

CROSSPOINTE OFFICE CENTER

2300 Genoa Business Park Drive, Brighton, MI 48114



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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Associate

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OFFERING SUMMARY: 2300 Genoa Business Park Drive | Brighton, MI 48114

**PROPERTY OVERVIEW**

Medical & Professional Office building with (4) suites available for lease in Brighton.

OFFERING SUMMARY

Lease Rate: \$18.00/SF (NNN)
(NNN's = \$7.03/SF)

Building Size: 31,688 SF

Available SF: 1,638 - 3,110 SF

Year Built: 2002

Zoning: Industrial Zoning -
Medical/Office Use permitted.

PROPERTY HIGHLIGHTS

- Medical & Professional Office Building.
- Outstanding Architecture and Construction.
- Excellent glass lines.
- Common area lobby, restroom and landscaping all professionally appointed.



BUILDING/PROPERTY INFORMATION: 2300 Genoa Business Park Drive | Brighton, MI 48114

BUILDING INFORMATION

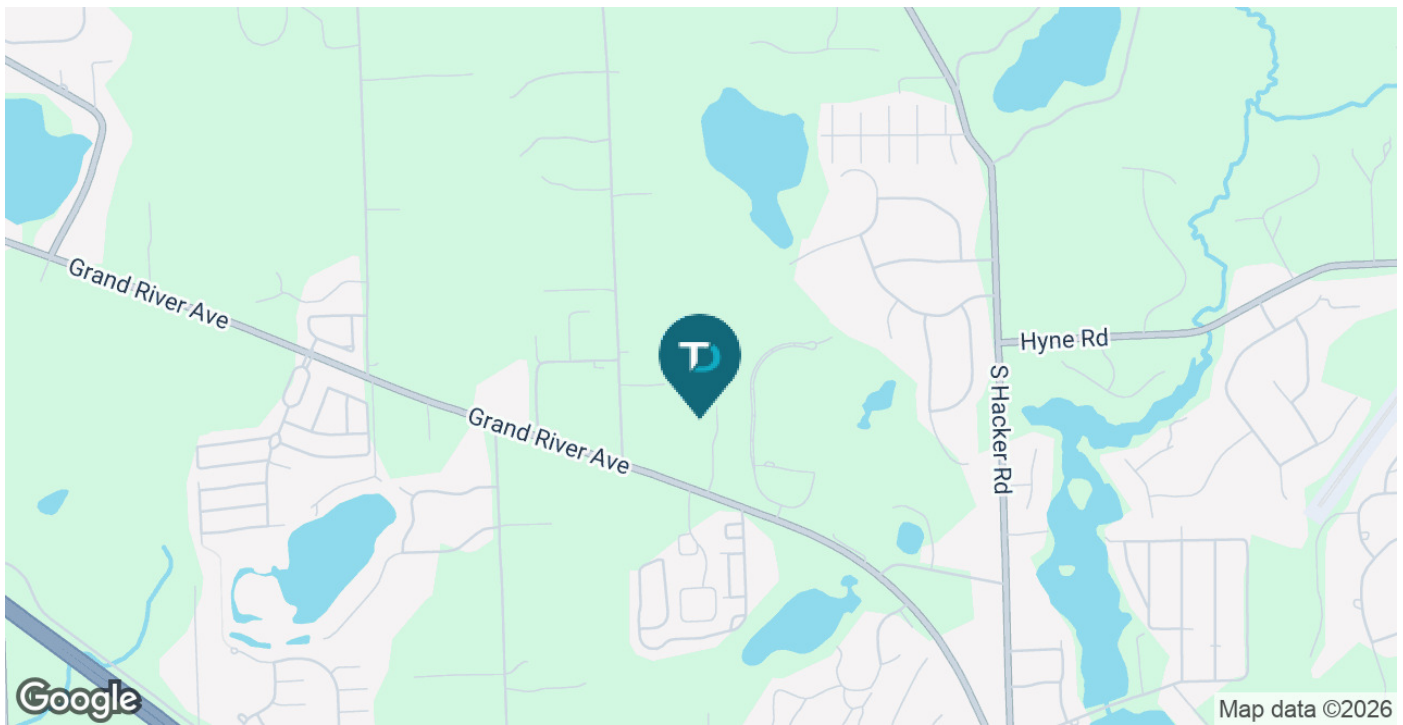
Lease Rate:	\$18.00/SF, NNN (NNN's = \$7.03/SF)
Building Size:	31,688 SF
Available Space:	Suite 190 - 3,110 SF Suite 250 - 1,725 SF Suite 270 - 1,638 SF Suite 290 - 2,208 SF Immediate Occupancy
Year Built:	2002
Number of Stories:	2

PROPERTY INFORMATION

Utilities:	Municipal Water & Sanitary Sewer
Property Type:	Medical/Professional Office
Zoning	Industrial Zoning - Medical/Office Use permitted.
2026 Traffic Count:	Grand River = 20,478 VPD
APN:	11-13-103-002
Parking Spaces:	143

LOCATION INFORMATION

Located north off of Grand River, adjacent to Trinity Hospital.



LEASE SPACES: 2300 Genoa Business Park Drive | Brighton, MI 48114



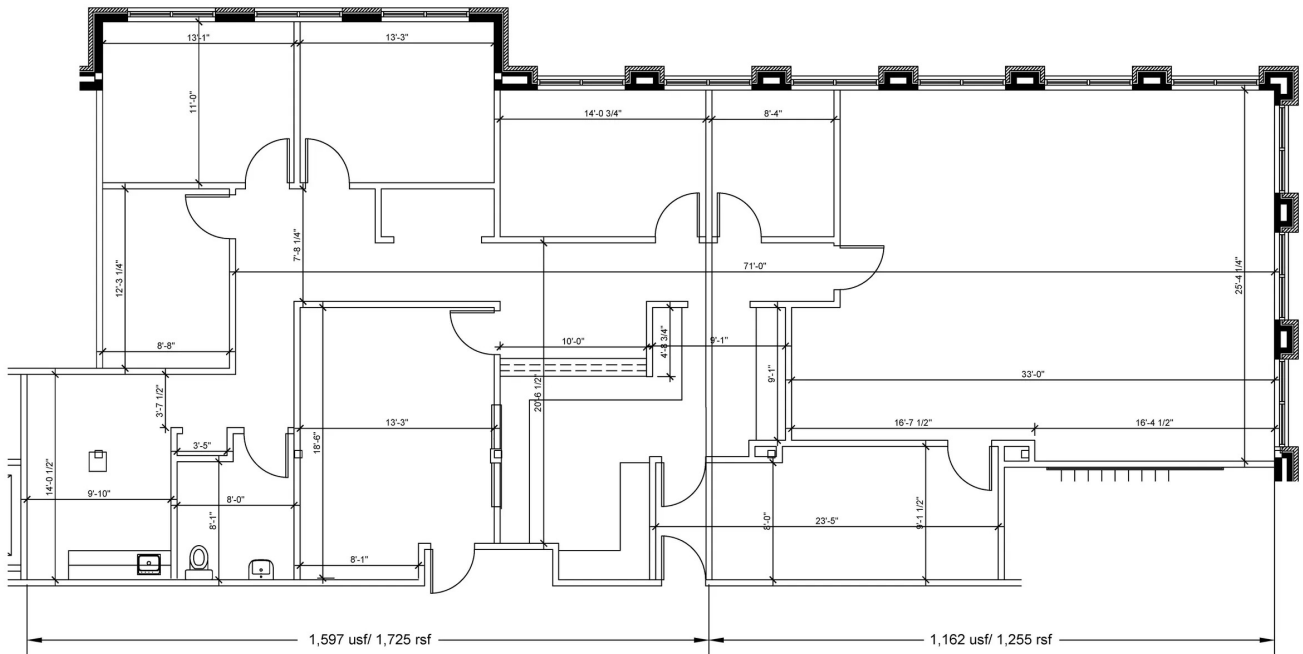
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,638 - 3,110 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
270	Available	1,638 SF	NNN	\$15.00 SF/yr	Immediate occupancy.
290	Available	2,028 SF	NNN	\$15.00 SF/yr	Immediate occupancy.
250	Available	1,725 SF	NNN	\$15.00 SF/yr	Immediate occupancy.
190	Available	3,110 SF	NNN	\$15.00 SF/yr	Immediate occupancy.

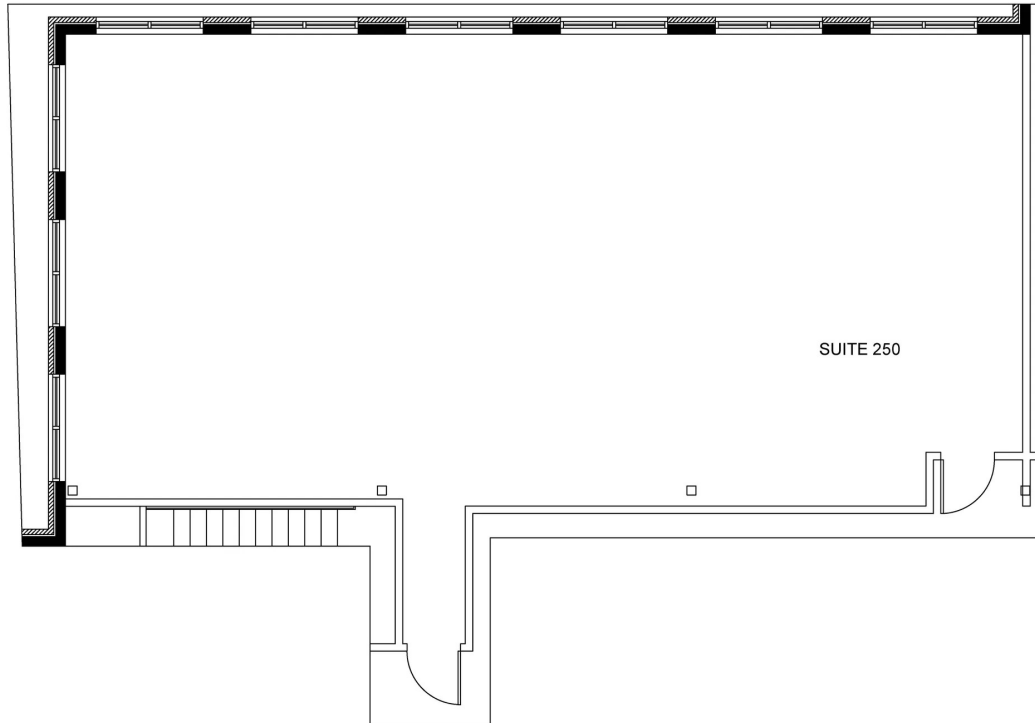
SUITE 190 - FLOOR PLAN: 2300 Genoa Business Park Drive | Brighton, MI 48114



c2ae
10511 CITATION DR. BRIGHTON MI 48116
248.486.8249
www.c2ae.com

CROSSPOINTE
SUITE 190
571-3024
NOT TO SCALE

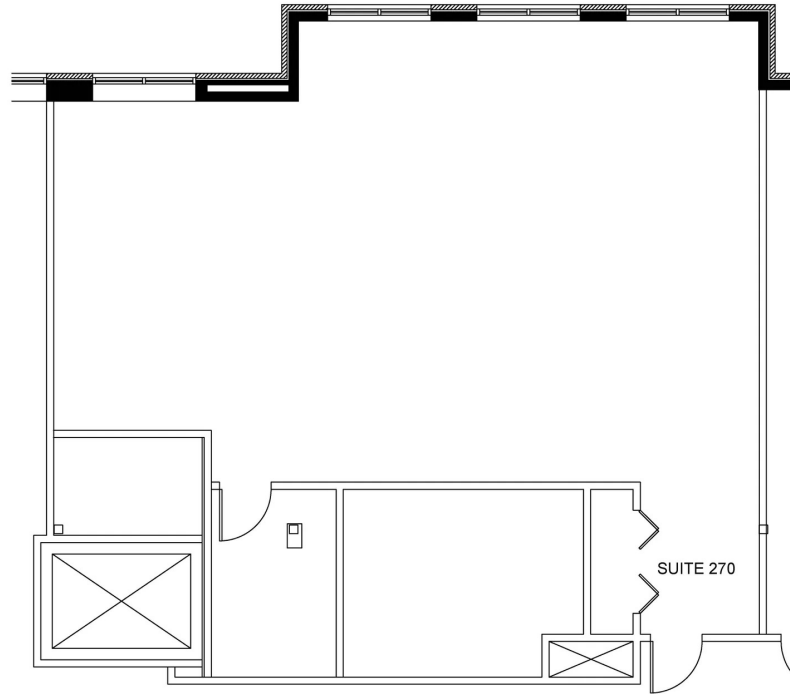
SUITE 250 - FLOOR PLAN: 2300 Genoa Business Park Drive | Brighton, MI 48114



CROSSPOINTE
SUITE 250 1,725 RSF
NOT TO SCALE

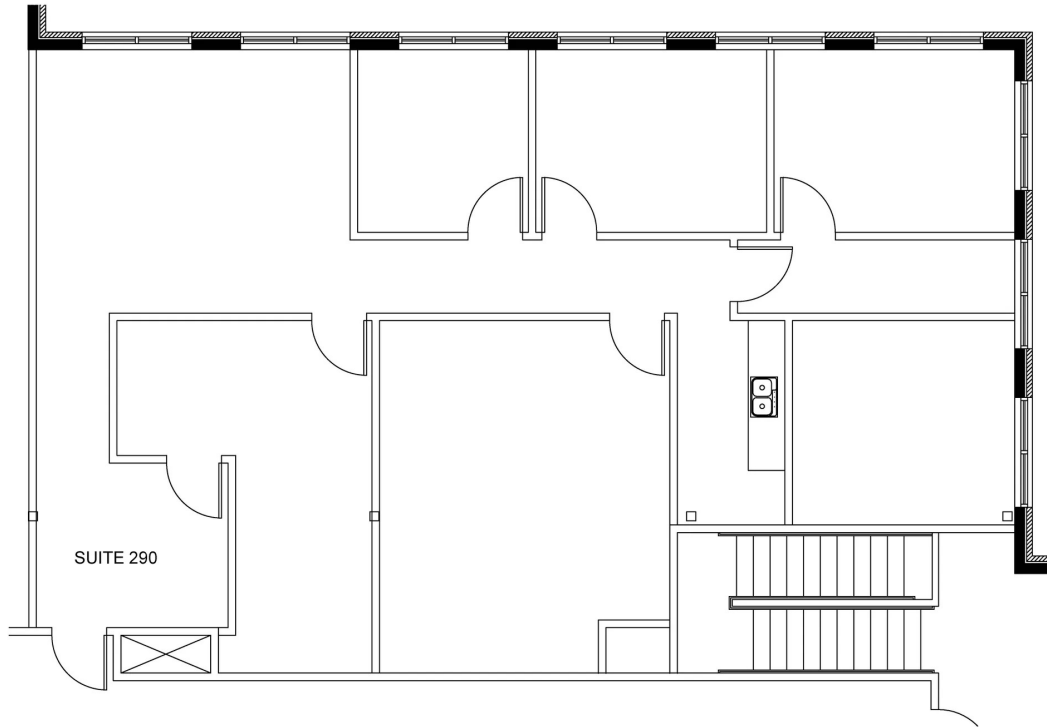
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SUITE 270 - FLOOR PLAN: 2300 Genoa Business Park Drive | Brighton, MI 48114



CROSSPOINTE
SUITE 270 1,641 RSF
NOT TO SCALE

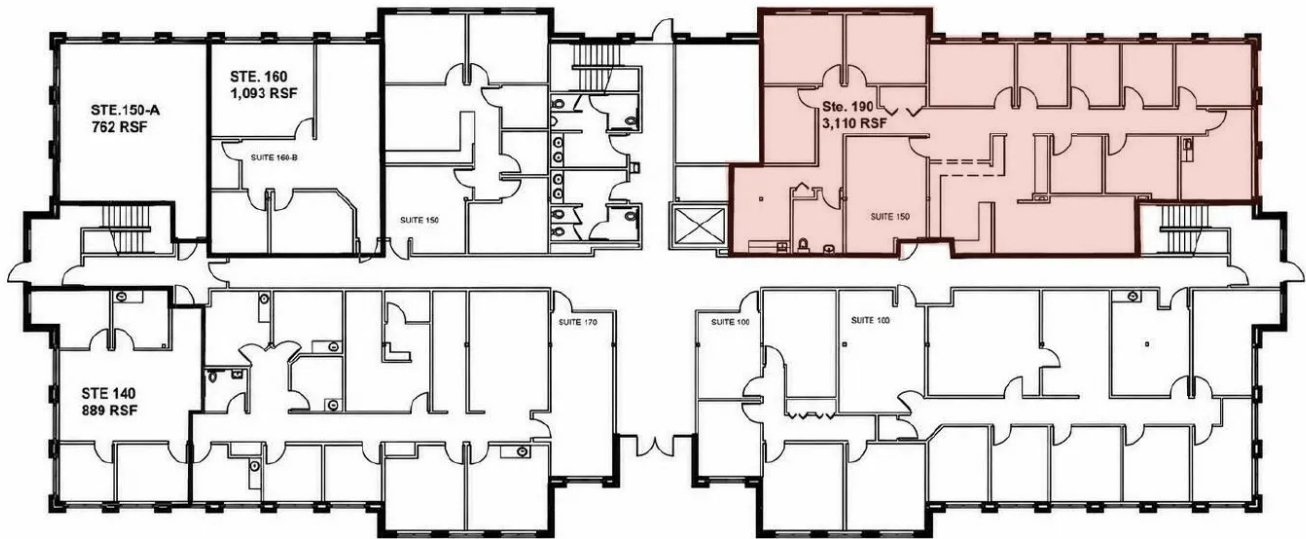
SUITE 290 - FLOOR PLAN: 2300 Genoa Business Park Drive | Brighton, MI 48114



CROSSPOINTE
SUITE 290 2,028 RSF
NOT TO SCALE

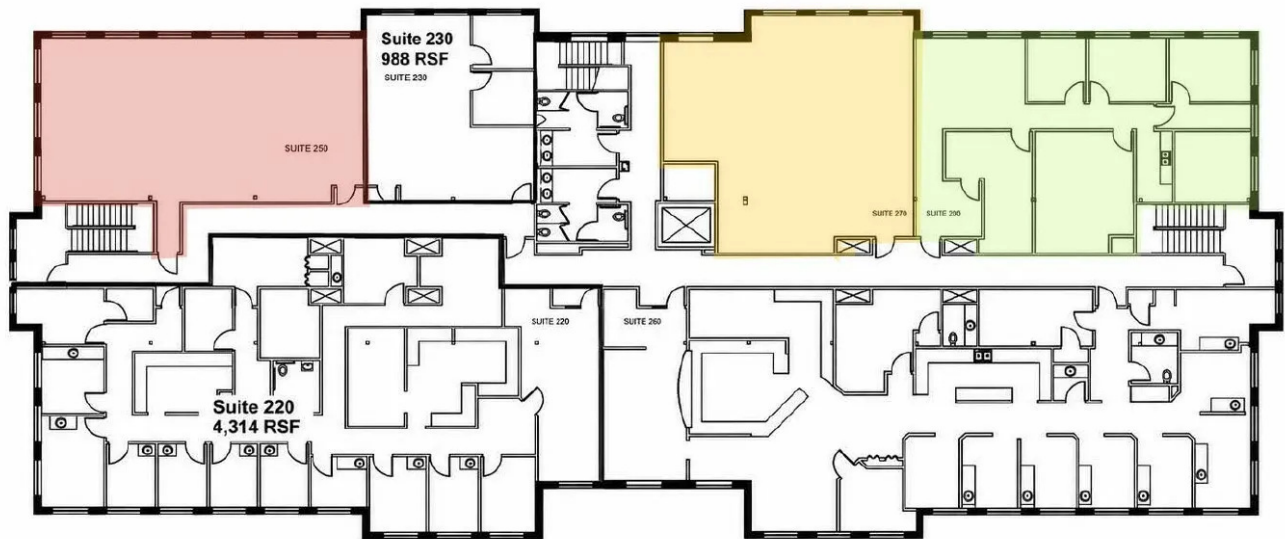
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1ST FLOOR - FLOOR PLAN: 2300 Genoa Business Park Drive | Brighton, MI 48114



CROSSPOINTE
LEVEL 1 OVERALL PLAN
NOT TO SCALE

2ND FLOOR - FLOOR PLAN: 2300 Genoa Business Park Drive | Brighton, MI 48114

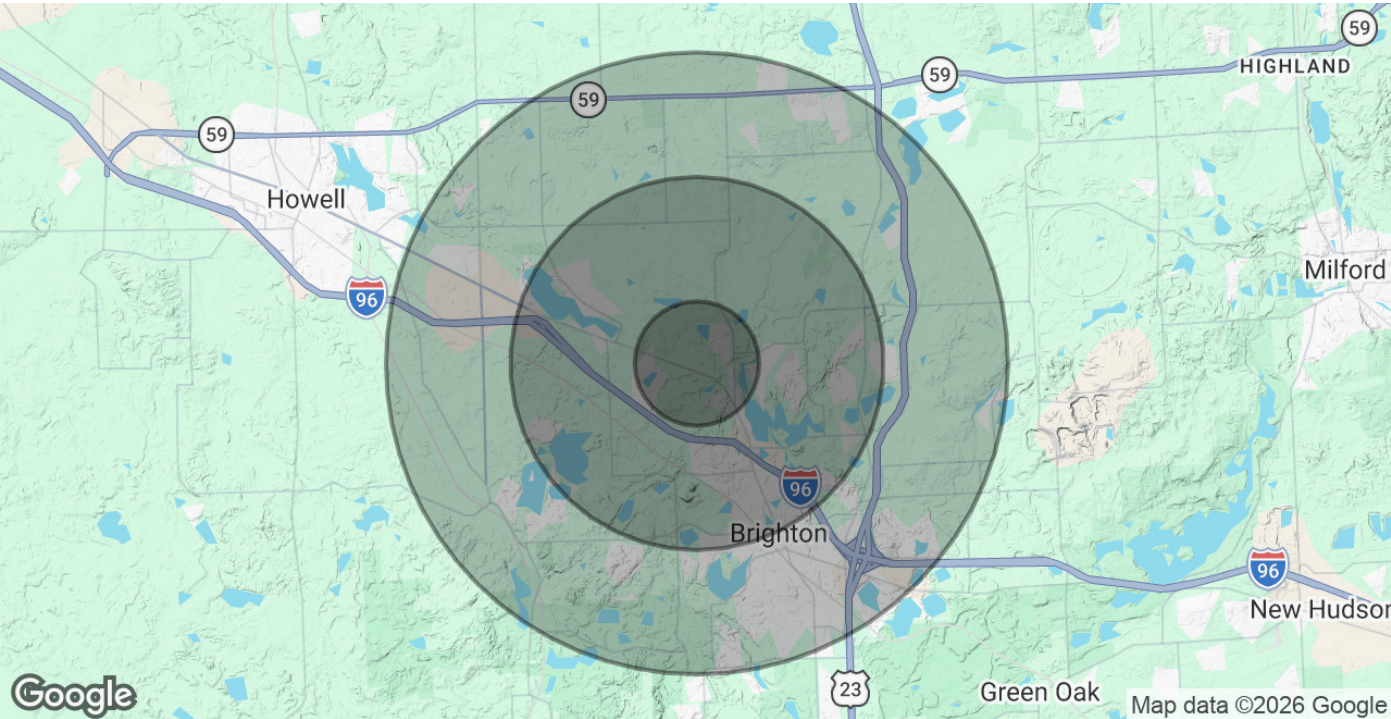


CROSSPOINTE
LEVEL 2 OVERALL PLAN
NOT TO SCALE

RETAILER MAP: 2300 Genoa Business Park Drive | Brighton, MI 48114



DEMOGRAPHICS MAP & REPORT: 2300 Genoa Business Park Drive | Brighton, MI 48114



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	2,611	20,031	55,675
Average Age	51.4	46.2	44.2
Average Age (Male)	45.4	43.5	41.6
Average Age (Female)	53.0	48.6	46.2
HOUSEHOLDS & INCOME			
Total Households	1,123	7,943	21,625
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$97,981	\$141,779	\$139,888
Average House Value	\$272,696	\$399,362	\$398,642
2023 American Community Survey (ACS)			