EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Gateway Office Building

26012 Pontiac Trail South Lyon, MI 48178



FOR LEASE

GetReal*quality*
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DESCRIPTION

A 2-story medical/general office building of approximately 20,000 square feet (10,000 square feet on each level).

PROPERTY HIGHLIGHTS

- Medical and General Office space.
- Private Entrances.
- 2,776 & 3,560 Square Foot Suites Available.
- Immediate Occupancy.

For more information, please contact: Eric Szerlag / 248.476.3700 / eszerlag@thomasduke.com
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BUILDING INFORMATION

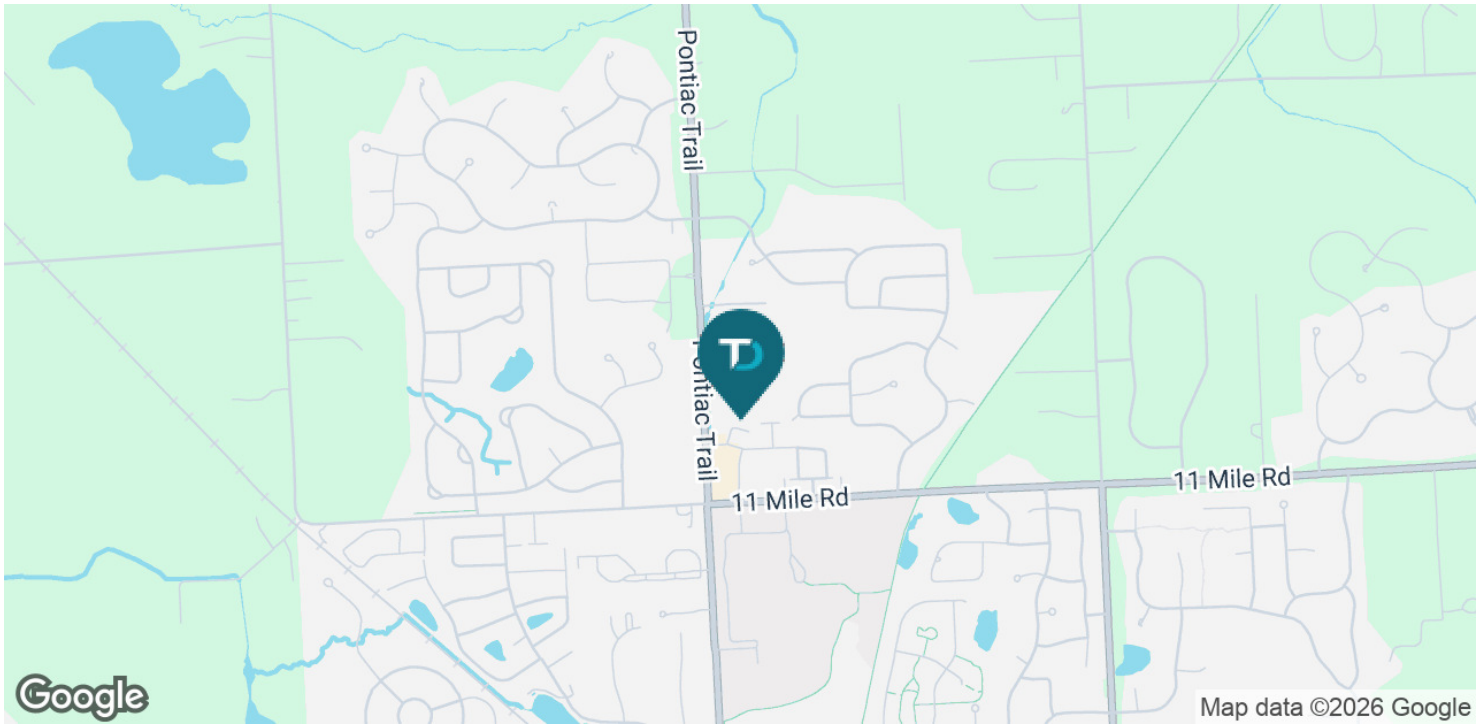
LEASE RATE & AVAILABLE SPACE:	2,776 SF - Main Level $18.00/SF, NNN 3,560 SF - Lower Level $12.00/SF, NNN
Building Size:	20,302 SF
Occupancy:	Immediate
	2007
Number of Floors:	2

PROPERTY INFORMATION

Property Type:	General Office/Medical
Zoning	PUD
2022 Traffic Count:	Pontiac Trail & 11 Mile = 13,299
Legal Description:	Available upon request.
APN:	Part of 21-17-351-001
Parking Spaces:	Dedicated 44 / 22 Shared
Utilities:	Municipal Water & Sanitary Sewer

LOCATION INFORMATION

Located within the Gateway Commons development at the northeast corner of 11 Mile Road and Pontiac Trail.



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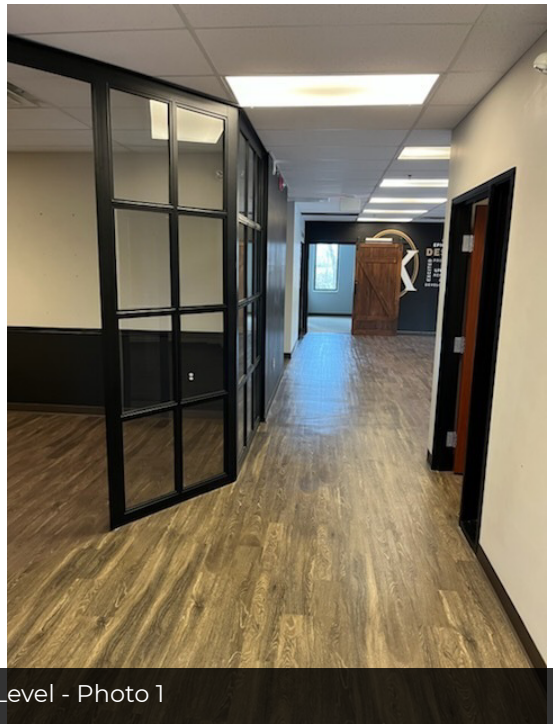




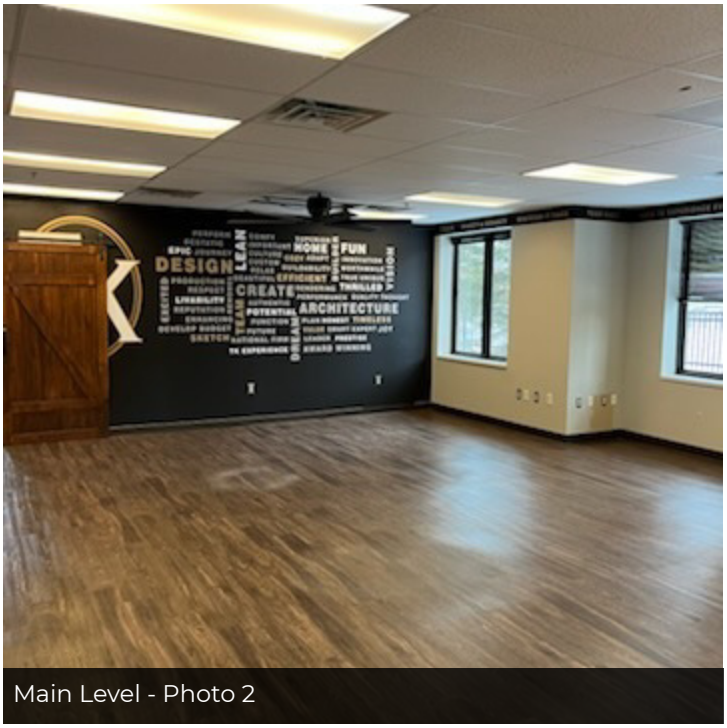
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Main Level - Photo 1



Main Level - Photo 2



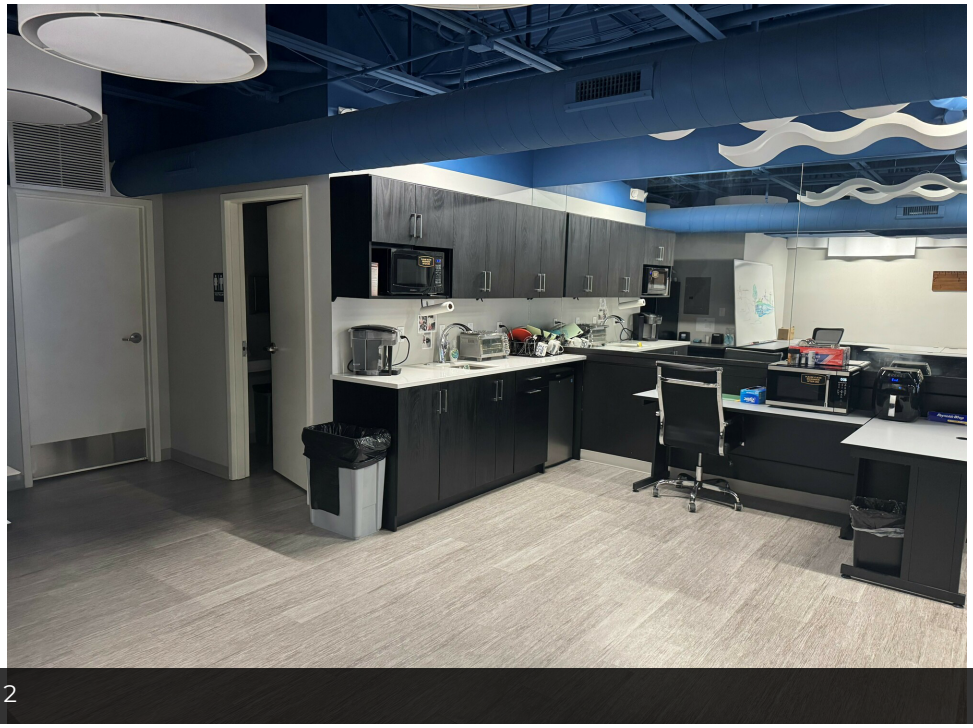
Main Level - Photo 3



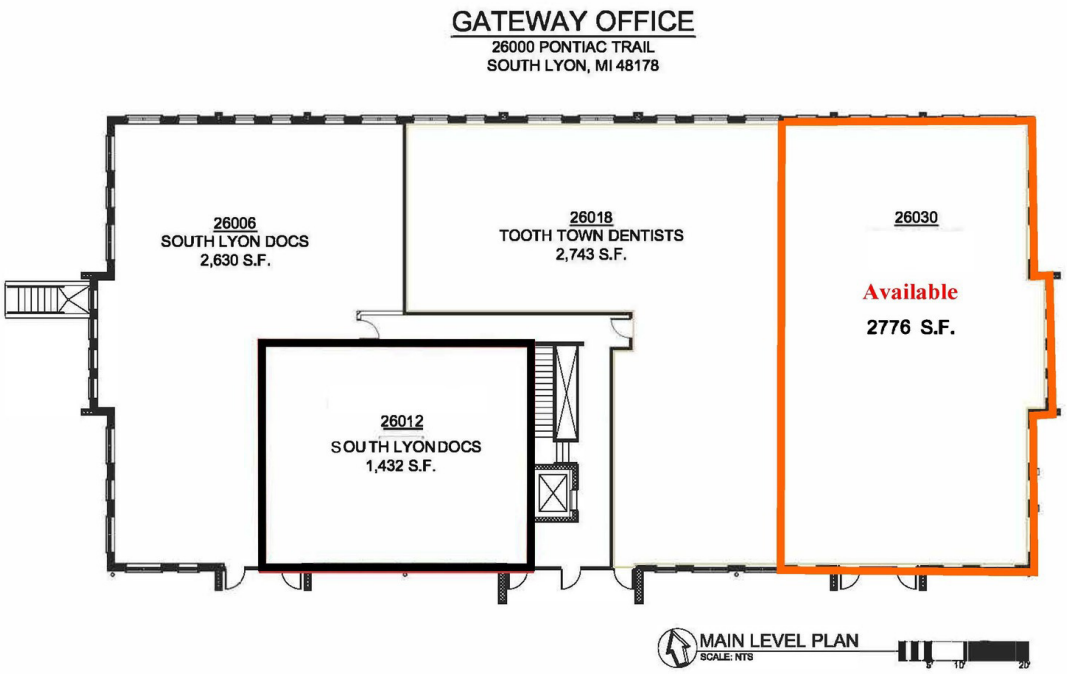
Main Level - Photo 4

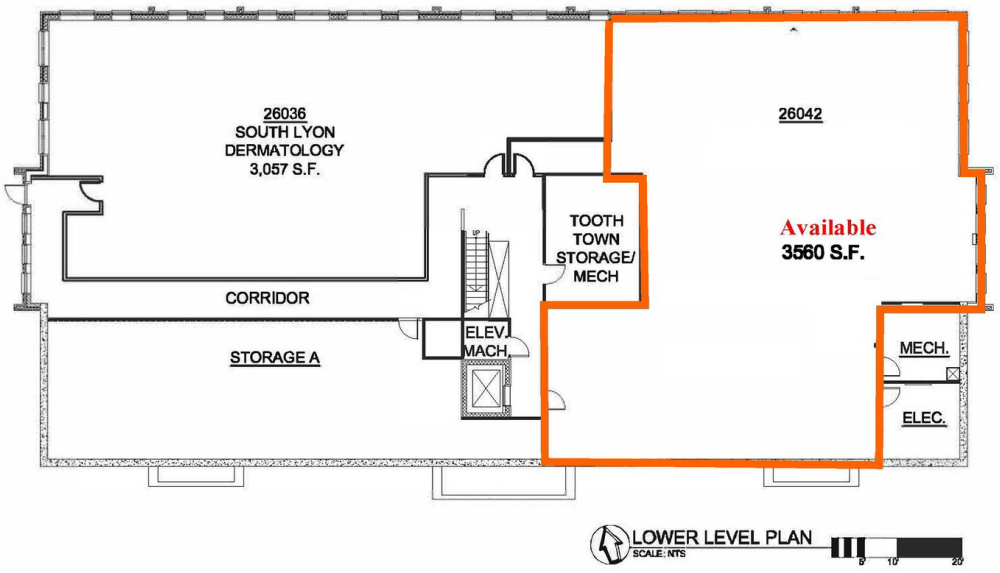


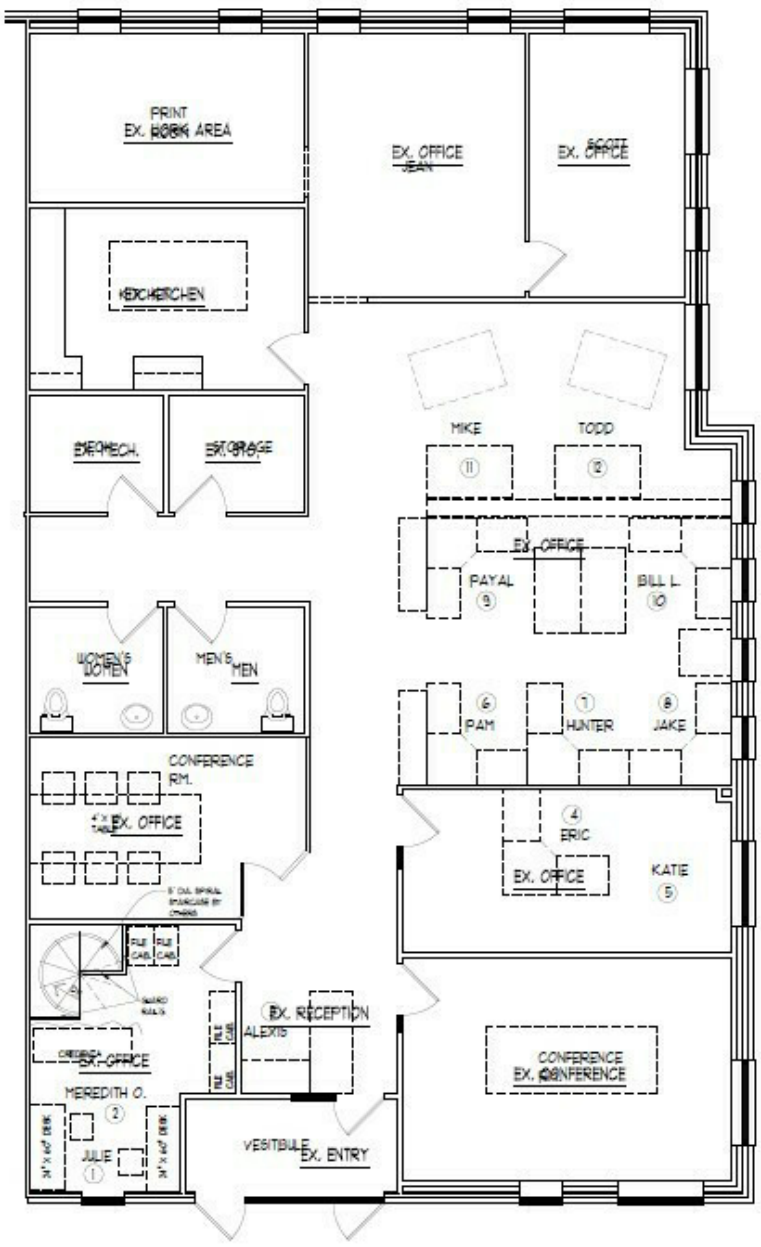
Lower Level - Photo 1



Lower Level - Photo 2


GATEWAY OFFICE
26000 PONTIAC TRAIL
SOUTH LYON, MI 48178
26006
SOUTH LYON DOCS
2,630 S.F.
26018
TOOTH TOWN DENTISTS
2,743 S.F.
26030
Available
2776 S.F.
26012
SOUTH LYON DOCS
1,432 S.F.
MAIN LEVEL PLAN
SCALE: NTS


26036
SOUTH LYON
DERMATOLOGY
3,057 S.F.
26042
Available
3560 S.F.
TOOTH
TOWN
STORAGE/
MECH
CORRIDOR
STORAGE A
ELEV.
MACH.
MECH.
ELEC.
LOWER LEVEL PLAN
SCALE: NTS

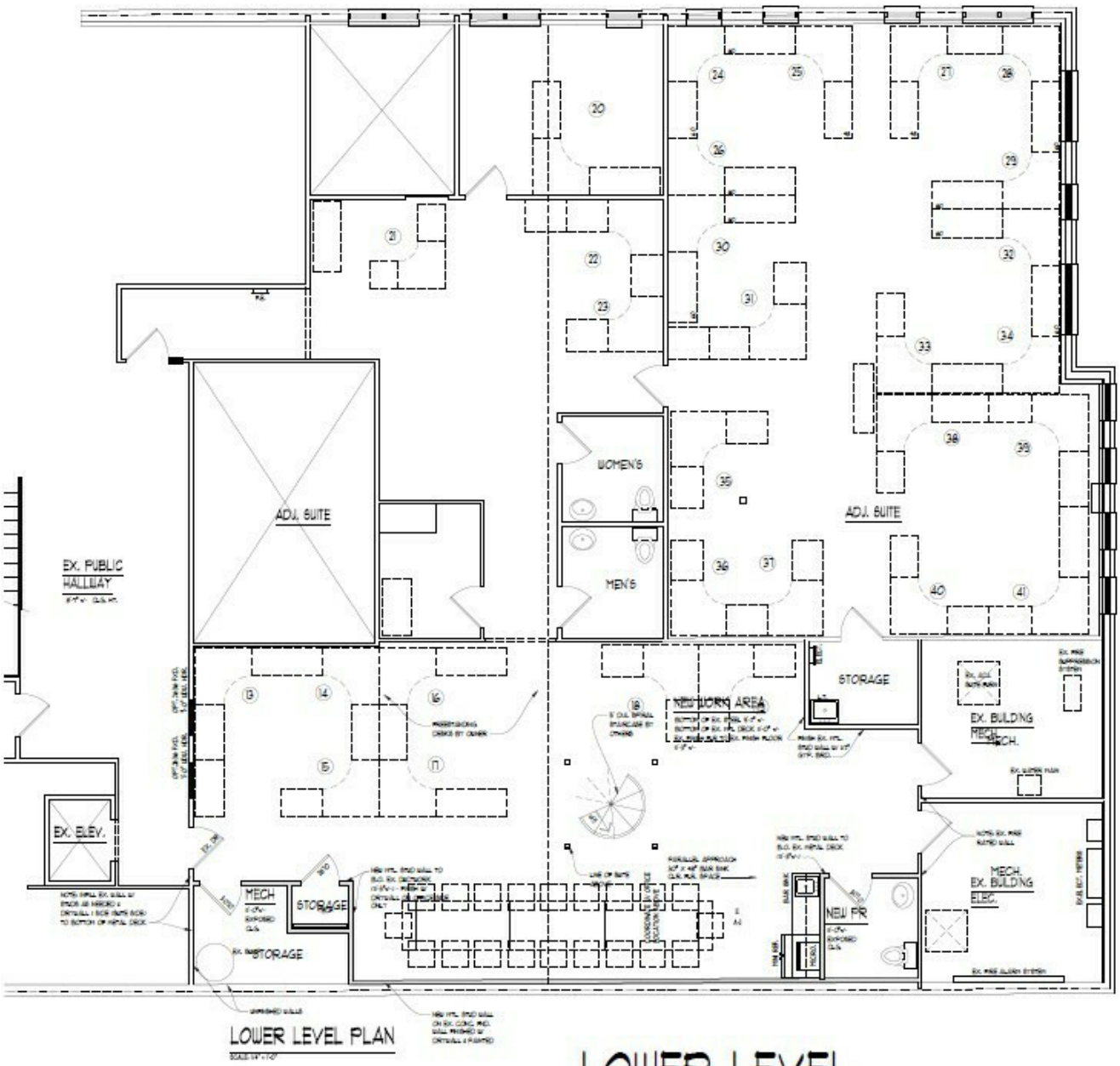

PRINT
EX. WORK AREA
EX. OFFICE
JEAN
EX. OFFICE
KITCHEN
ELEC/MECH.
STORAGE
MIKE
11
TODD
12
EX. OFFICE
PAYAL
9
BILL L.
10
WOMEN'S
WOMEN
MEN'S
MEN
6
PAM
7
HUNTER
8
JAKE
CONFERENCE
RM.
EX. OFFICE
4
ERIC
EX. OFFICE
KATIE
5
FILE CAB.
FILE CAB.
EX. RECEPTION
ALEXIS
FILE CAB.
FILE CAB.
EX. OFFICE
CONFERENCE
EX. CONFERENCE
MEREDITH O.
2
JULIE
1
VESTIBULE
EX. ENTRY

MAIN LEVEL

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DEMOGRAPHIC INFORMATION	0.3 MILES	0.5 MILES	1 MILE
Total population	520	2,347	7,662
Median age	39	45	43
Total households	185	1,026	3,191
Average HH income	$169,583	$140,976	$148,247
Average house value	$394,088	$334,460	$344,717

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