EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

HOWELL HUB

645 W. Grand River, Howell, MI 48843



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ETHAN WHITESELL
Associate
ewhitesell@thomasduke.com

JOHN PORTH
Vice President
jkporth@thomasduke.com

OFFERING SUMMARY: 645 W. Grand River | Howell, MI 48843



PROPERTY OVERVIEW

The Howell Hub is Livingston County's premier multi tenant medical and professional office opportunity- recently renovated with each element of the building specifically chosen for the benefit of future office tenants. The building features 36,000 square foot floor-plates, which allow for flexibility in sizes ranging from 2,400 square feet to full floor users.

OFFERING SUMMARY

Lease Rate:	$19 SF/yr (NNN)
Building Size:	108,231 SF
Available SF:	2,400 - 96,000 SF
Year Built:	1956
Renovated:	2024
Zoning:	O-1 Office

PROPERTY HIGHLIGHTS

- Entire building renovation completed in 2023-2024, including new building facade, two story entryway, HVAC system renovation and co-generator for 100% of the building's electrical.
- Generous tenant improvement allowance available.
- Join Art of Dermatology and Corewell Health
- Walkable to downtown Howell.
- Building Signage opportunities.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 645 W. Grand River | Howell, MI 48843

BUILDING INFORMATION

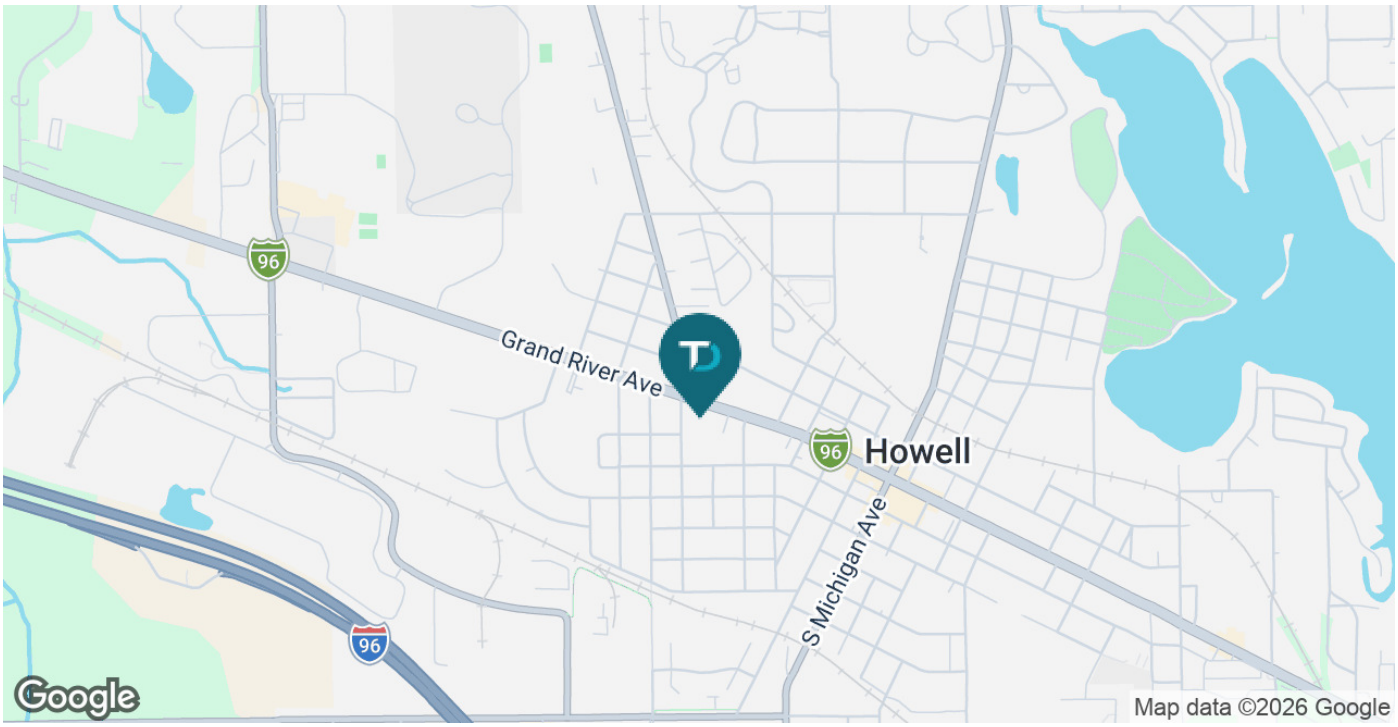
LEASE RATE:	$19.00/SF, NNN
Building Size:	108,231 SF
Available Space:	2,400 - 96,000 SF
Year Built:	1956
Last Renovated:	2024
Number of Floors:	3
Utilities:	Municipal Water & Sanitary Sewer

PROPERTY INFORMATION

Property Type:	Office/Medical
Zoning	O-1 Office
Traffic Count:	Grand River = 13,086 (2025)
APN:	17-35-203-001 17-35-203-002 17-35-203-004 17-35-203-026
Parking Spaces:	450

LOCATION INFORMATION

Located on the south side of Grand river, just west of Michigan Avenue, within immediate walking distance of restaurants, shopping, and other downtown Howell amenities.



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

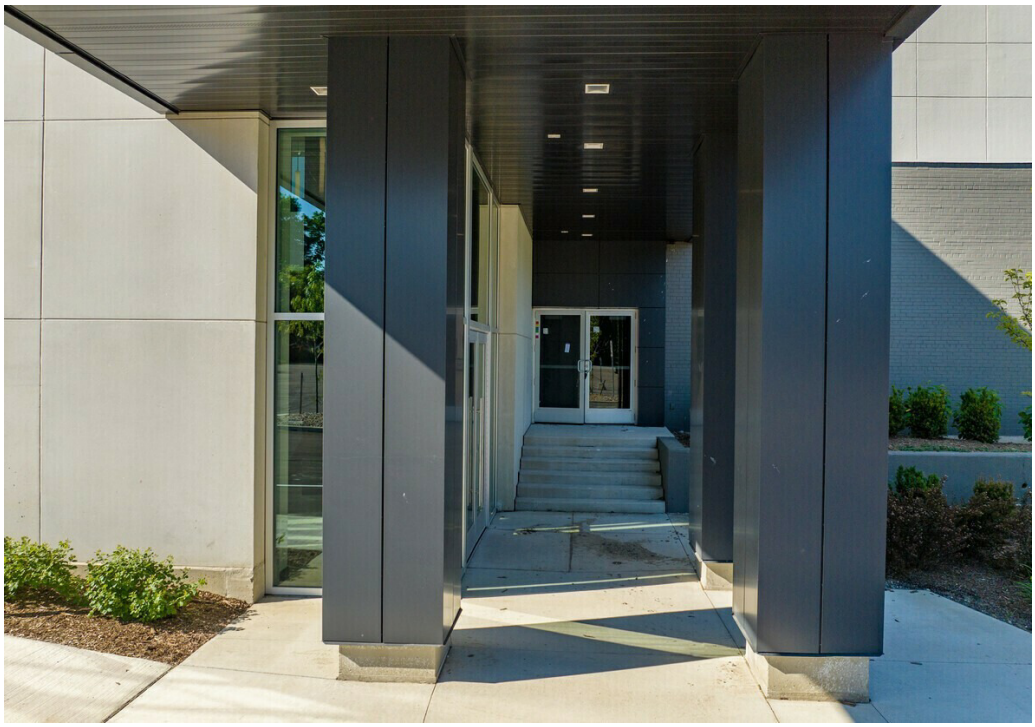
ADDITIONAL PHOTOS: 645 W. Grand River | Howell, MI 48843



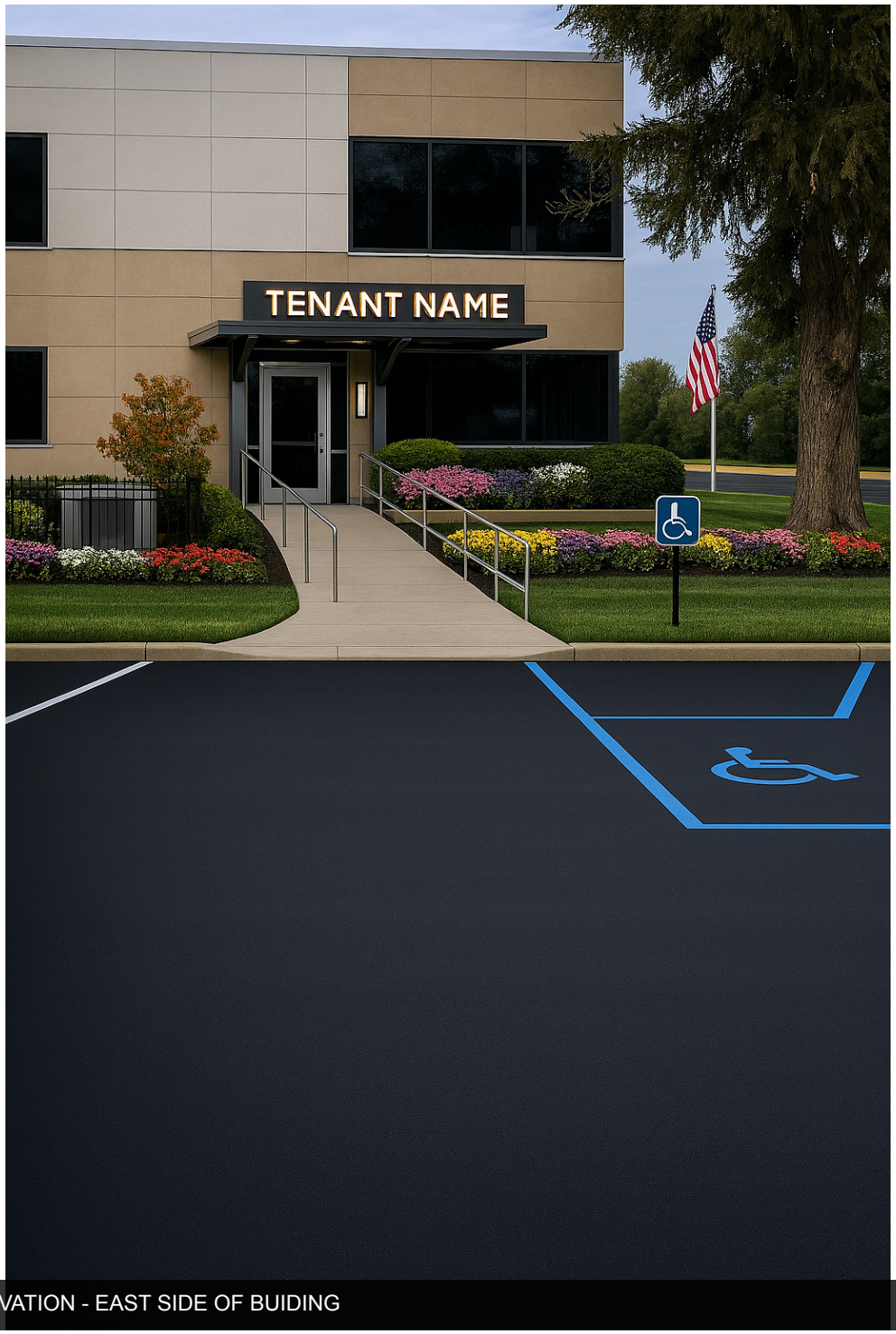


ADDITIONAL PHOTOS: 645 W. Grand River | Howell, MI 48843





PROPOSED ELEVATION : 645 W. Grand River | Howell, MI 48843

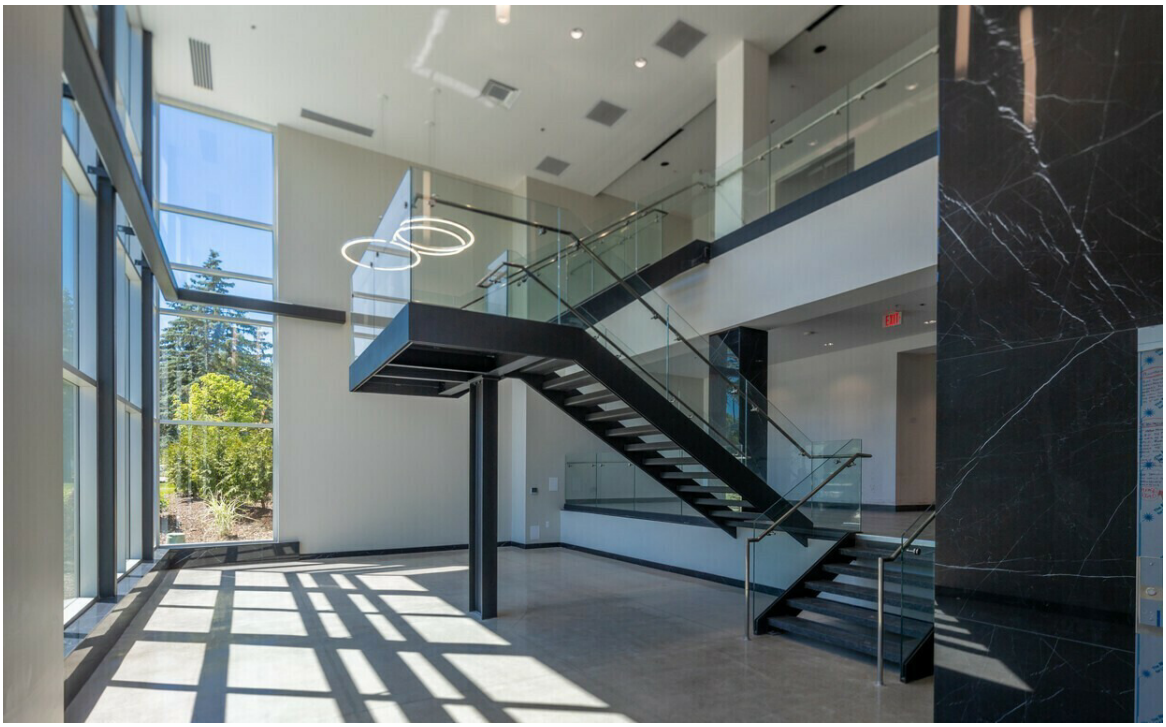


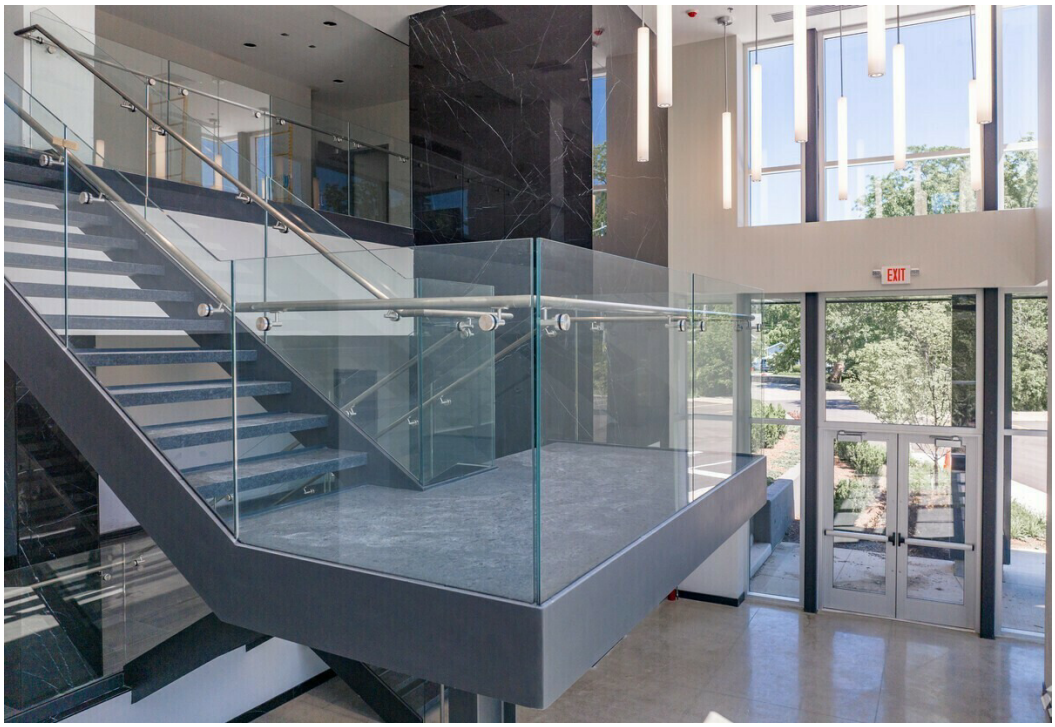
PROPOSED ELEVATION - EAST SIDE OF BUIDING

Thomas Duke Company | 248.476.3700

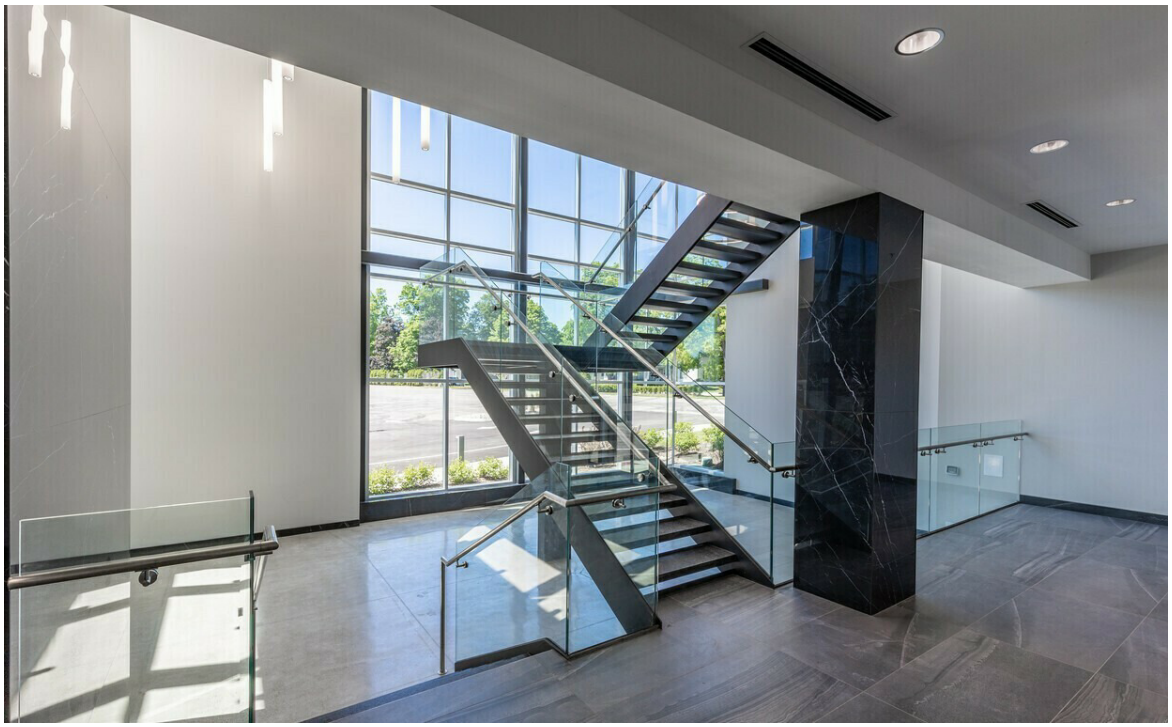
37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

LOBBY/ATRIUM PHOTOS: 645 W. Grand River | Howell, MI 48843



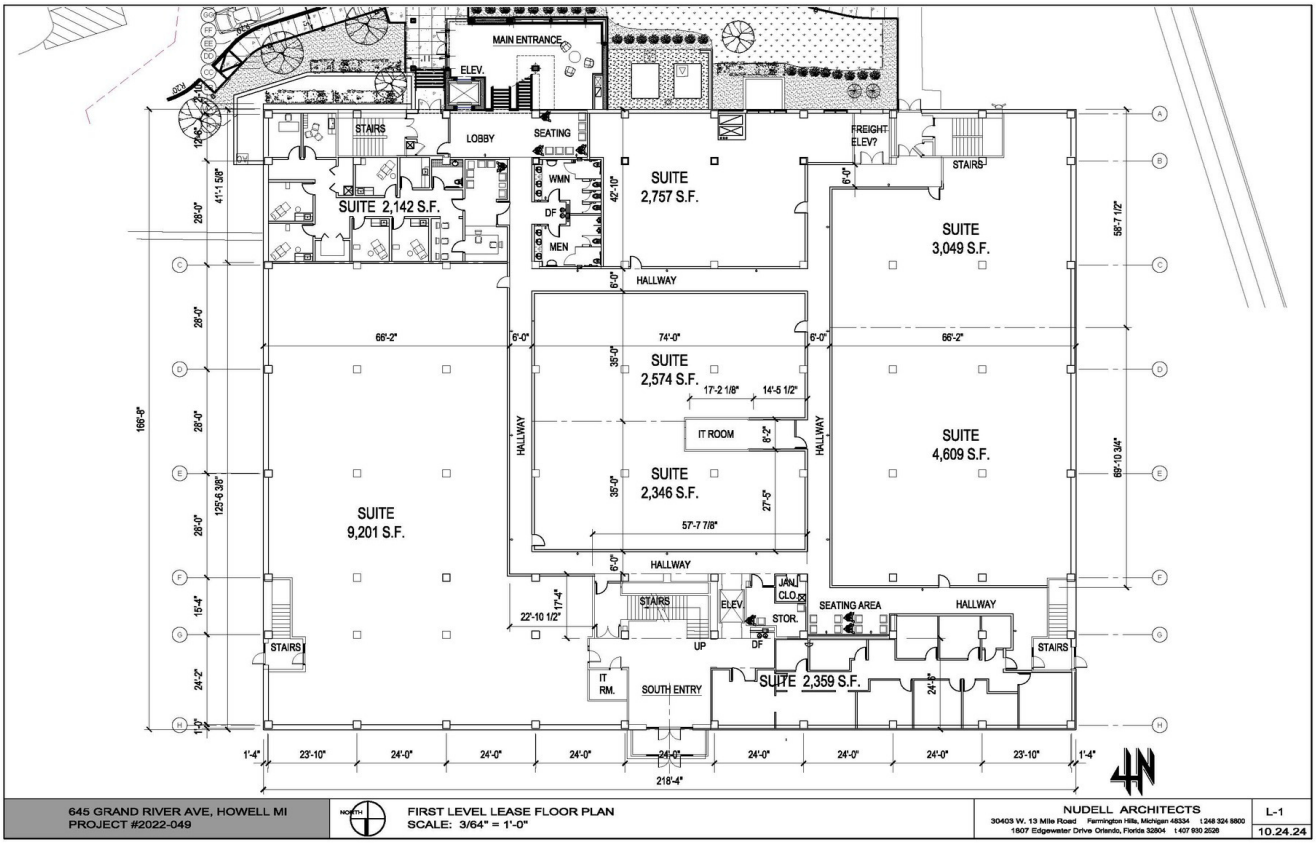


LOBBY/ATRIUM PHOTOS: 645 W. Grand River | Howell, MI 48843

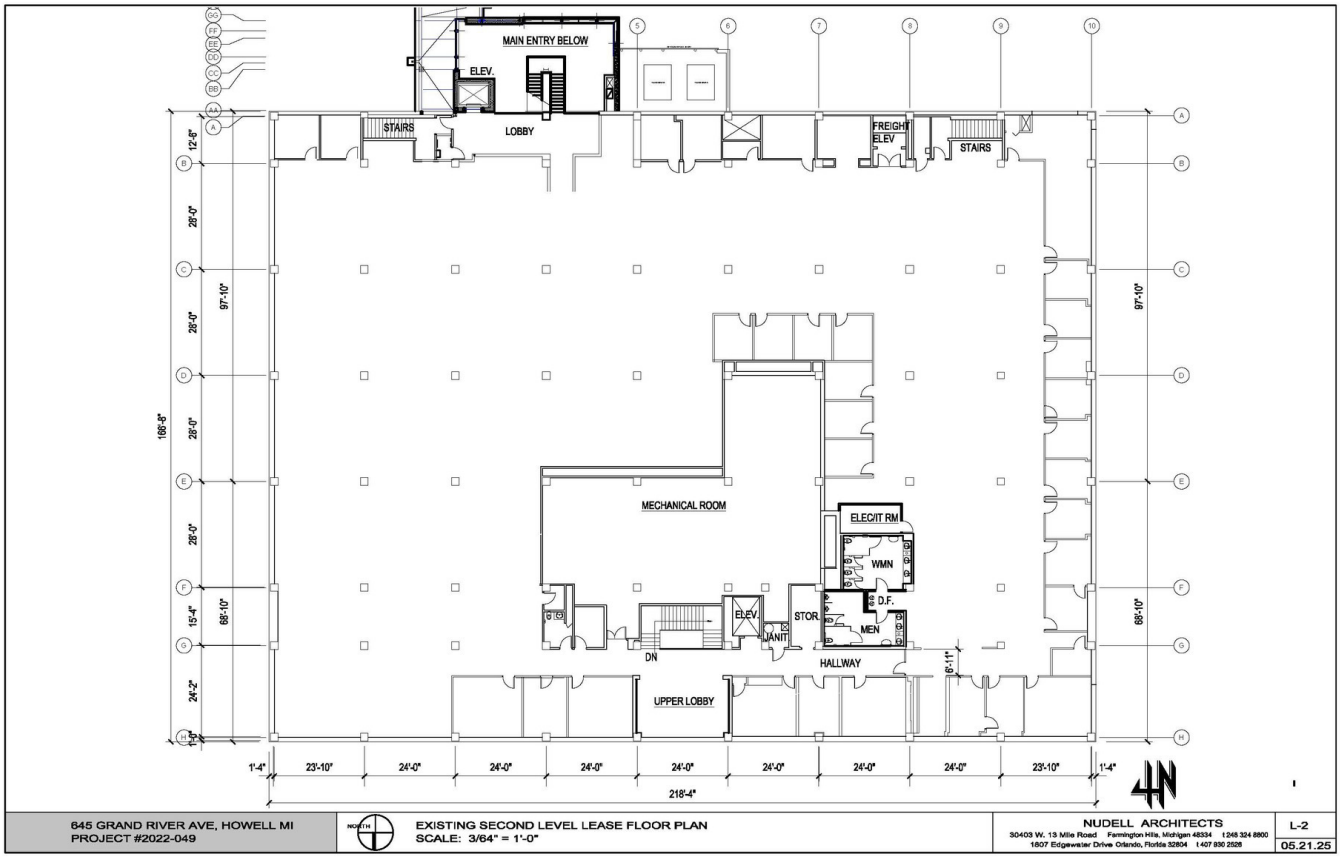




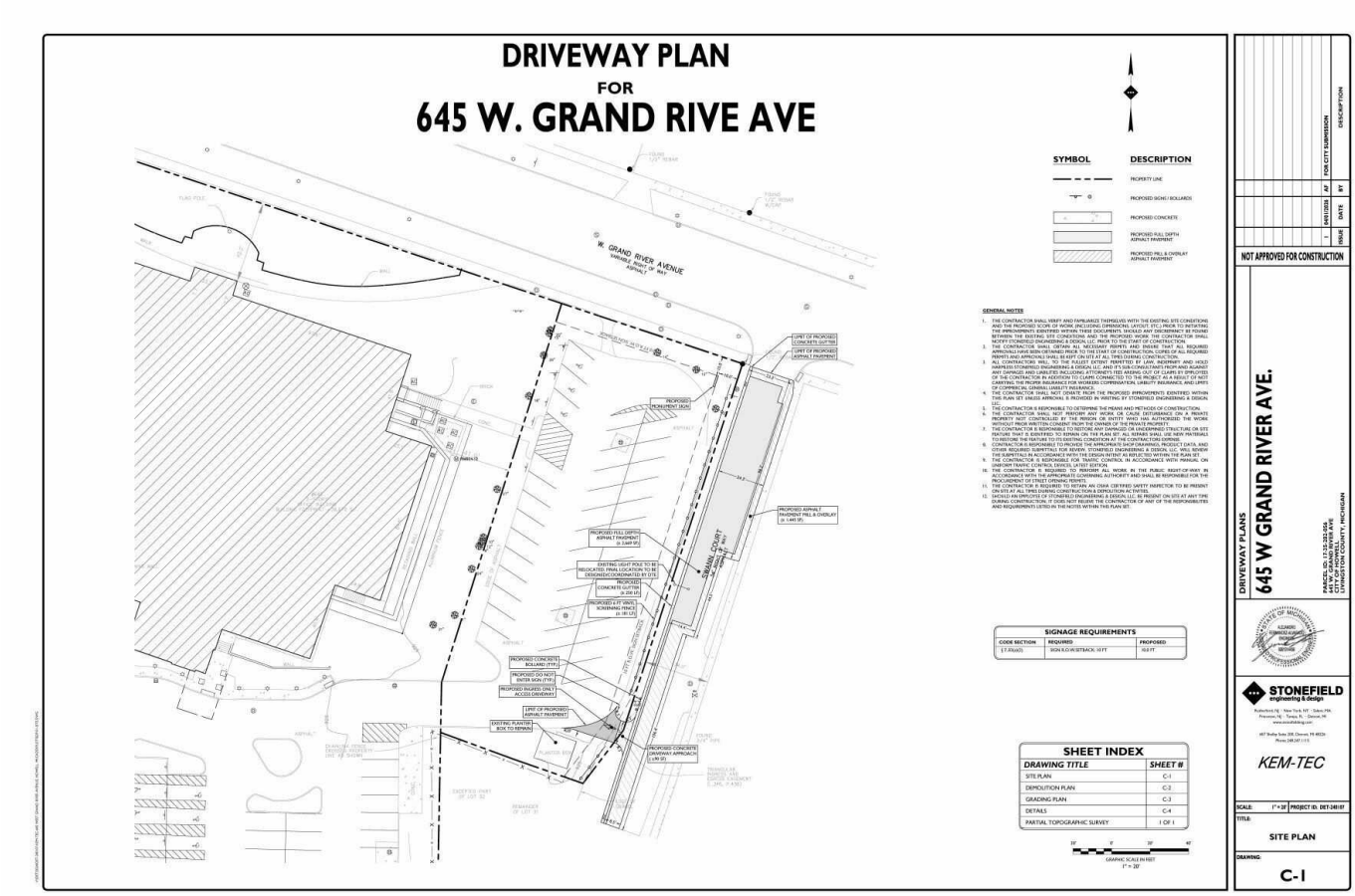
FIRST FLOOR PLAN: 645 W. Grand River | Howell, MI 48843



SECOND FLOOR PLAN: 645 W. Grand River | Howell, MI 48843



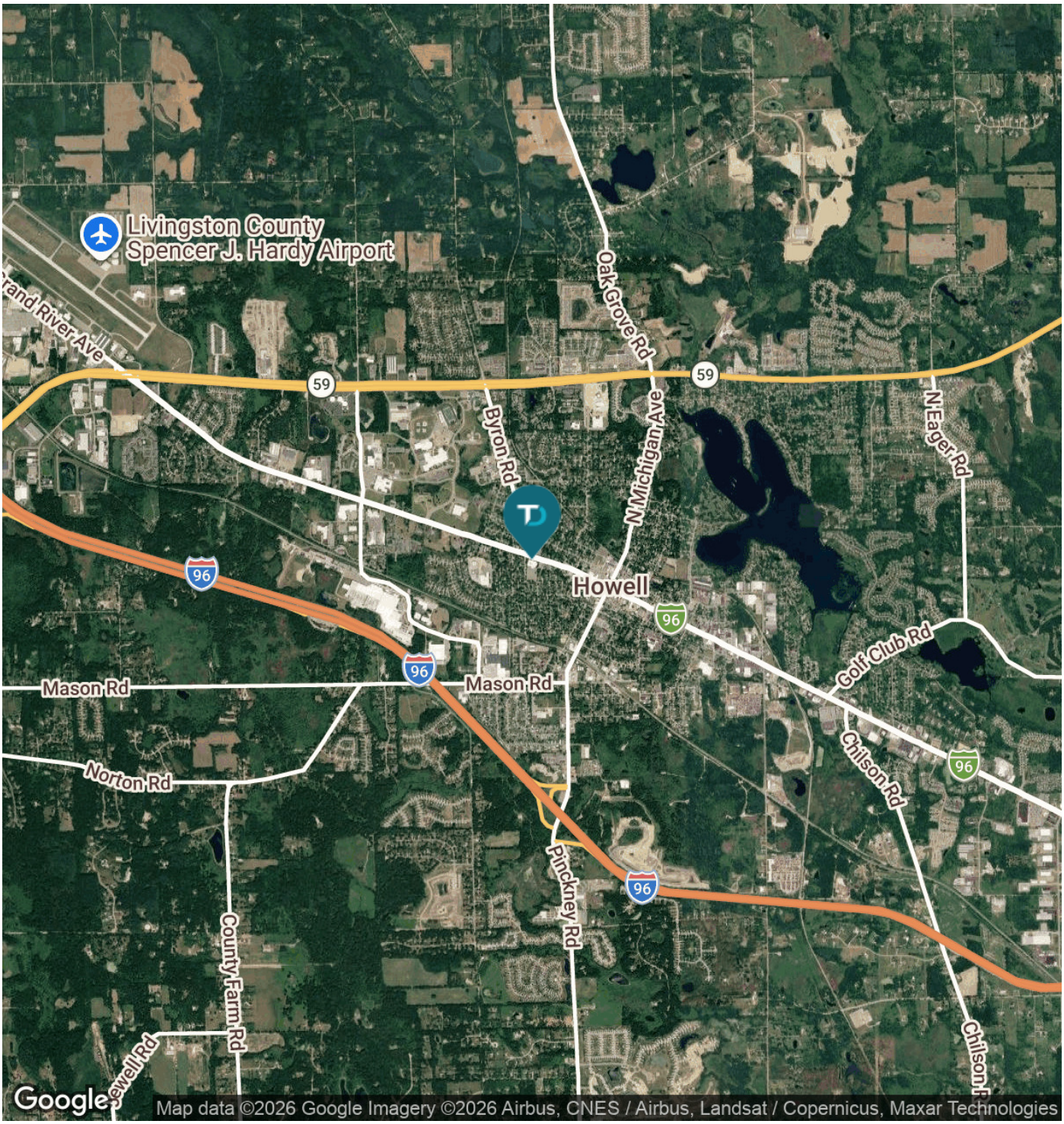
ADDITIONAL PHOTOS: 645 W. Grand River | Howell, MI 48843



AERIAL PHOTO: 645 W. Grand River | Howell, MI 48843



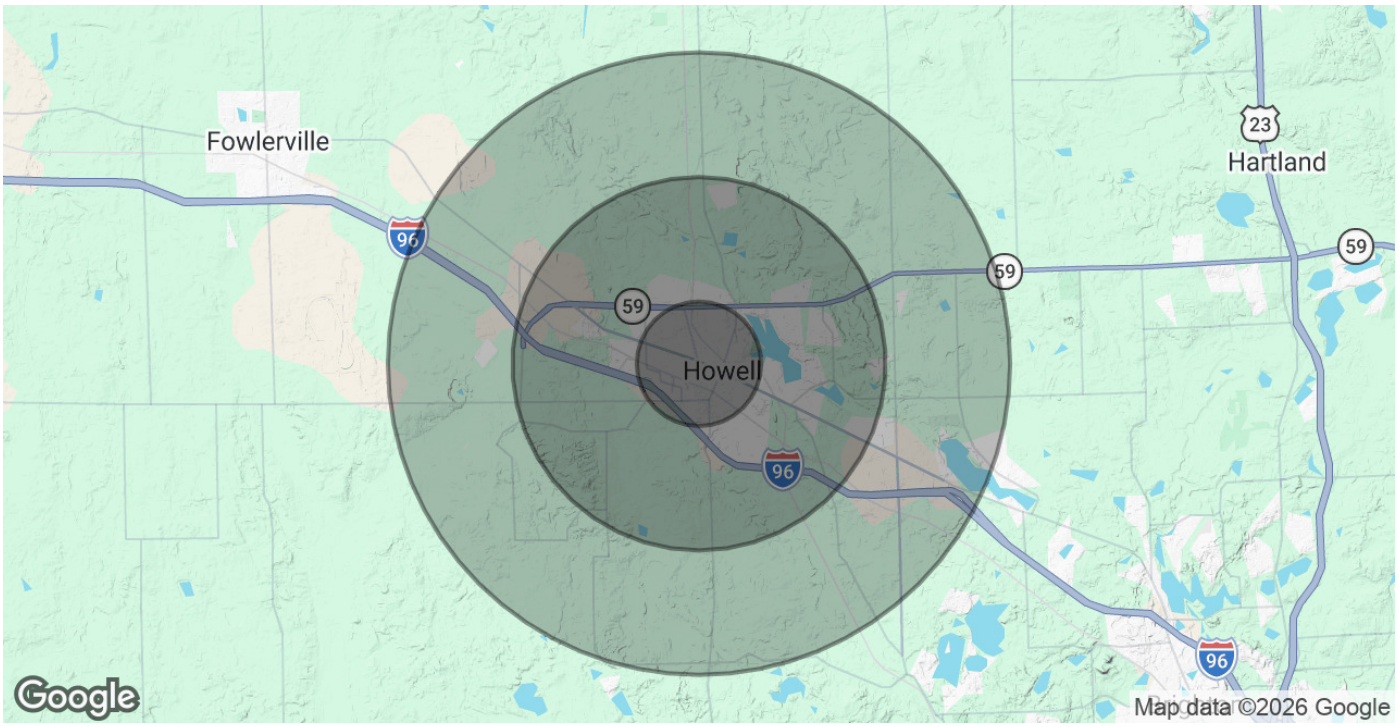
LOCATION MAP: 645 W. Grand River | Howell, MI 48843



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 645 W. Grand River | Howell, MI 48843



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,060	28,701	42,590
Average Age	42	41	41
Average Age (Male)	39	40	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,630	11,698	16,961
# of Persons per HH	2.2	2.5	2.5
Average HH Income	$78,360	$101,874	$108,639
Average House Value	$236,542	$306,321	$327,681

2020 American Community Survey (ACS)

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

MEET THE TEAM: 645 W. Grand River | Howell, MI 48843



ETHAN WHITESELL

Associate

Direct: 248.476.3700 x1140
ewhitesell@thomasduke.com



JOHN PORTH

Vice President

Direct: 248.476.8661
jkporth@thomasduke.com