

OFFICE PROPERTY // FOR LEASE

UP TO 3,259 SF PROFESSIONALLY DESIGNED OFFICE IN DOWNTOWN NORTHVILLE

311 E MAIN ST
NORTHVILLE, MI 48167



- 3,259 SF available on the second floor
- Exposed ceiling and natural light throughout
- Mix of an open layout and private offices
- Professionally designed by Interior Environments
- Indoor parking available
- Great location in Downtown Northville



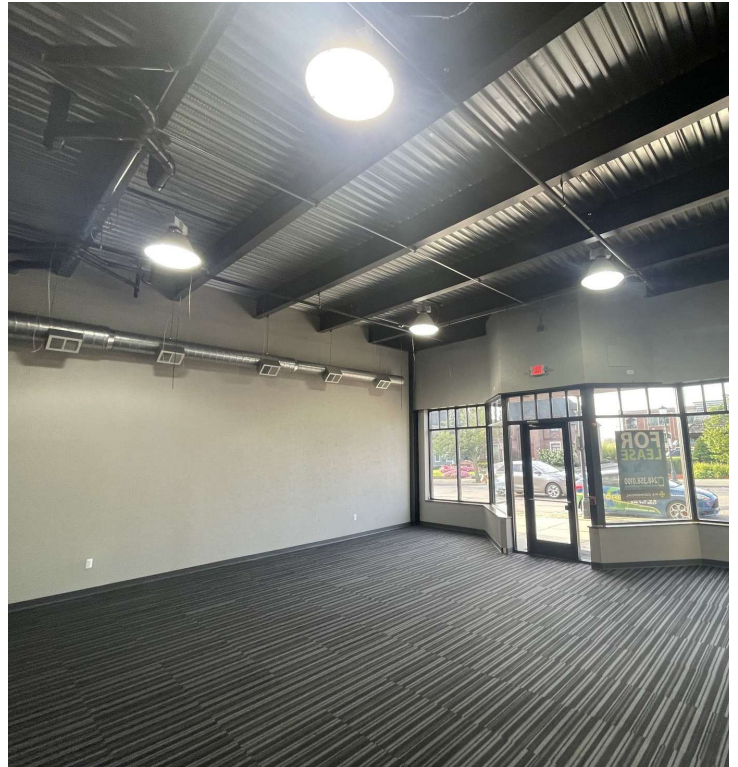
P.A. COMMERCIAL
Corporate & Investment Real Estate

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXECUTIVE SUMMARY



Lease Rate

**\$26.00 SF/YR
(MG)**

OFFERING SUMMARY

Building Size:	13,116 SF
Available SF:	3,259 SF
Lot Size:	0.15 Acres
Year Built:	2008
Renovated:	2018
Zoning:	CBD
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	7,851

PROPERTY OVERVIEW

311 E Main Street presents a rare opportunity to lease the largest office suite in downtown Northville in a newer construction building! This corner suite was previously occupied by Sotheby's International Realty and was professionally designed and furnished by Interior Environments. The 3,259 SF second-story suite features 7 private offices and 6 shared office suites that can be converted to single offices, a kitchenette, and an open area/waiting room. The lease also includes the option of indoor private parking!

LOCATION OVERVIEW

Premier location in the heart of downtown Northville. This office building is across the street from Starbucks and is adjacent to shopping, restaurants, and local business service. Quick access to 8 Mile Rd/I-275 Corridor



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CITY INFORMATION



LOCATION DESCRIPTION

The City of Northville is a distinctive community of approximately 6,000 residents located on the western edge of metro Detroit in 2.2 square-mile area. It is a short drive (about 30 minutes) from downtown Detroit and downtown Ann Arbor. City roads are well laid out with easy access to nearby major freeways, including I-275, M-14, I-696, and I-96.

Northville has the highest median household income in Michigan and the median home value is \$392,078. Northville was also voted one of the best places to live and raise a family in the state. Northville has a thriving business community with a blend of professional services, retail and cultural venues.

Many residents can walk to downtown, which features specialty shops, theaters, restaurants and personal services. Parks and well-preserved landmarks make this city a destination for tourists, and people who like to walk, bike or jog through scenic areas. .

LOCATION DETAILS

Market	Detroit
Sub Market	Southern I-275 Corridor
County	Wayne
Cross Streets	Main St & Hutton St
Street Parking	Yes North Side of Street
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Detroit Metro Airport (24 miles)



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PROPERTY DETAILS

LOCATION INFORMATION

Street Address	311 E Main St
City, State, Zip	Northville, MI 48167
County	Wayne
Market	Detroit
Sub-market	Southern I-275 Corridor
Cross-Streets	Main St & Hutton St
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Detroit Metro Airport (24 miles)

BUILDING INFORMATION

Building Size	13,116 SF
Building Class	A
Tenancy	Multiple
Ceiling Height	11 ft
Number of Floors	2
Year Built	2008
Year Last Renovated	2018
Gross Leasable Area	7,341 SF
Construction Status	Existing
Condition	Excellent
Free Standing	No
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CBD
Lot Size	0.15 Acres
APN #	48-001-04-0718-326
Corner Property	No
Traffic Count	7851
Traffic Count Street	E Main St

Amenities	Professionally designed interior by Interior Environments, exposed ceilings, open layout, private offices, walkable location, underground parking, Parking also available on side and in back of the building
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Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes



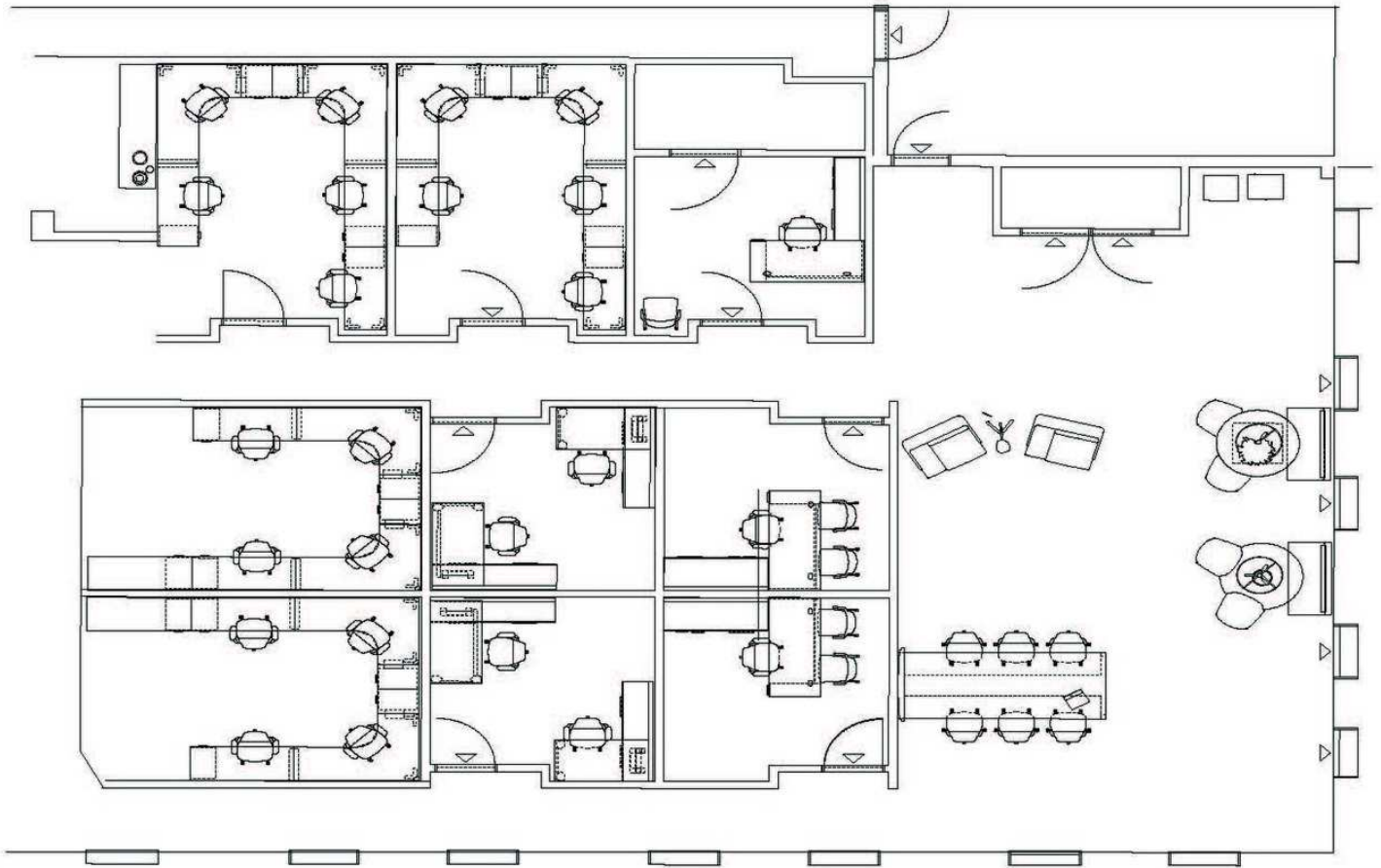
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FLOOR PLANS



SECOND FLOOR

Second Floor



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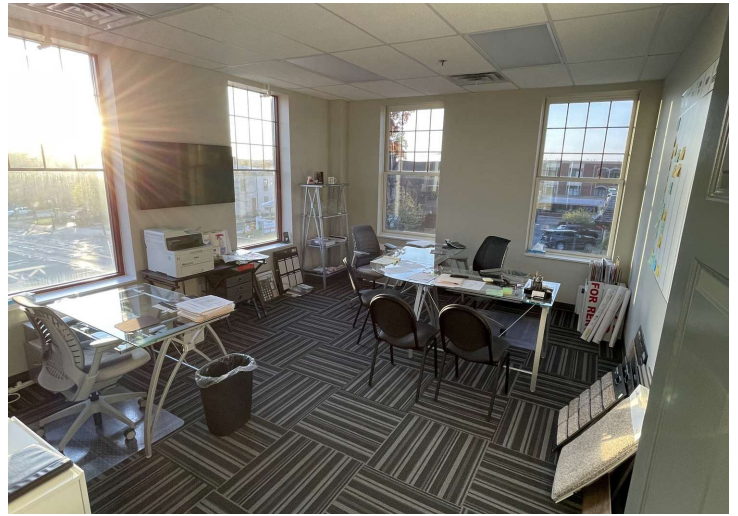
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SECOND FLOOR // PHOTOS



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RETAILER MAP



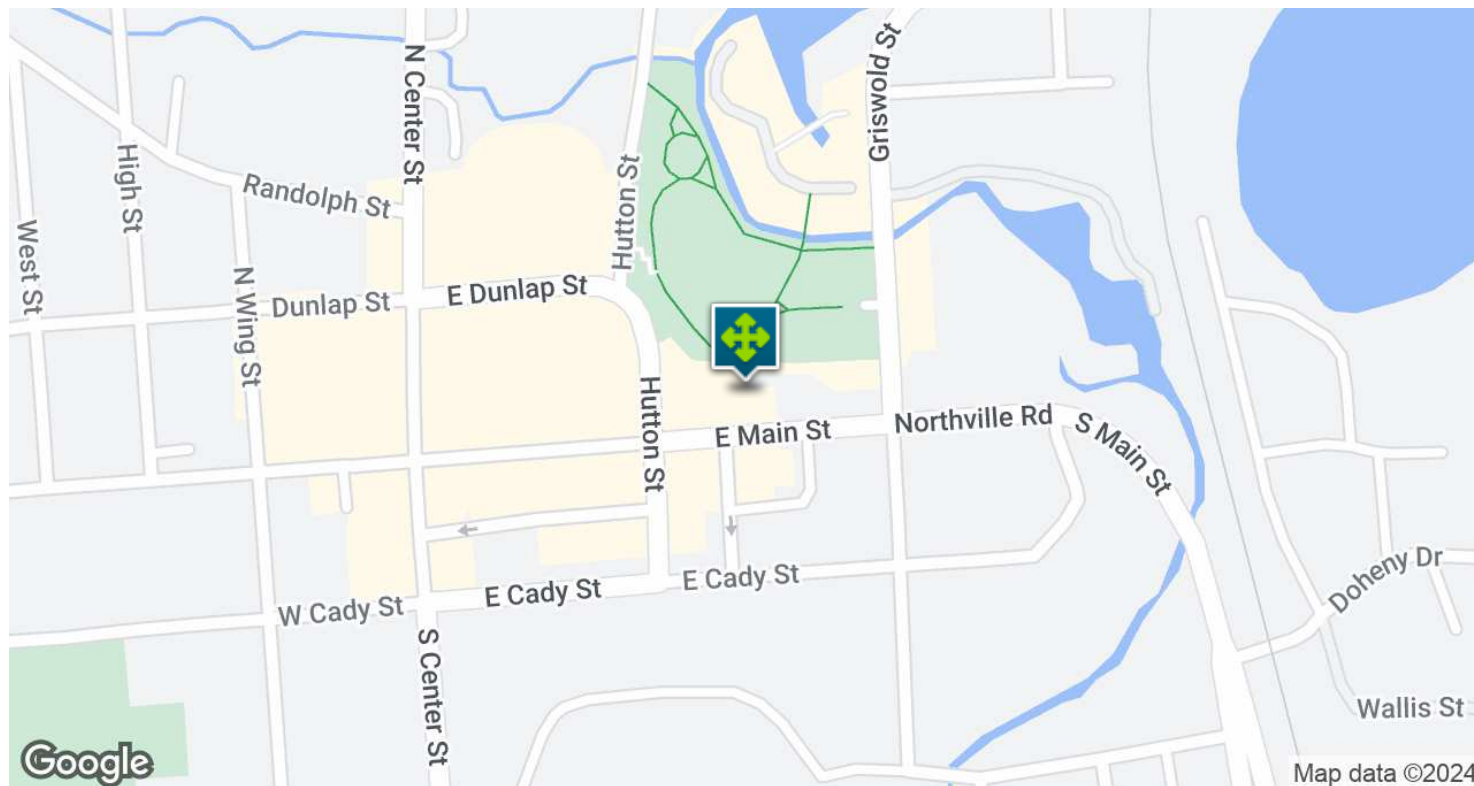
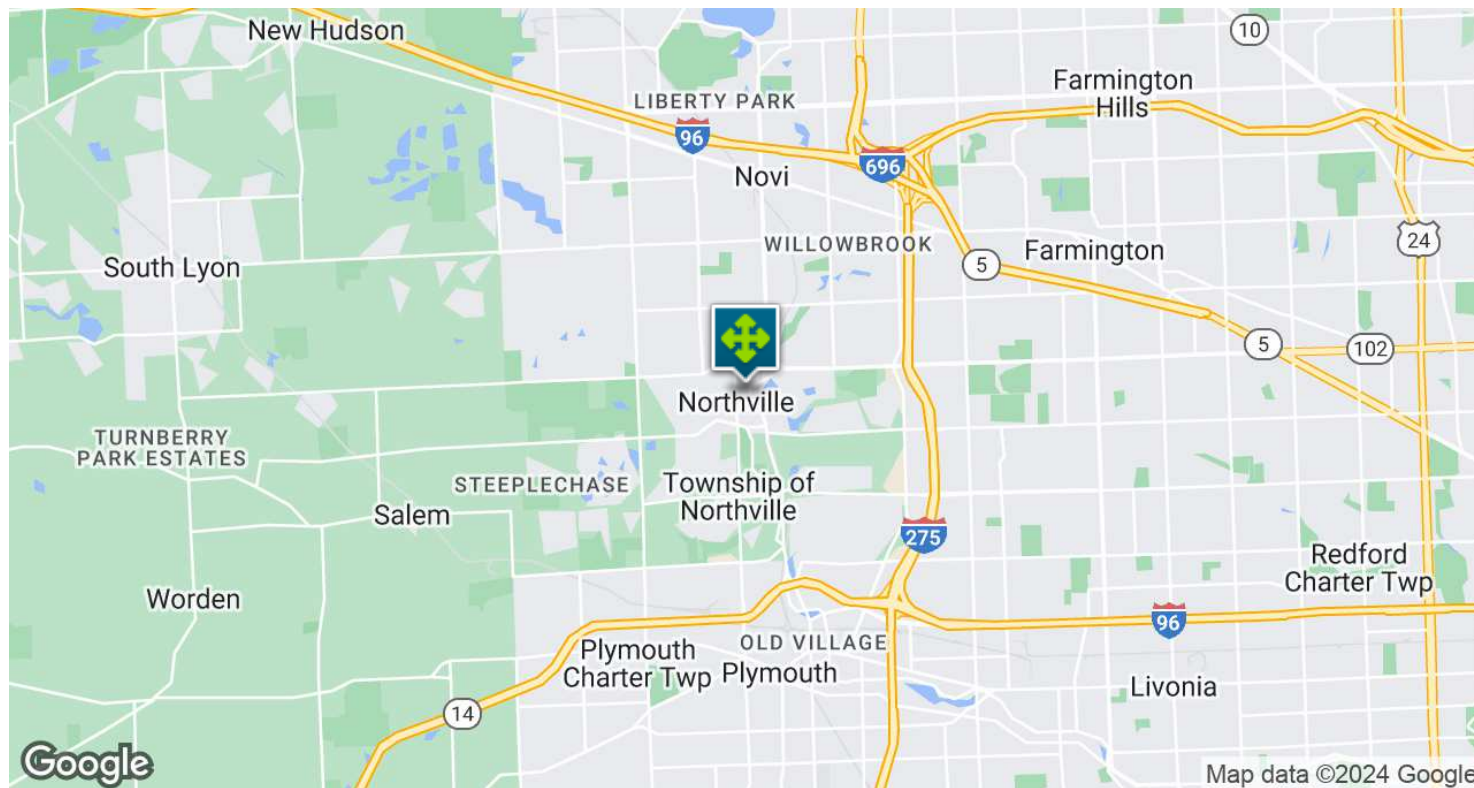
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LOCATION MAP



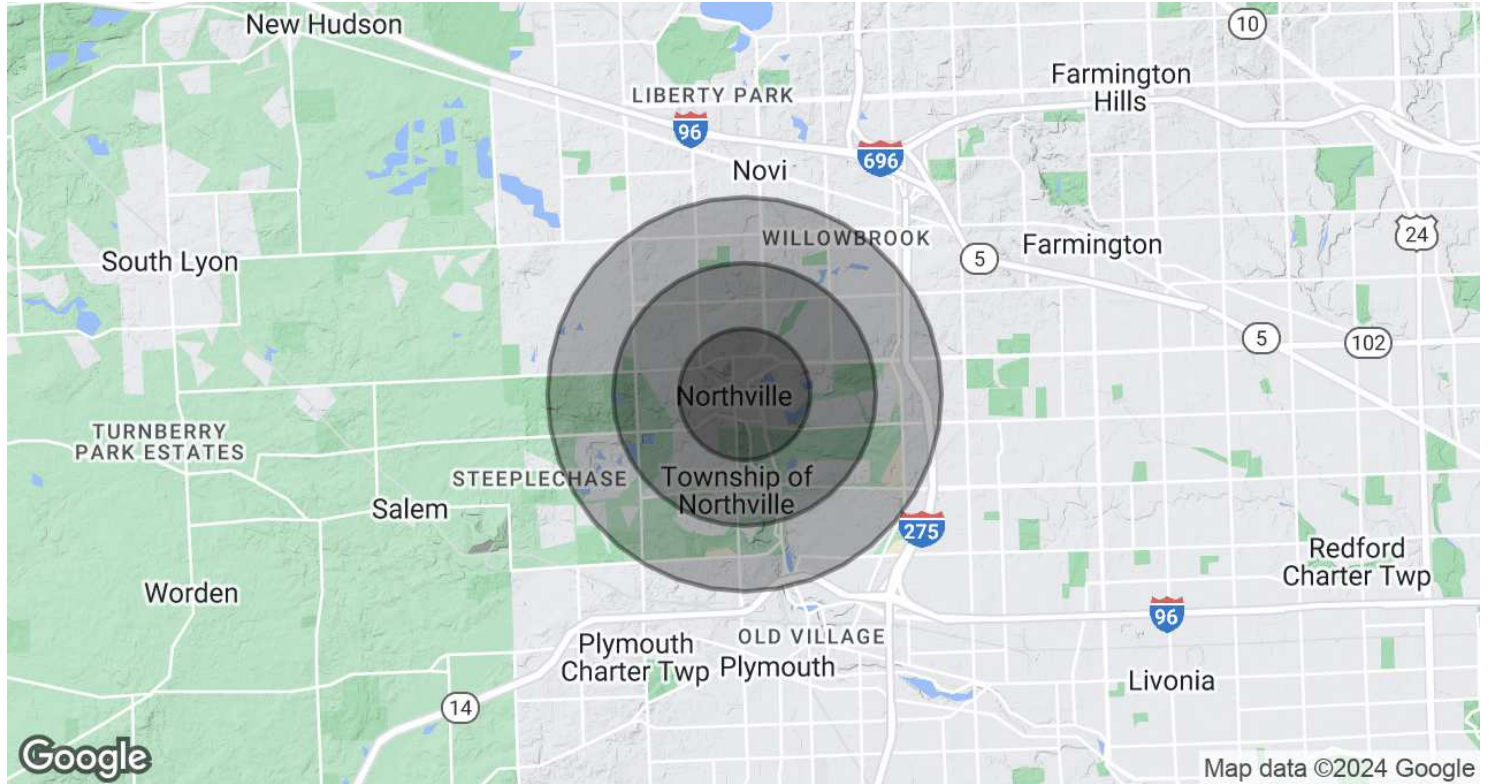
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,558	28,809	61,748
Average Age	43.4	45.3	44.9
Average Age (Male)	43.5	44.3	42.9
Average Age (Female)	44.0	46.1	45.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,266	12,467	25,467
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$131,004	\$152,904	\$149,973
Average House Value	\$289,339	\$373,401	\$386,775

2020 American Community Survey (ACS)

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