



# BIRCHWOOD OFFICE CENTER - FOR LEASE

3469 & 3471 GRAND RIVER AVE.  
HOWELL, MI 48843

EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Birchwood Office Center | Howell, MI 48843



OFFERING SUMMARY

Available SF:	1,847, 2,670 & 2,300 SF
Lease Rate:	\$17.00 SF/yr (Gross) (Utilities extra)
Year Built:	1992
Building Size:	10,644
Parking Spaces:	18 Spaces
Zoning:	General Commercial District

PROPERTY HIGHLIGHTS

- Professional Buildout.
- Common Restrooms & Kitchen.
- Ample Parking.
- Easy access to I-96.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	597	10,309	29,923
Total Population:	1,377	25,782	79,066
Average HH Income:	\$63,887	\$75,573	\$79,117

PROPERTY DETAILS: Birchwood Office Center | Howell, MI 48843

LEASE RATE

\$17.00 SF/GROSS

LOCATION INFORMATION

Building Name Birchwood Office Center  
Street Address 3469 Grand River Ave.  
City, State, Zip Howell, MI 48843  
County/Township Livingston County

BUILDING INFORMATION

Building Size 10,644 SF  
Available Space (3469) Ste. 102 - 2,670 SF  
(3469) Ste. 106 - 1,847 SF  
3471 - 2,300 SF  
Price / SF \$17.00 SF, Gross  
(Utilities extra)  
Year Built 1992  
Occupancy Immediate to 90 days  
Number Of Floors 1

PROPERTY DETAILS

Property Type Office  
Traffic Count Grand River = 29,500  
Zoning General Commercial District  
APN# 11-05-300-019

PARKING & TRANSPORTATION

Number Of Spaces 69  
Traffic Count Grand River =29,500 (2016 Count)

UTILITIES & AMENITIES

Utilities Description City Water & Sanitary Sewer



ADDITIONAL PHOTOS: Birchwood Office Center | Howell, MI 48843

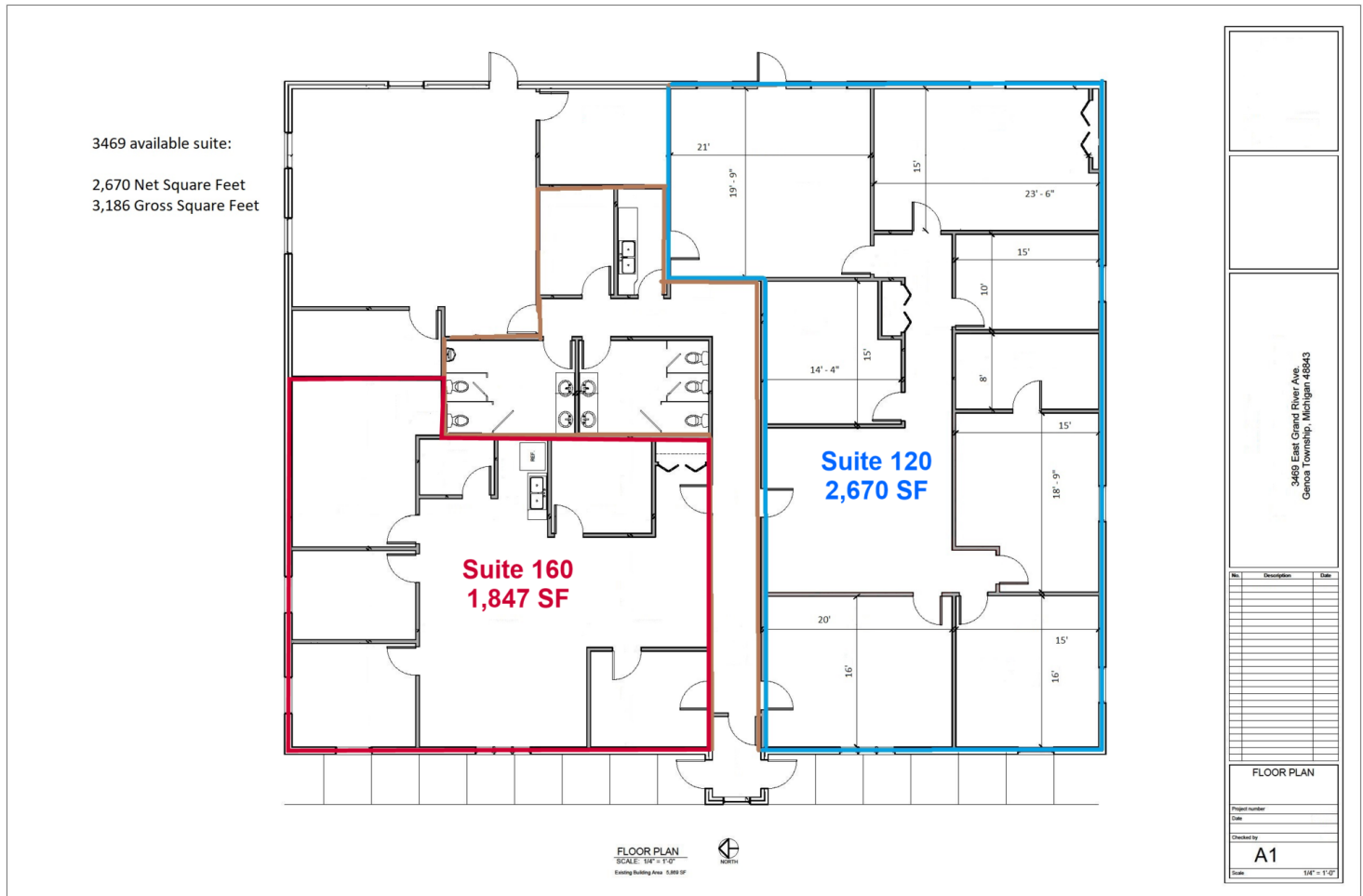




ADDITIONAL PHOTOS: Birchwood Office Center | Howell, MI 48843

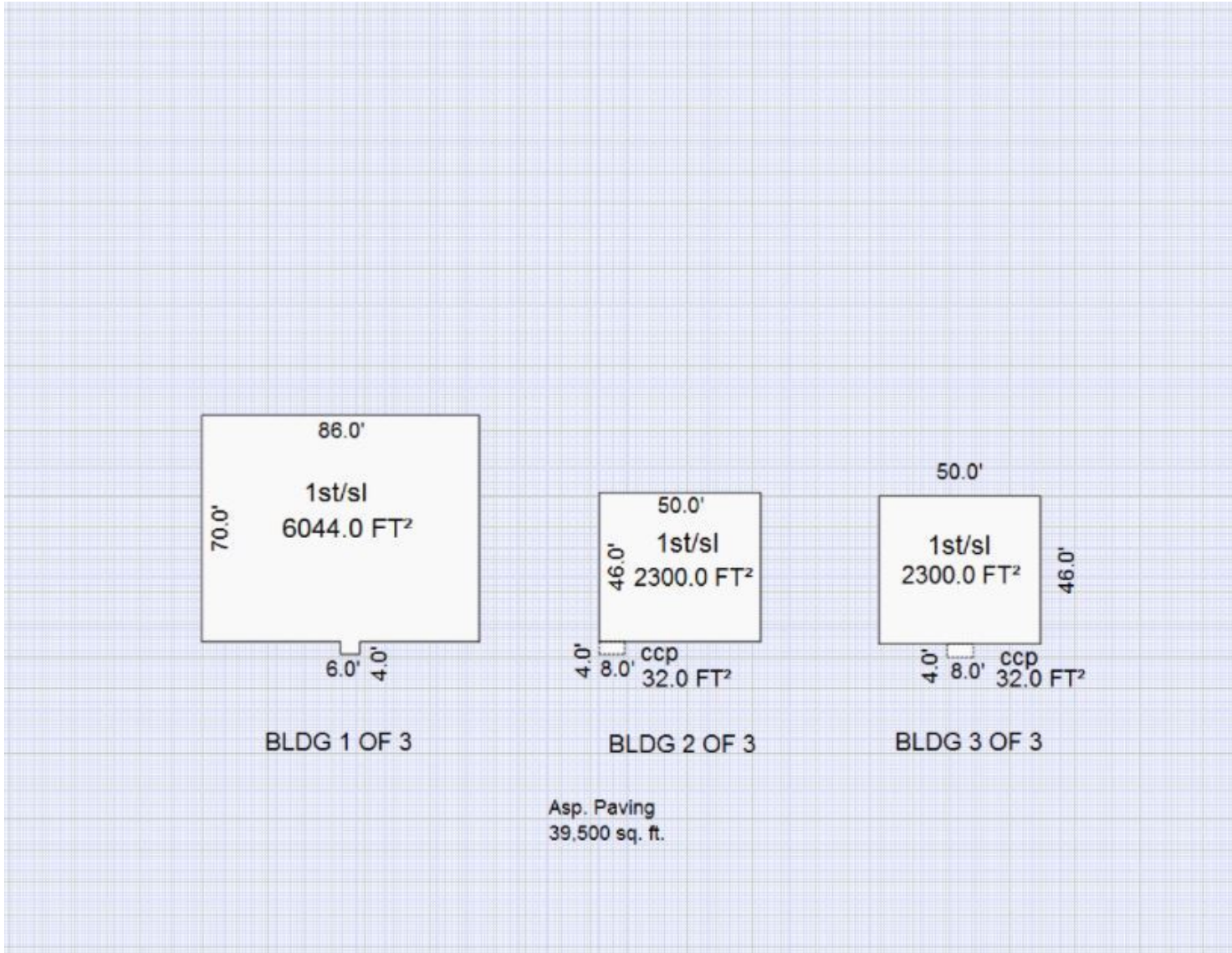


## 3469 - FLOOR PLAN: Birchwood Office Center | Howell, MI 48843





BUILDING SKETCH: Birchwood Office Center | Howell, MI 48843



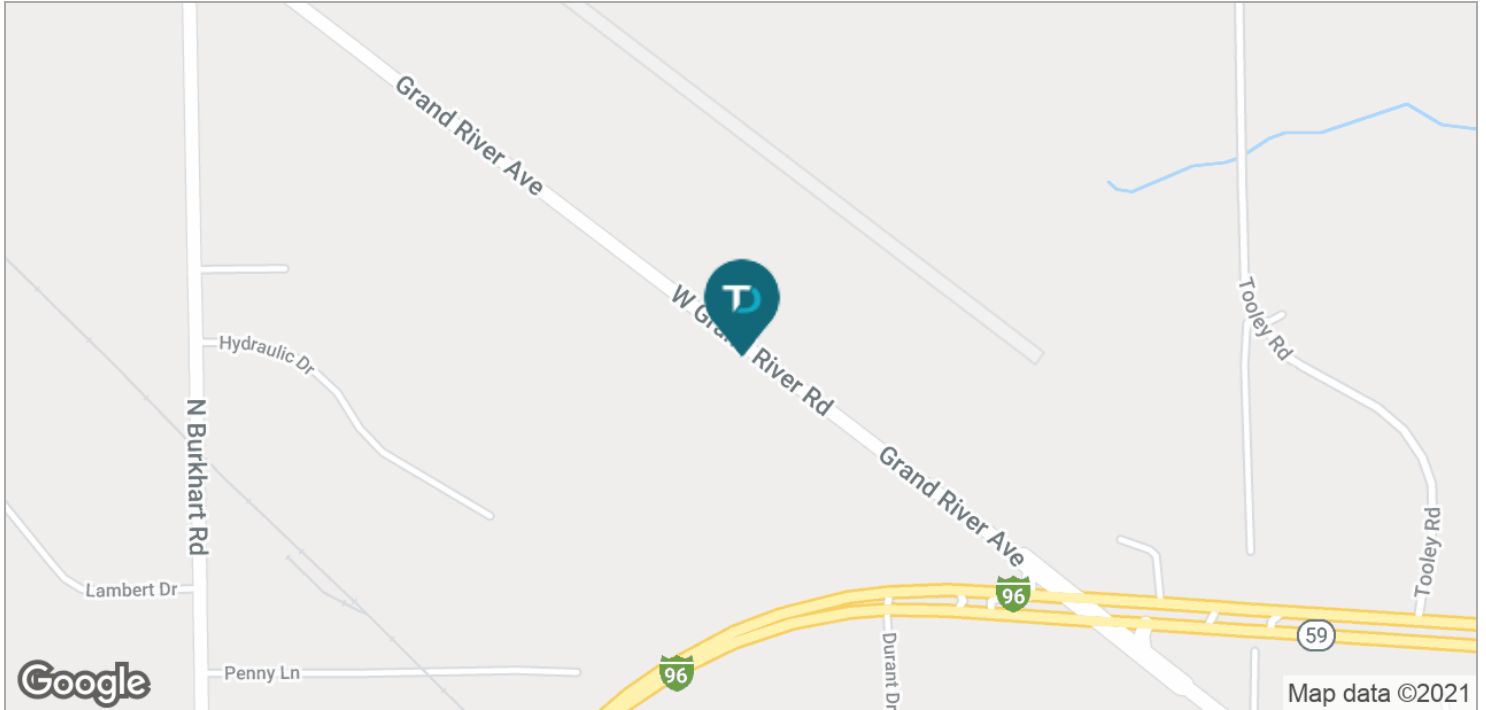


RETAILER MAP: Birchwood Office Center | Howell, MI 48843

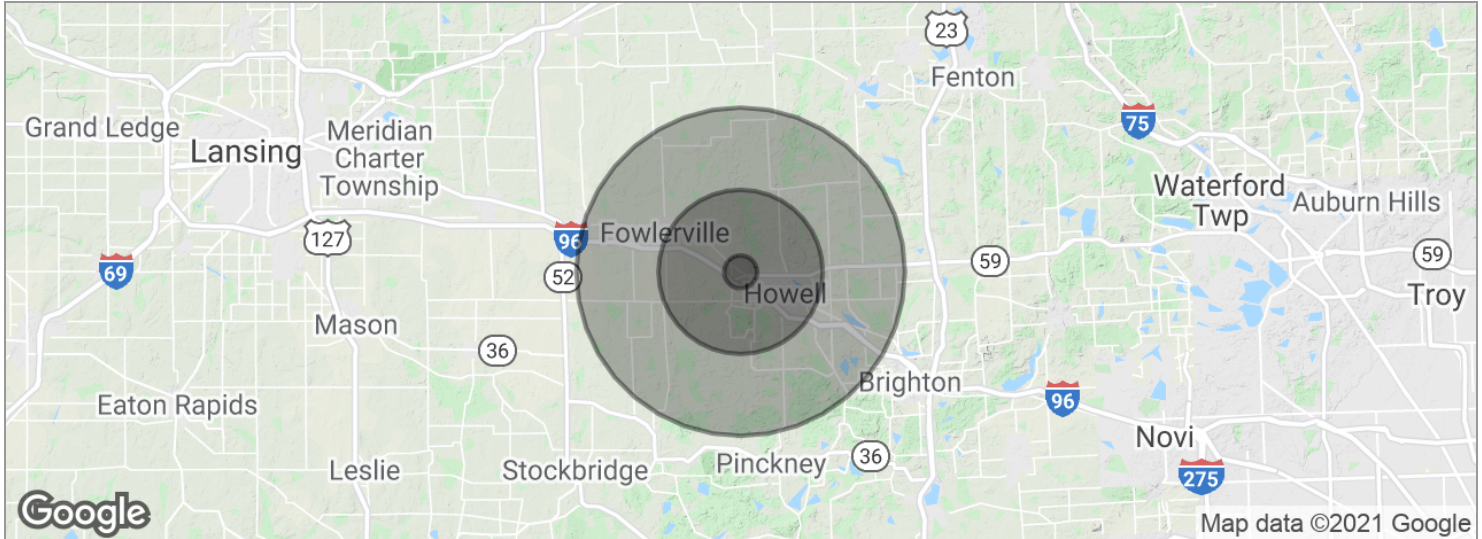




LOCATION MAPS: Birchwood Office Center | Howell, MI 48843



DEMOGRAPHICS MAP: Birchwood Office Center | Howell, MI 48843



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,377	25,782	79,066
Median age	37.0	38.2	38.7
Median age (male)	32.2	35.6	37.5
Median age (Female)	38.5	39.2	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	597	10,309	29,923
# of persons per HH	2.3	2.5	2.6
Average HH income	\$63,887	\$75,573	\$79,117
Average house value	\$214,193	\$212,173	\$227,453

\* Demographic data derived from 2010 US Census