

Highly Visible Office Suites

8123 W Grand River, Brighton, MI 48114



FOR LEASE



PROPERTY HIGHLIGHTS

- Mix of open area and private offices (configurable per suite)
- Great signage/visibility for first-floor spaces
- Suites can be combined (2 & 3) for larger footprint
- Ample on-site parking
- Professional setting near dining, services, and major corridors
- Less than 1 mile north of I-96/Grand River Ave exit 145
- Frontage on Grand River Avenue with excellent visibility
- Surrounded by national retailers, healthcare, residential, restaurants, and hotels

LOCATION DESCRIPTION

Located less than one mile north of the I-96/Grand River Avenue exit 145. Positioned along Grand River Avenue with 150 feet of frontage, the property enjoys excellent visibility and convenient access for employees, clients, and visitors.

OFFERING SUMMARY

Lease Rate:	\$12.00 - 16.00 SF/yr Plus Utilities
Available SF:	1,350 - 6,080 SF
Zoning:	B-2 (General Business District)

Jeff Evans

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PROPERTY DESCRIPTION

Position your business in a well-maintained, professional building offering multiple suite sizes and straightforward pricing. First-floor options suit office or service users; second-floor suites are ideal for traditional office teams. Convenient parking and excellent visibility/access in a central corridor.

This freestanding office building offers a variety of flexible suite options in a prime Brighton location, less than one mile north of the I-96/Grand River Avenue exit 145. Positioned along Grand River Avenue with 150 feet of frontage, the property enjoys excellent visibility and convenient access for employees, clients, and visitors.

The building is surrounded by a dynamic mix of national and local retailers, high-value residential neighborhoods, first-class healthcare facilities, Mt. Brighton ski area, restaurants, hotels, and the vibrant downtown Brighton district—making it an attractive destination for businesses.

Recent upgrades include new mechanical systems and modern tenant buildouts, ensuring efficient operations and appealing workspaces.

Property Highlights

- Mix of open area and private offices (configurable per suite)
- Great signage/visibility for first-floor spaces
- Second-floor suites can be combined (2 & 3) for larger footprint
- Ample on-site parking
- Professional setting near dining, services, and major corridors
- 12,296 SF freestanding office building
- Less than 1 mile north of I-96/Grand River Ave exit 145
- 150 feet of frontage on Grand River Avenue with excellent visibility
- Surrounded by national retailers, healthcare, residential, restaurants, and hotels
- Multiple suite sizes available, with options for full floors or combined spaces
- Recently upgraded mechanicals and tenant buildouts

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
First Floor	Available	6,080 SF	Modified Gross	\$12.00 SF/yr
Suite 110	Available	3,040 SF	Modified Gross	\$12.00 SF/yr
Suite 100	Available	3,040 SF	Modified Gross	\$12.00 SF/yr
Suites 2-3	Available	2,850 SF	Modified Gross	\$16.00 SF/yr
Suite 3	Available	1,500 SF	Modified Gross	\$16.00 SF/yr
Suite 2	Available	1,350 SF	Modified Gross	\$16.00 SF/yr

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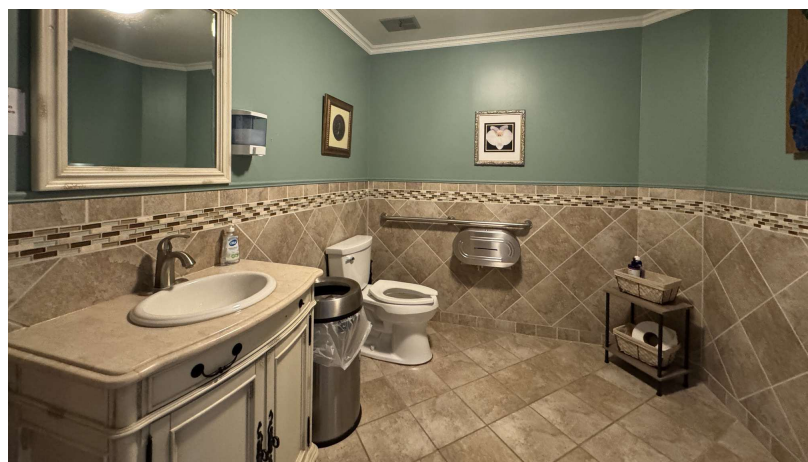
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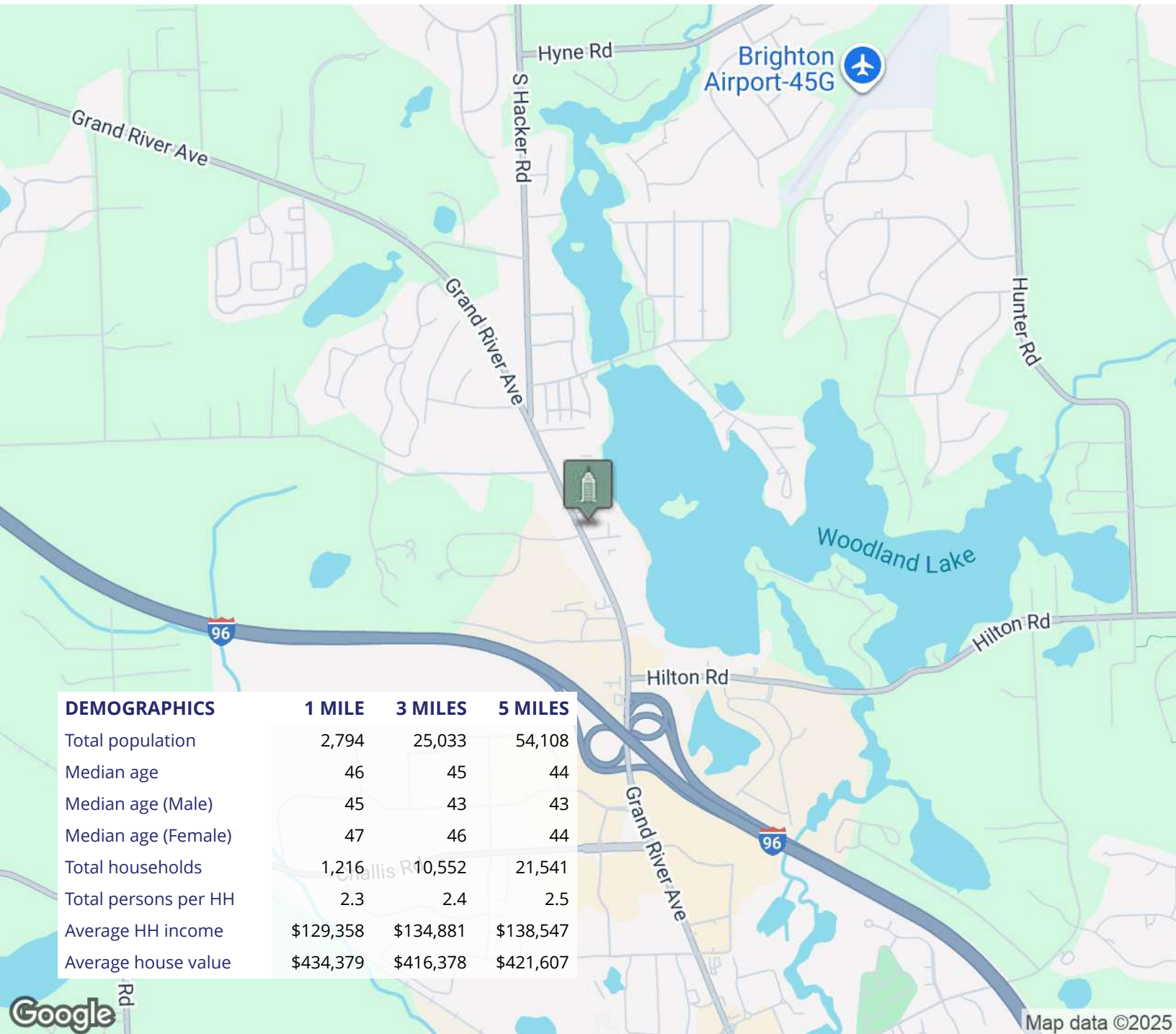
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