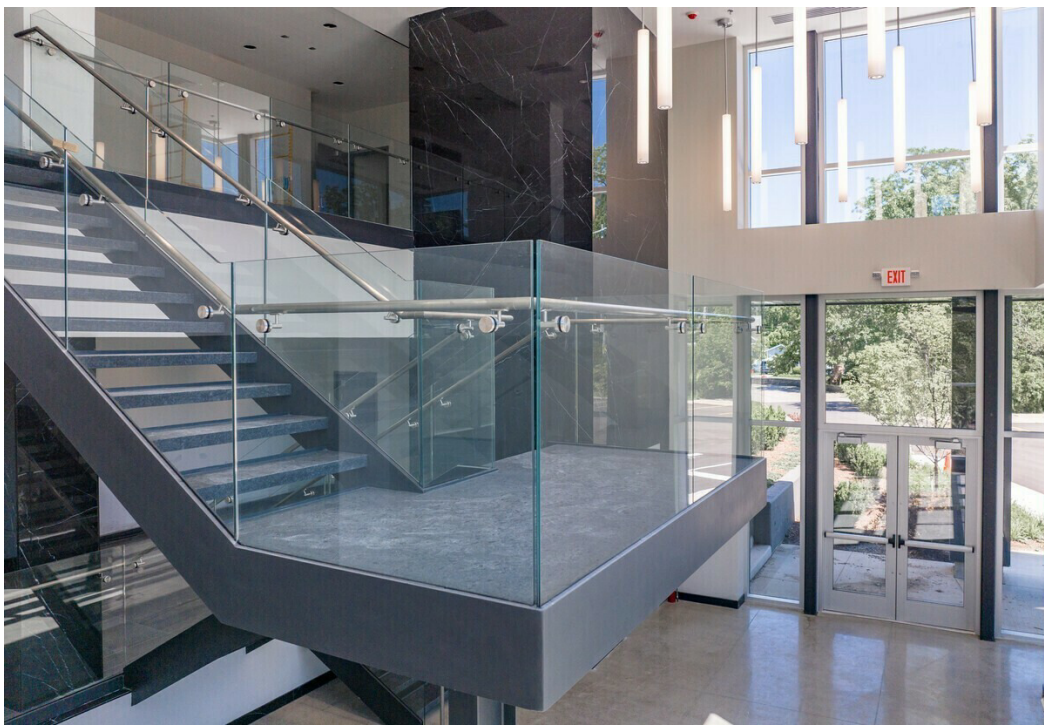
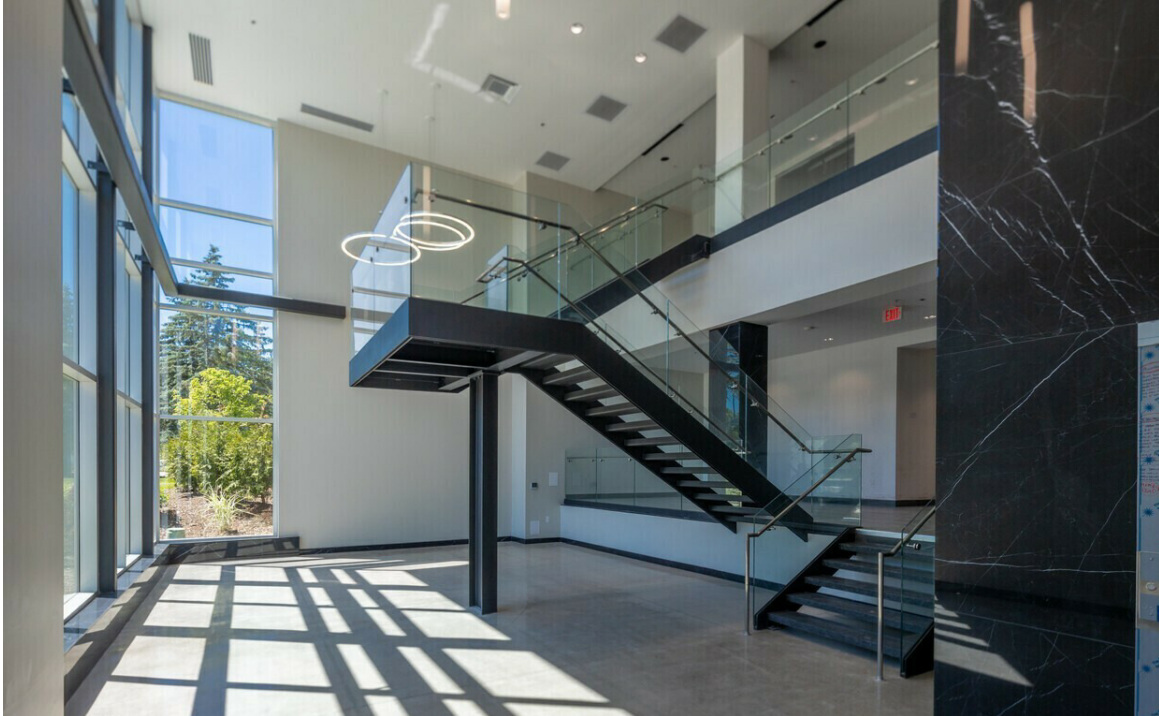


PROPOSED ELEVATION : 645 W. Grand River | Howell, MI 48843

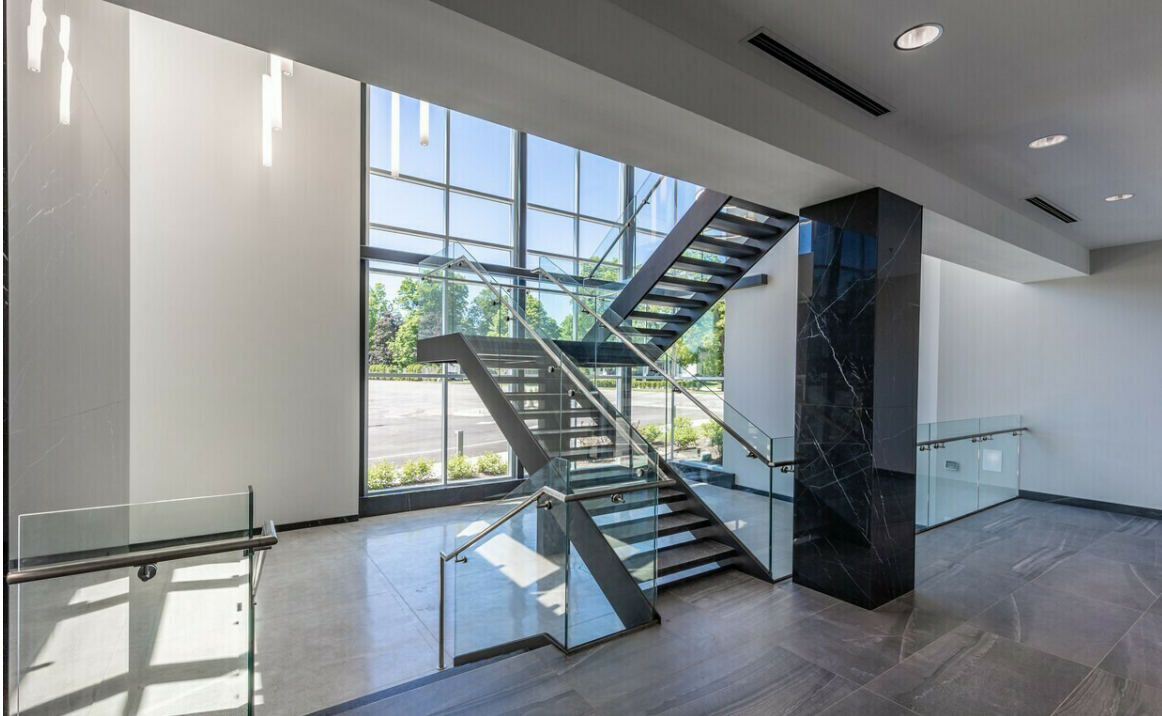


PROPOSED ELEVATION - EAST SIDE OF BUILDING

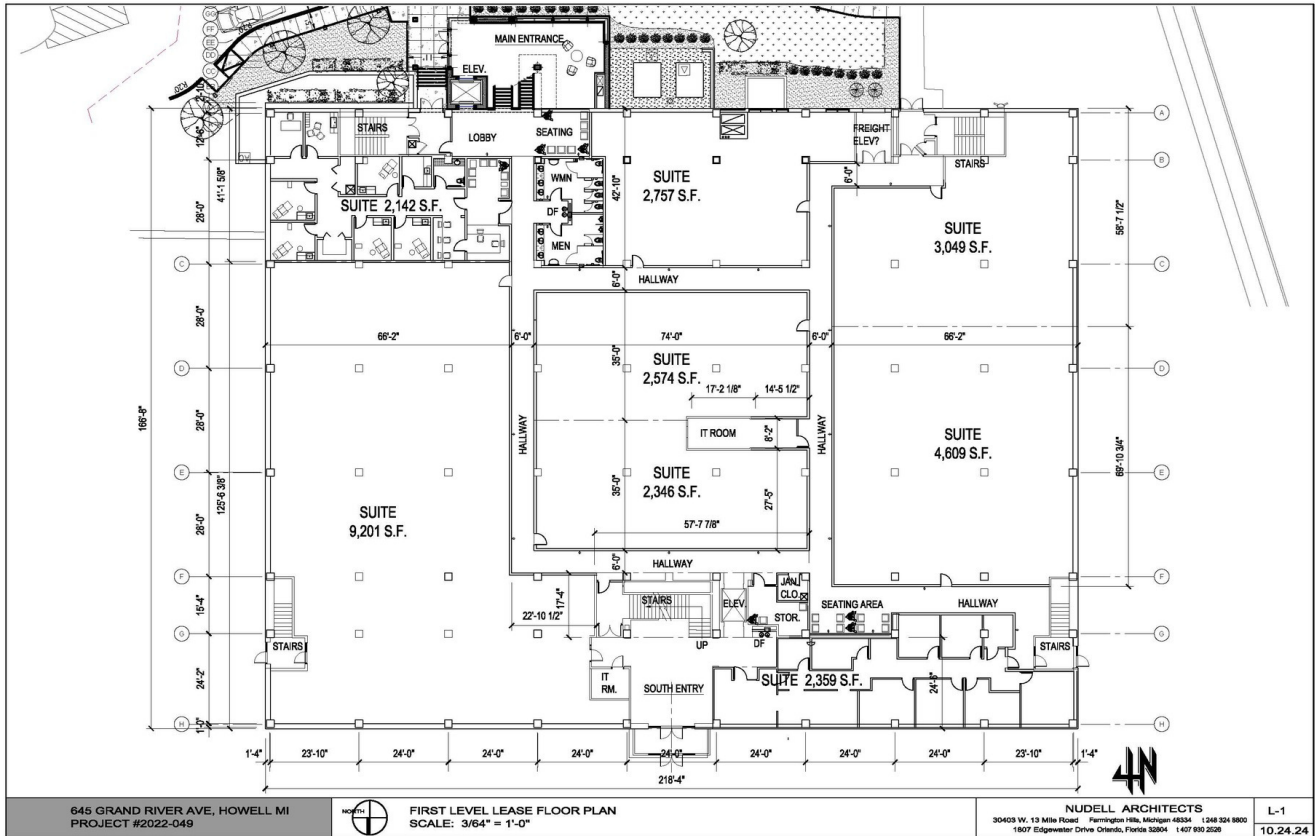
LOBBY/ATRIUM PHOTOS: 645 W. Grand River | Howell, MI 48843



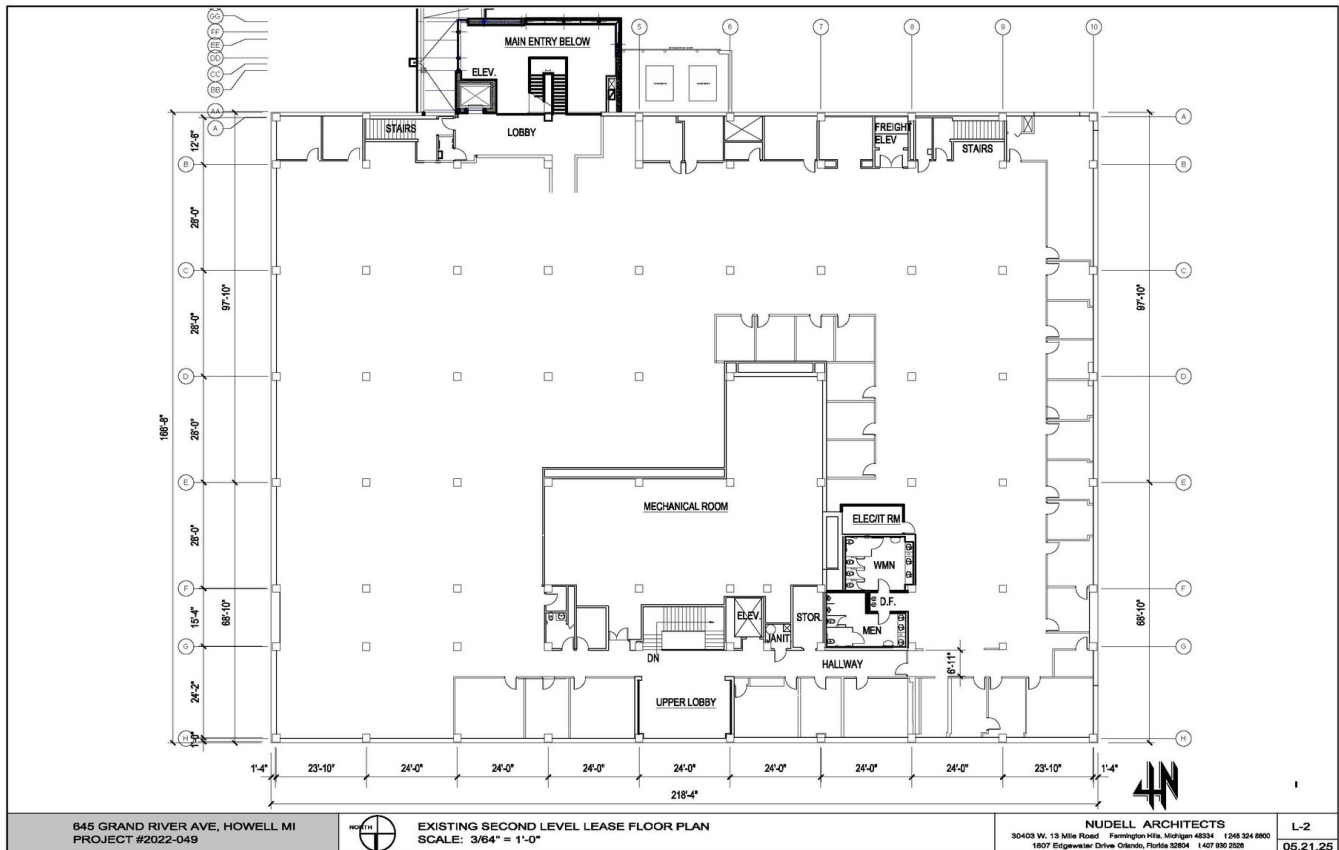
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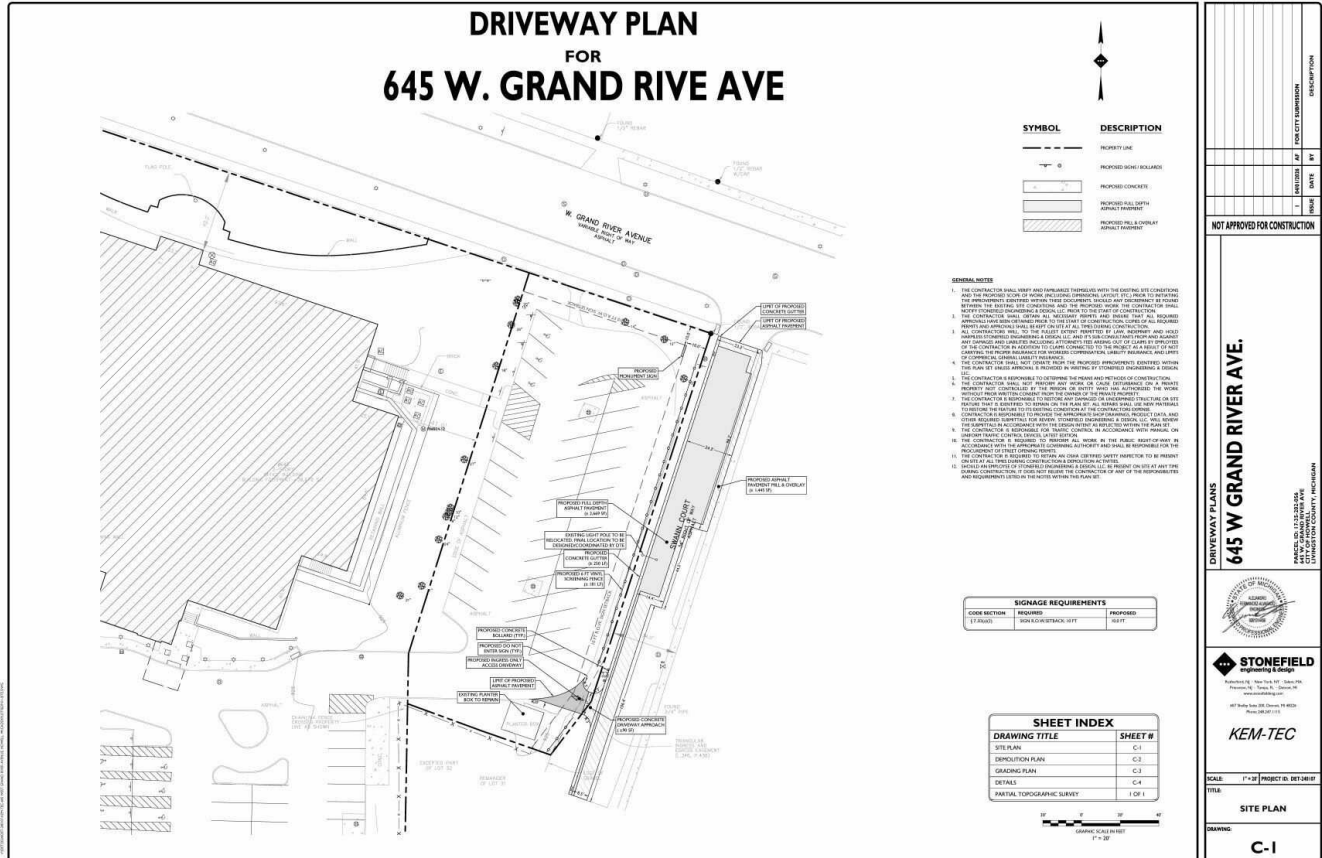
FIRST FLOOR PLAN: 645 W. Grand River | Howell, MI 48843



SECOND FLOOR PLAN: 645 W. Grand River | Howell, MI 48843



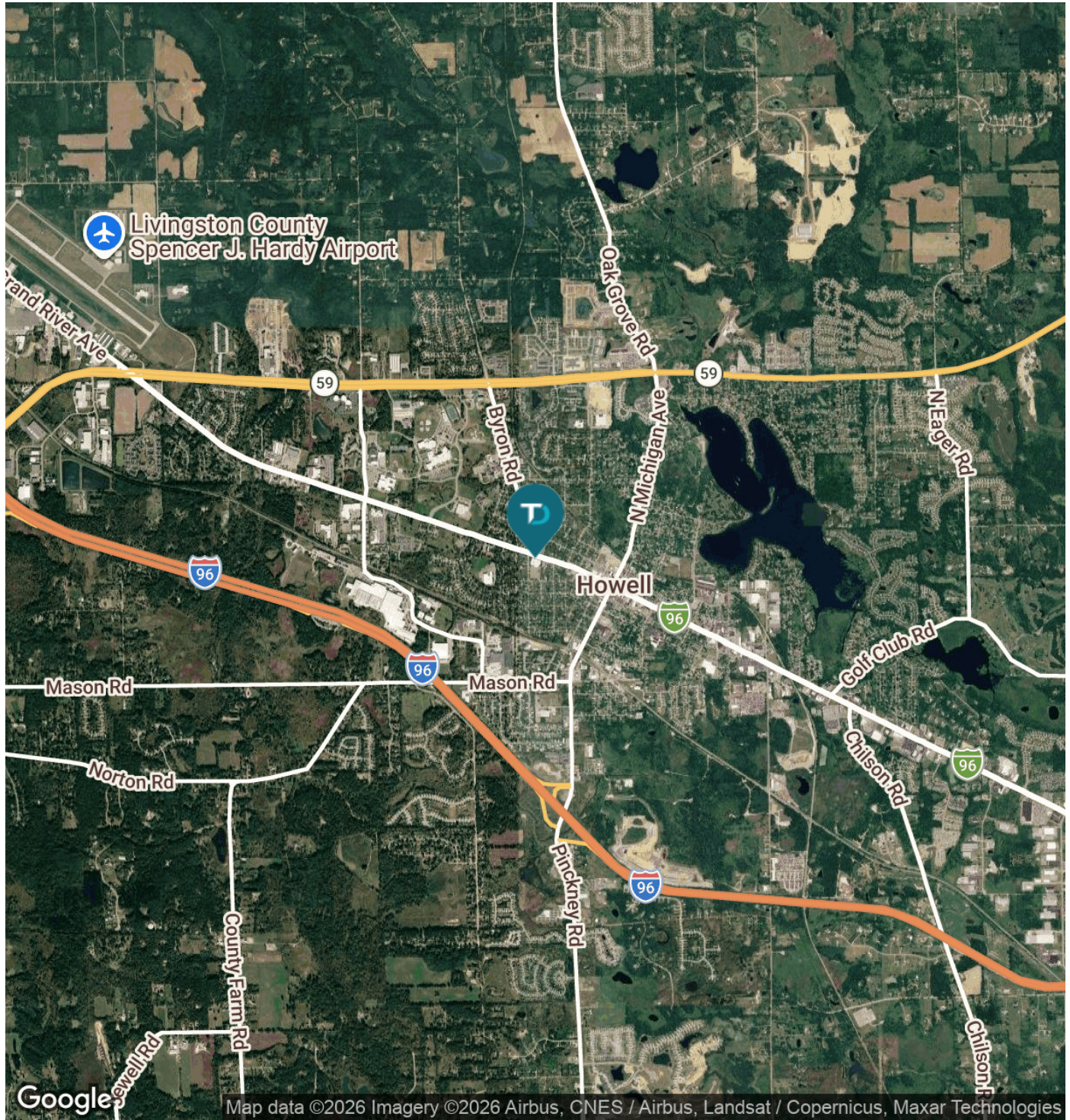
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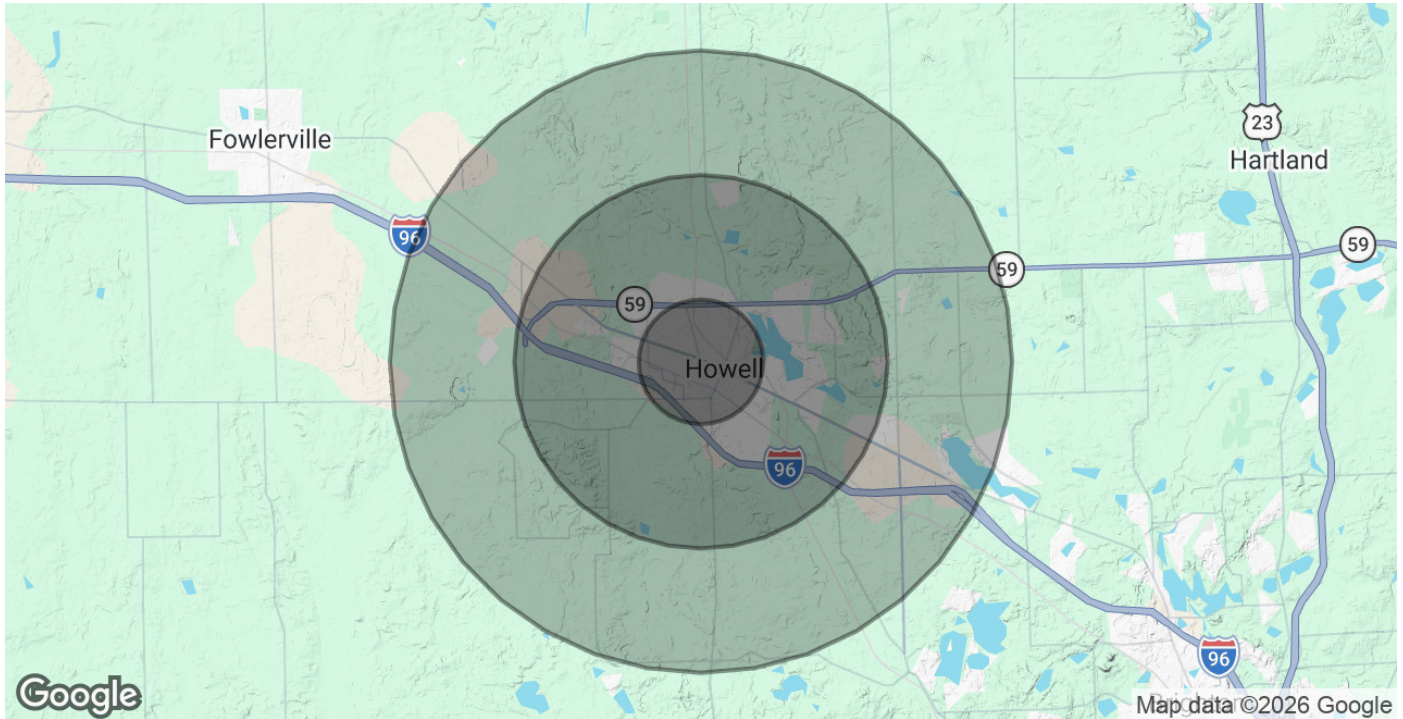
AERIAL PHOTO: 645 W. Grand River | Howell, MI 48843



LOCATION MAP: 645 W. Grand River | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: 645 W. Grand River | Howell, MI 48843



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,060	28,701	42,590
Average Age	42	41	41
Average Age (Male)	39	40	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,630	11,698	16,961
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$78,360	\$101,874	\$108,639
Average House Value	\$236,542	\$306,321	\$327,681

2020 American Community Survey (ACS)

MEET THE TEAM: 645 W. Grand River | Howell, MI 48843



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