



6500 Byron Center Ave SW
Byron Center, Michigan 49315

Property Highlights

- New Construction - Class A multi tenant office building
- Located close to M-6 interchange, Saint Mary's Hospital, Metro Hospital and various retail uses
- Monument signage on Byron Center and 64th Street



For More Information

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Property Overview

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Byron Center, Michigan 49315

Property Overview

This is a newly constructed Class A multi tenant office building located just south of the M-6/Byron Center interchange. It is minutes from U of M Metropolitan Hospital and Saint Mary's SW Campus is directly across the street. Within the development is The Oakes at Byron Center, a senior living facility, and a Hilton Home 2 hotel currently under construction.

This site will eventually have other freestanding retail users.

Property Information

Location:	Corner of Byron Center and 64th Street
Total Building Size:	51,000 SF
Year Built:	2019
HVAC:	Heat Pump Station
Municipality:	Byron Township
PPN:	41-21-03-302-008
Signage:	Monument—One on Byron Center Ave. and one on 64th St. Available to 5,000 SF/+ tenants. Signage could be available to smaller tenants.
Parking:	On-Site; Ample Spaces
Zoning:	M-U PUD



Lease Overview

6500 Byron Center Ave SW
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Lease Information

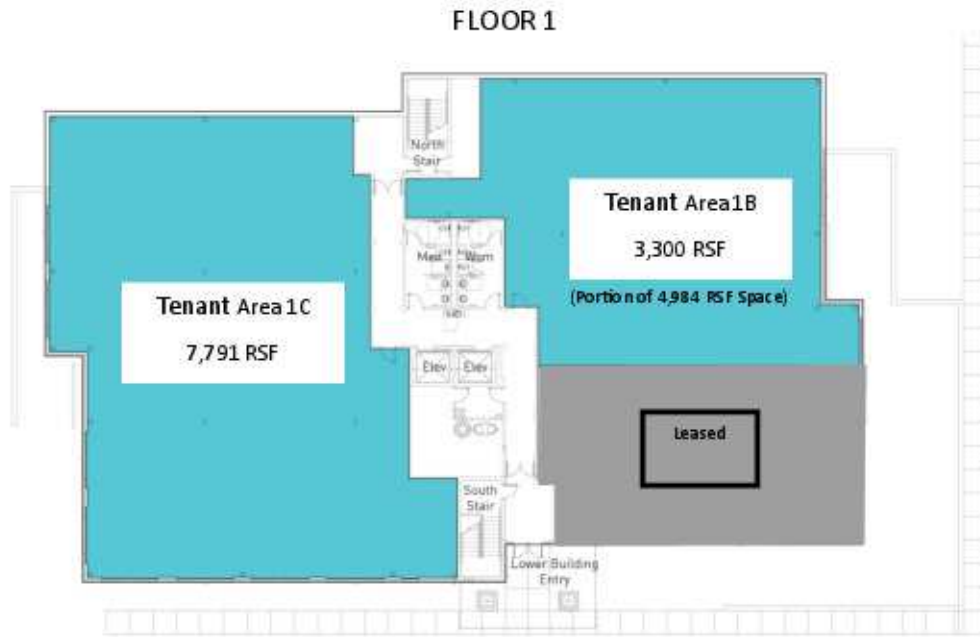
Lease Type:	NNN
Terms:	60 - 120 Months
Tenant Provides:	CAM Expense Includes: Taxes, Insurance, Water, Sewer, Snow Removal, Common Area Janitorial, Refuse Removal - Tenant Expense: In-Suite Gas, Electric, Janitorial, Phone/Internet
Landlord Provides:	Roof and Structural
Current Build Out:	Unfinished
White Box Finish to Include:	Perimeter walls-drywall, primed and ready for paint; VAV unit with heat exchangers ready for distribution. Electrical to the space ready for distribution. Common area finished restrooms.
Possession:	At Lease Commencement

Availability

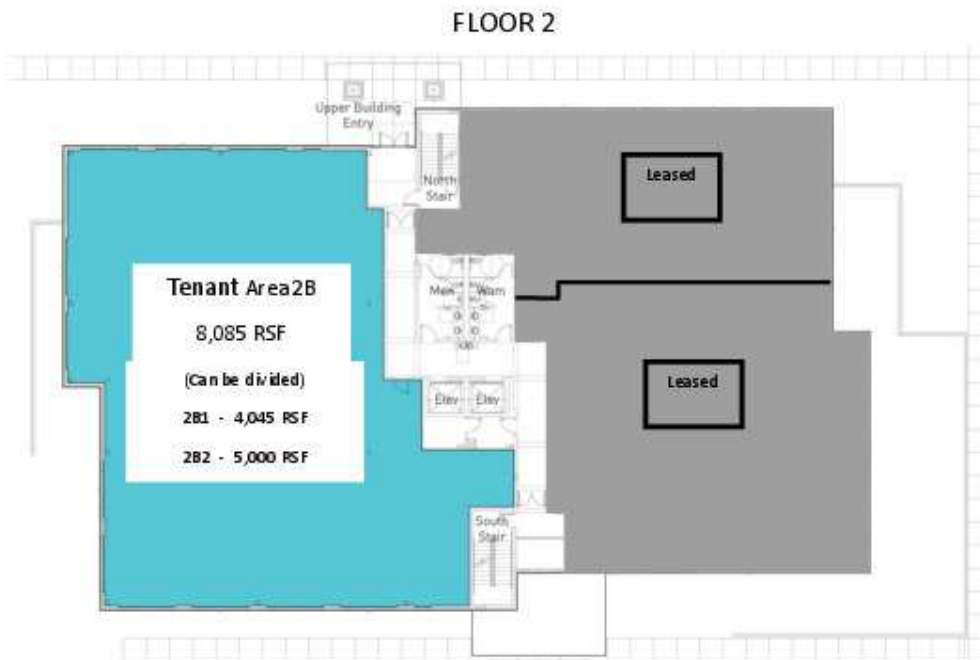
SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (\$6.00)	TOTAL MONTHLY RENT
1B	3,300 SF	\$22.00	\$6,050.00	\$1,650.00	\$7,700.00
1C	7,791 SF	\$22.00	\$14,283.50	\$3,895.50	\$14,283.50
2B	8,085 SF	\$22.00	\$14,822.50	\$4,042.50	\$18,865.00
2B1	4,045 SF	\$22.00	\$7,415.83	\$2,022.50	\$9,438.33
2B2	5,000 SF	\$22.00	\$9,166.67	\$2,500.00	\$11,666.67

Floor Plans

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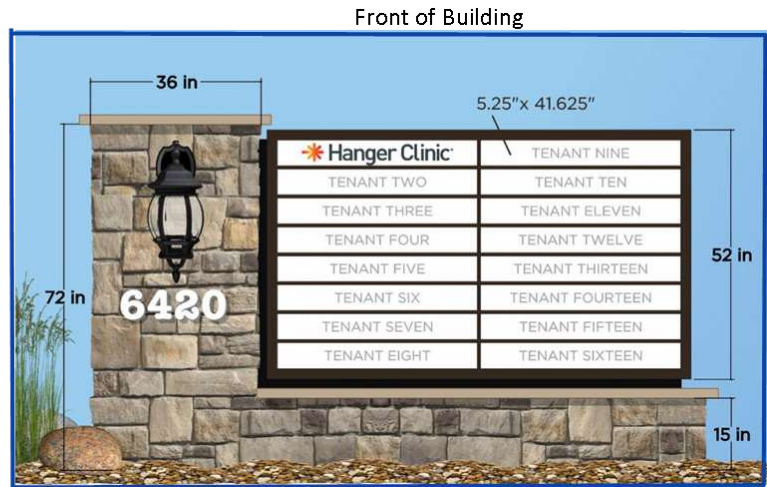
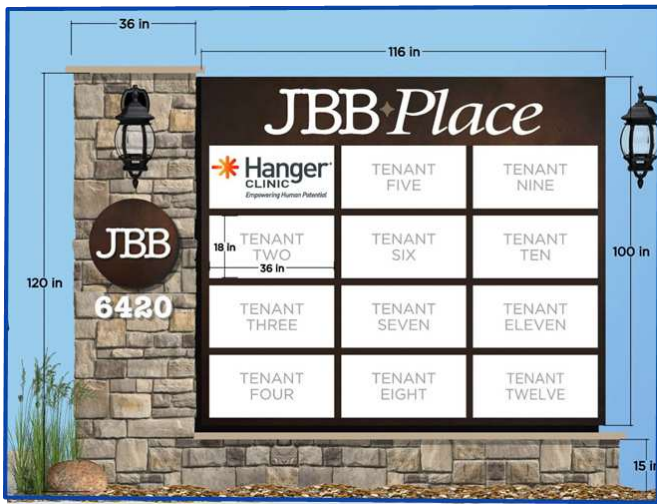
1ST FLOOR - FLOOR PLAN (BOTTOM RIGHT GRAY AREA LEASED TO HANGER PROSTHETICS)



2ND FLOOR - FLOOR PLAN (TOP RIGHT GRAY AREA / CPR)

Monument Signage

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Top Left - 64th Street / Top Right - Front of Building / Bottom - Byron Center Road

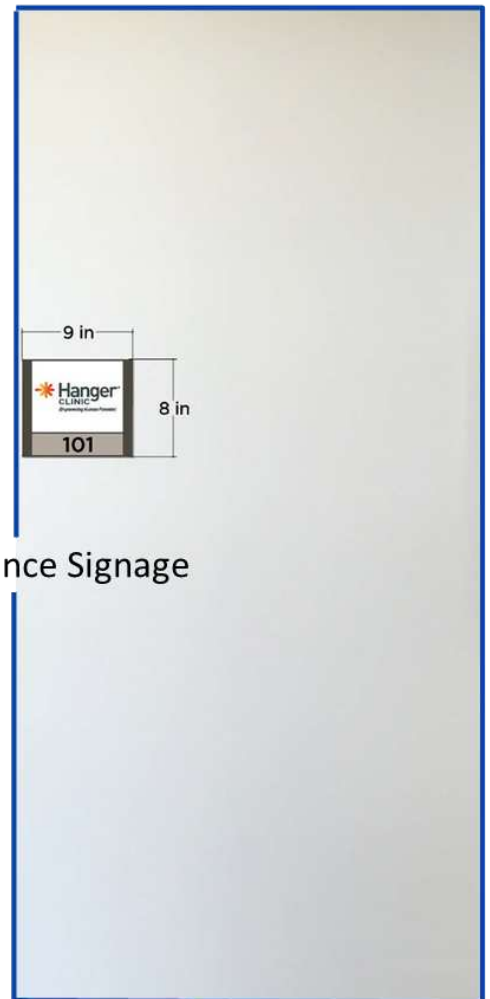
Additional Photos

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Located On Each Floor



Suite Entrance Signage



Aerial

6500 Byron Center Ave SW
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Location Map

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