

**GATEWAY COMMONS  
OFFICE BUILDING  
26000 Pontiac Trail  
South Lyon, Michigan**

Offered by:

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**THOMAS A. DUKE COMPANY**

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**COMMERCIAL & INVESTMENT REALTORS**

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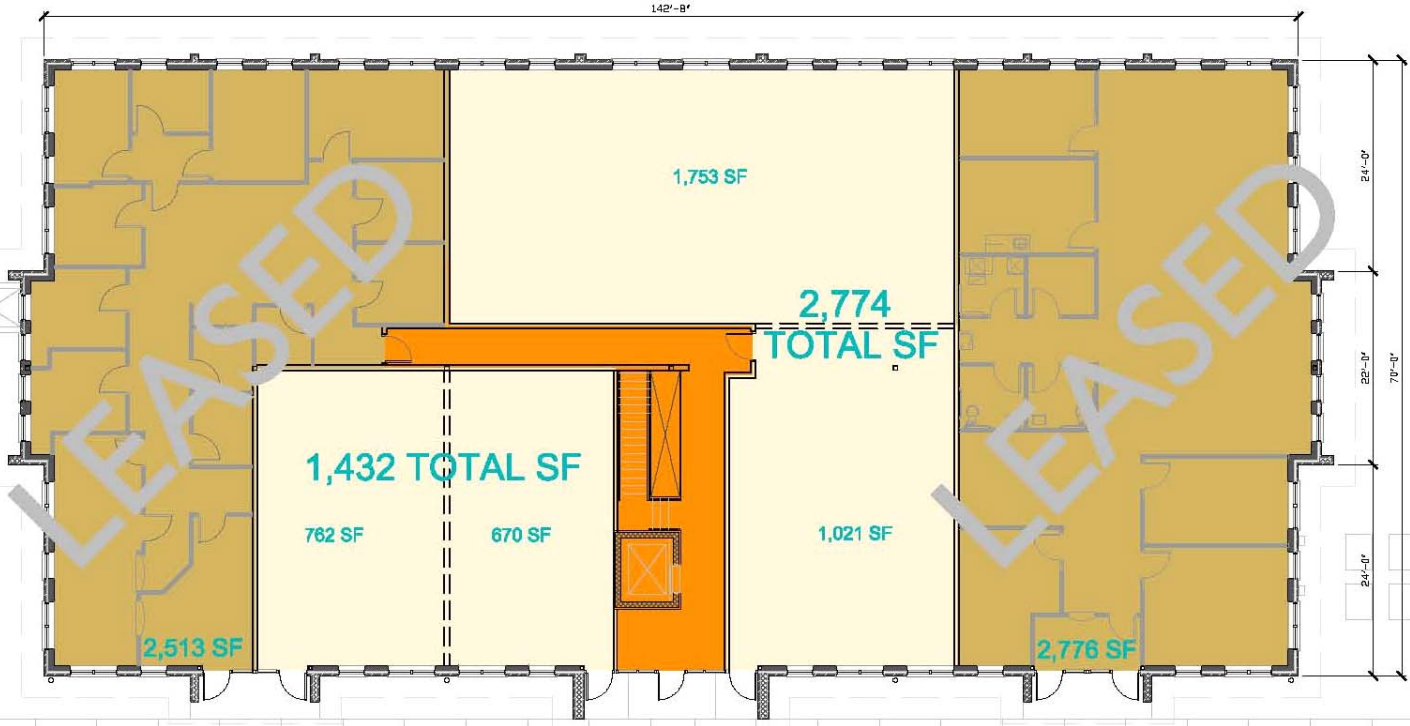
## INVESTMENT INFORMATION

PROPERTY DESCRIPTION:	A two-story general/medical office building of approximately 20,000 square feet (10,000 square feet each level)
LOCATION:	26000 Pontiac Trail, South Lyon. Located within the Gateway Commons development at the northeast corner of 11 Mile Road and Pontiac Trail.
PARKING:	44 Dedicated Spaces 22 Shared Spaces
GATEWAY COMMONS RETAILERS:	Rite Aid, Comerica Bank, George's Senate Coney Island Restaurant, Fantastic Sam's, Dental Office, Java House Café and Carvel's Ice Cream
SIZE:	20,000 Square Feet
SPACE AVAILABLE:	<b><u>First Floor</u></b> 26006 Pontiac Trail <i>Leased to Beaumont Hospital</i> 26012 Pontiac Trail 1,432 Sq.Ft. (Will Divide) 26018 Pontiac Trail 2,774 Sq.Ft. (Will Divide) 26030 Pontiac Trail <i>Leased to Dailyaccess</i>  <b><u>Lower Level</u></b> 26036 Pontiac Trail 4,220 Sq.Ft. (Will Divide)
LEASE RATE:	General Office/Medical/Retail: \$16.00 Per Sq.Ft., NNN
TENANT IMPROVEMENT ALLOWANCE:	\$25.00 Per Sq.Ft.
AVAILABILITY:	60-90 Days



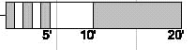


FOR LEASE 348-476-1700

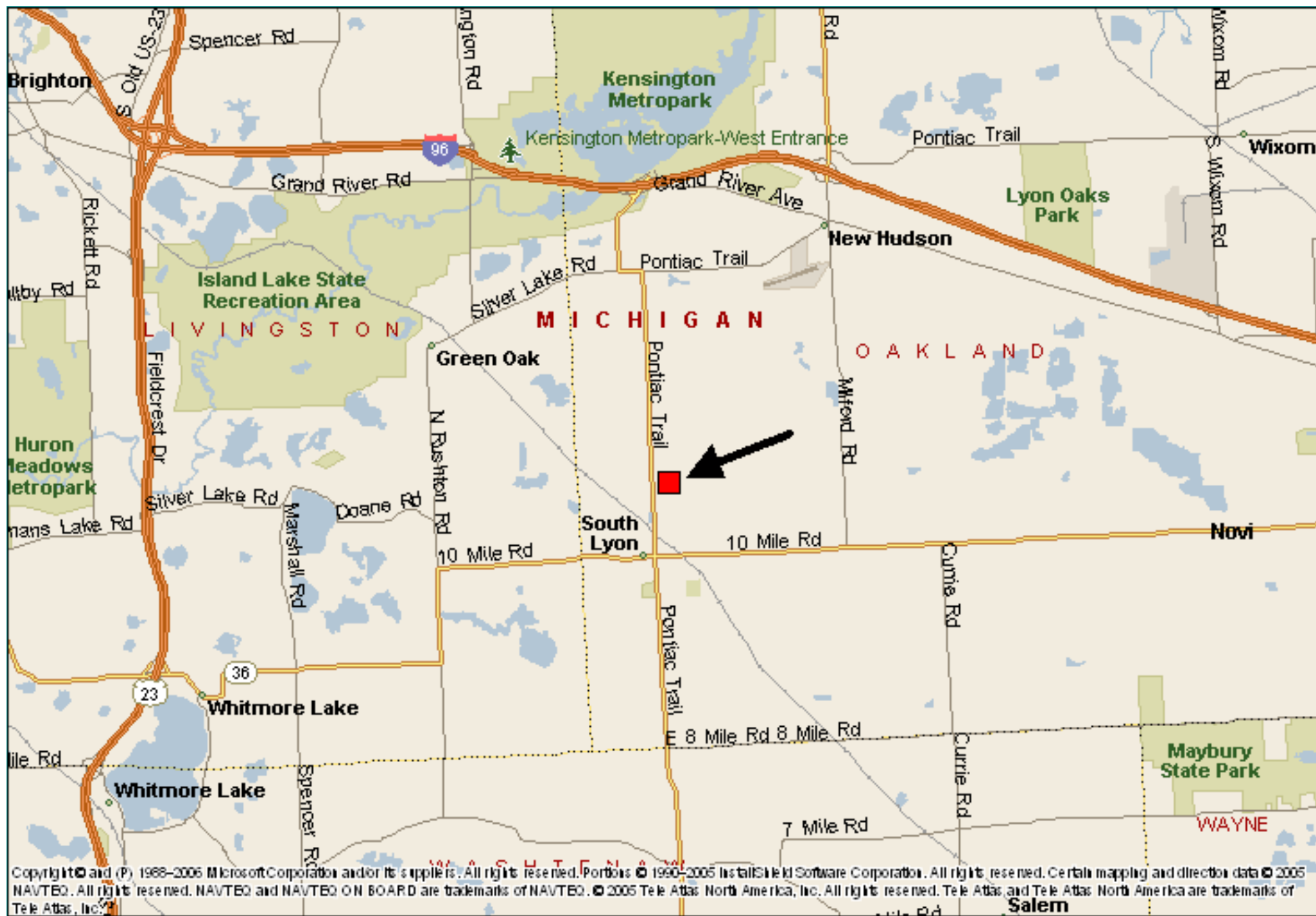


**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"







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