



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

## Office For Lease

**Property Name:**

**Location:** 2040 Grand River Annex, Suite: #100

**City, State:** Brighton, MI

**Cross Streets:** Kellogg Road

**County:** Livingston

### BUILDING SIZE / AVAILABILITY

|                                      |                                               |                         |
|--------------------------------------|-----------------------------------------------|-------------------------|
| <b>Total Building Sq. Ft.:</b> 4,550 | <b>Total Available Sq. Ft.:</b> 2,306         | <b>Class:</b> C         |
| <b>Typical Floor Plate:</b> 2,275    | <b>Min / Max Cont. Sq. Ft.:</b> 2,306 / 2,306 | <b>No. of Floors:</b> 2 |

### PROPERTY INFORMATION

|                               |                   |                          |               |
|-------------------------------|-------------------|--------------------------|---------------|
| <b>Zoning:</b>                | Commercial        | <b>Parking:</b>          | Adequate      |
| <b>Exterior Construction:</b> | Brick             | <b>Power:</b>            | N/A           |
| <b>Structural System:</b>     | Steel             | <b>Security Systems:</b> | No            |
| <b>Roof:</b>                  | Shingle           | <b>Restrooms:</b>        | Yes           |
| <b>Floors / Covering:</b>     | Concrete / Carper | <b>Sprinklers:</b>       | No            |
| <b>Heating:</b>               | Gas               | <b>Signage:</b>          | Yes           |
| <b>Air-Conditioning:</b>      | Yes               | <b>Delivery Area:</b>    | N/A           |
| <b>Ceiling Height:</b>        | 10'               | <b>Date Available:</b>   | December 2026 |
| <b>Year Built:</b>            | 2004              | <b>Acreage:</b>          | N/A           |

### Current Tenants:

### PRICING INFORMATION

|                               |                                |                            |
|-------------------------------|--------------------------------|----------------------------|
| <b>Lease Rate:</b> \$18.00 MG | <b>Rentable/Usable:</b> N/A    | <b>Impr Allowance:</b> N/A |
| <b>Lease Term:</b> N/A        | <b>Total Taxes:</b> TBD        | <b>Deposit:</b> N/A        |
| <b>Options:</b> N/A           | <b>Parcel #:</b> 11-14-200-001 |                            |

### Tenant Responsibility:

**Comments:** Move in ready office opportunities. Various layouts and sizes available. Great location in a well maintained office park on Grand River Avenue in Brighton.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Jason Stough, (248) 948-4180, jstough@signatureassociates.com