

For Lease



**MANSOUR
REALTY &
ADVISORS**

SERVING MID-MICHIGAN SINCE 1967

Gateway Centre

5401- 5405 Gateway Centre Blvd, Flint MI 48507

Available Now
3 Suites

2,860 - 6000 SF
Suite Size Range

\$18 PSF
Mod. Gross Rate

Year 1 Plus Base Year
and Utilities

SITE LOCATION — GATEWAY CENTRE, MUNDY TOWNSHIP



Jerry Mansour



810-244-6000



jerrymansourjr@gmail.com



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OFFICE

PROPERTY OVERVIEW

Gateway Centre offers premier Class A office suites in Mundy Township's thriving Hill Road commercial corridor — one of Genesee County's most dynamic business districts. Located at the gateway to Flint's most active retail and professional hub, these suites provide immediate access to US-23 and I-75, outstanding visibility, and monument or building signage. Four suite configurations are available from 2,860 SF to 6,000 SF, each offered at \$18 PSF Modified Gross with operating expenses included on a 2026 base year.

- **Expressway Access** — Easy access to US-23, I-75, & I-69
- **Retail** — Already a major retail corridor, Hill Rd has recently added the only Costco. Additional major retailers are considering new developments on Hill Rd.
- **Restaurants** — Numerous restaurants nearby including a full spectrum of cuisines and from fast food to fine dining
- **Hotels** — 8 hotels nearby
- **Hospital / Medical** — The 3 local hospital within 10 minutes.
- **Airport** — **Bishop International Airport (FNT)**: Approx. 4 mi northeast.

Available Suites

Address	Size	Lease Type	Additional Rent
5401 Gateway Centre	2860 SF	\$18.00 Mod Gross	Base Year plus Utilities
5402 Gateway Centre	5950 SF	\$18.00 Mod Gross	Base Year plus Utilities
5405 Gateway Centre	6000 SF	\$18.00 Mod Gross	Base Year plus Utilities

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5401 Gateway Centre Blvd, Flint MI 48507

OFFICE

SIZE
2,860 SF

RATE
\$18.00 PSF

LEASE TYPE
Modified Gross

OP. EXPENSES
**Included (2026
Base)**

SIGNAGE
Monument

FLOOR PLAN — 5401 GATEWAY CENTRE SUITE D



Multi-office layout with corridor, meeting room, and copy area. • All dimensions approximate; tenant to verify. Sizes in rentable square feet (RSF).

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Gateway Centre

5402 Gateway Centre Blvd, Flint MI 48507

OFFICE

SIZE
5,950 SF

RATE
\$18.00 PSF

LEASE TYPE
Modified Gross

OP. EXPENSES
**Included (2026
Base)**

SIGNAGE
Building

FLOOR PLAN — 5402 GATEWAY CENTRE SUITE B



Existing Floor Plan 5,948 RSF
SCALE: 1/8" = 1'-0"

JFK INVESTMENT COMPANY, L.L.C.
A MICHIGAN LIMITED LIABILITY COMPANY
43252 WOODWARD AVE SUITE 210-BLOOMFIELD HILLS, MI 48302
PHONE: (248) 333-2373 • FAX: (248) 333-2873

EXISTING PLAN FOR:
Gateway Centre
5402 Gateway Centre, Suite B

ARCHITECT: J. K. JONES ASSOCIATES, INC.
ARCHITECT - EXISTING & RENOVATION DESIGN
1000 HUNTERS LANE SUITE 200 BLOOMFIELD HILLS, MI 48302
PHONE: (248) 333-2373 • FAX: (248) 333-2873



Architect's plan — 5,948 RSF. Open reception area with private offices. • All dimensions approximate; tenant to verify. Sizes in rentable square feet (RSF).

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Gateway Centre

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OFFICE

SIZE
6,000 SF

RATE
\$18.00 PSF

LEASE TYPE
Modified Gross

OP. EXPENSES
**Included (2026
Base)**

SIGNAGE
Building

FLOOR PLAN — 5405 GATEWAY CENTRE SUITE D

**FORMER PURE BLISS SALON
5405 GATEWAY CENTRE
6,000 SF**

EXHIBIT "B"
ATTACHED DRAWING
APPROX.



Former Pure Bliss Salon. Flexible layout with multiple rooms; ideal for medical, wellness, or office. • All dimensions approximate; tenant to verify. Sizes in rentable square feet (RSF).

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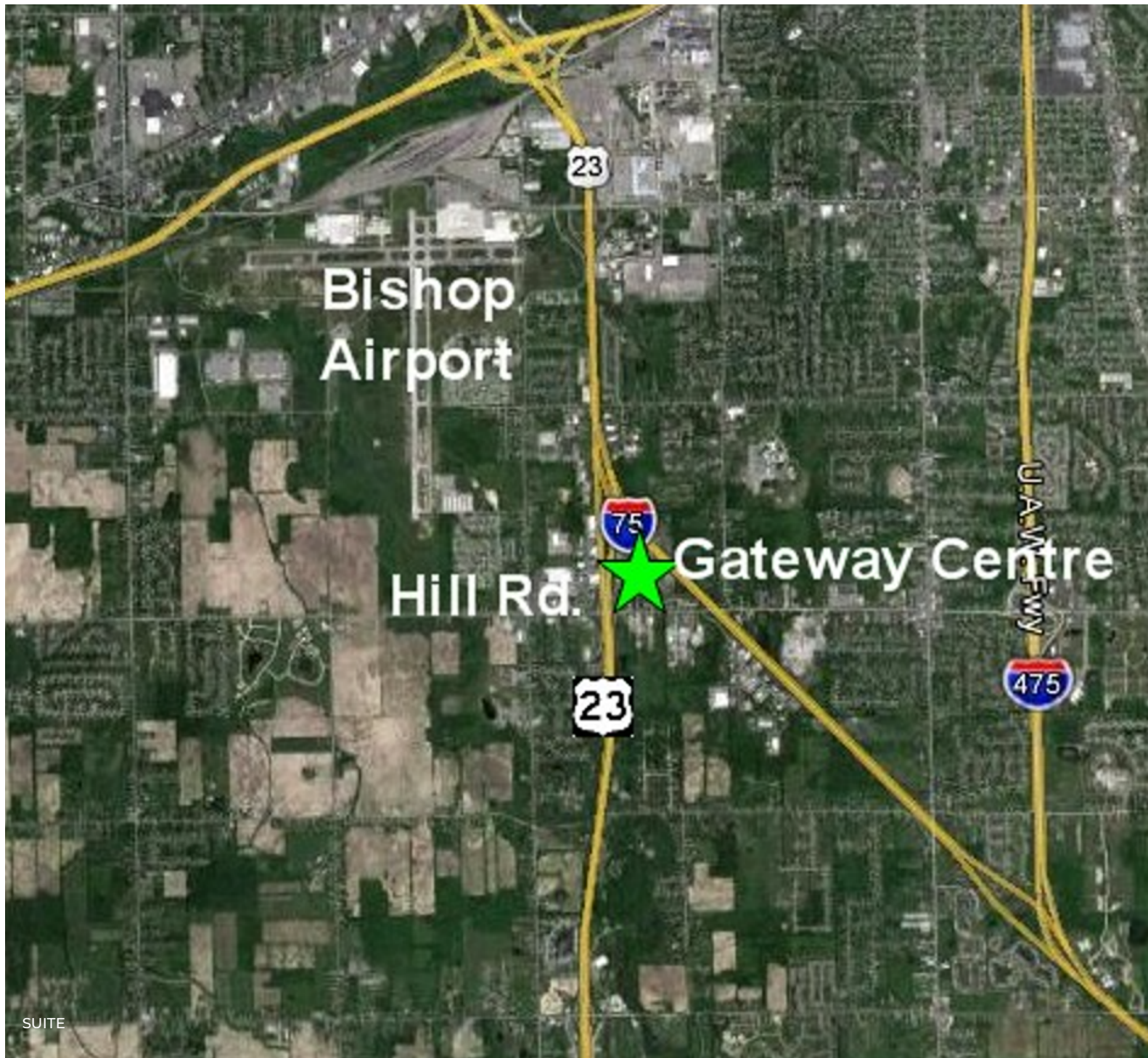
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