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**Royal Oak Available Office /  
Industrial Props**

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# Property Summary Report

**333 W 7th St - The Lafayette Building**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1925; Renov 1998</b>
RBA:	<b>42,000 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>14,000 SF</b>
Construction:	<b>Reinforced Concrete</b>

## LAND

Land Area:	<b>0.98 AC</b>
Zoning:	<b>Commercial</b>

## EXPENSES PER SF

Taxes:	<b>\$1.59 (2014)</b>
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## LEASING

Available Spaces: 1,900 - 2,450 SF Available in 2 Spaces  
 Availability: 10.4% Available; 10.4% Vacant  
 Leasing Company: Atesian Properties  
 Contacts: Ara Atesian (248) 362-2870

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	160	Office	Relet	1,900	1,900	1,900	\$21.00/+ELEC	Vacant	3 - 5 Yrs
<i>Atesian Properties - Ara Atesian (248) 362-2870</i>									
P 1st	120	Office	Relet	2,450	2,450	2,450	\$21.00/+ELEC	Vacant	3 - 5 Yrs
<i>Atesian Properties - Ara Atesian (248) 362-2870</i>									

## TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 1.19/1,000 SF  
 Airport: 24 minute drive to Detroit City Airport  
 Walk Score ®: Very Walkable (88)  
 Transit Score ®: No Nearby Transit (0)

## PROPERTY CONTACTS

Recorded Owner: **Delta Contracting Group Inc**

# Property Summary Report

## 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



VIEW OF SOUTHWEST CORNER

### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>Proposed</b>
RBA:	<b>76,288 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>19,072 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.61 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-21-231-011</b>

### LEASING

Available Spaces: 23,590 - 75,430 SF Available in 3 Spaces

Availability: 98.9% Available; 0% Vacant

Leasing Company: Etkin LLC

Contacts: Josh Suardini (248) 358-0800

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Office	New	25,920	25,920	75,430	Withheld	TBD	Negotiable
<i>Etkin LLC - Josh Suardini (248) 358-0800</i>								
E 3rd	Office	New	25,920	25,920	75,430	Withheld	TBD	Negotiable
<i>Etkin LLC - Josh Suardini (248) 358-0800</i>								
E 4th	Office	New	23,590	23,590	75,430	Withheld	TBD	Negotiable
<i>Etkin LLC - Josh Suardini (248) 358-0800</i>								

### TRANSPORTATION

Parking: 76 Surface Spaces are available

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

Recorded Owner: **City Of Royal Oak**

# Property Summary Report

**3000 W 14 Mile Rd - Kmart Learning Center**  
 Royal Oak, MI 48073 - Troy Area West Ind Submarket



## BUILDING

Type:	<b>Class C Industrial</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1955</b>
RBA:	<b>134,628 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>134,628 SF</b>
Ceiling Ht:	<b>18'-24'</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>6.59 AC</b>
Zoning:	<b>II</b>
Parcel:	<b>20-32-352-002</b>

## EXPENSES PER SF

Taxes:	<b>\$0.35 (2015)</b>
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## LOADING

Docks:	<b>3 ext</b>	Cross Docks:	<b>None</b>
Cranes:	<b>None</b>	Rail Spots:	<b>None</b>

## POWER & UTILITIES

Utilities:	Lighting - Fluorescent
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## FEATURES

Air Conditioning

## LEASING

Available Spaces:	52,720 - 134,628 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	CBRE
Contacts:	Matthew J. Osiecki (248) 351-2079, Randall T. Allman (248) 351-2062

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Relet	52,720 - 134,628/3...	134,628	134,628	\$5.95/NNN	Jan 2017	Negotiable

*CBRE - Matthew J. Osiecki (248) 351-2079, Randall T. Allman (248) 351-2062*

## TRANSPORTATION

Parking:	260 free Surface Spaces are available; Ratio of 1.93/1,000 SF
Airport:	29 minute drive to Detroit City Airport

# Property Summary Report

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**3000 W 14 Mile Rd - Kmart Learning Center**  
Royal Oak, MI 48073 - Troy Area West Ind Submarket



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## PROPERTY CONTACTS

True Owner: **Kin Properties, Inc.**

Recorded Owner: **Kmart**

# Property Summary Report

## 1815 Bellaire Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1967</b>
RBA:	<b>9,000 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>9,000 SF</b>
Ceiling Ht:	<b>16'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.56 AC</b>
Zoning:	<b>Heavy Industrial</b>
Parcel	<b>25-14-101-030</b>

### EXPENSES PER SF

Taxes:	<b>\$0.98 (2015)</b>
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### LOADING

Docks:	<b>1 ext</b>	Drive Ins:	<b>2 tot./14'w x 14'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### LEASING

Available Spaces:	<b>4,500 SF Available in 1 Space</b>
Availability:	<b>50.0% Available; 50.0% Vacant</b>
Leasing Company:	<b>L. Mason Capitani, Inc.</b>
Contacts:	<b>Andrew Greiner (248) 637-3525</b>

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	4,500/1,740 ofc	4,500	4,500	\$9.50/NNN	Vacant	3 - 5 Yrs

L. Mason Capitani, Inc. - Andrew Greiner (248) 637-3525

### TRANSPORTATION

Parking:	<b>25 free Surface Spaces are available; Ratio of 2.78/1,000 SF</b>
Airport:	<b>21 minute drive to Detroit City Airport</b>

### PROPERTY CONTACTS

True Owner:	<b>Christopher Thomas Construction</b>	Recorded Owner:	<b>M Stroud Enterprises LLC</b>
Prior True Owner:	<b>T. Fisherman</b>		

# Property Summary Report

## 2015 Bellaire Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1978</b>
RBA:	<b>10,800 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>10,800 SF</b>
Ceiling Ht:	<b>18'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.55 AC</b>
Zoning:	<b>heavy ind.</b>
Parcel	<b>25-14-101-015</b>

### EXPENSES PER SF

Taxes:	<b>\$0.90 (2015)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>1 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	220a
Utilities:	Heating, Sewer - City, Water - City

### FEATURES

Air Conditioning

### LEASING

Available Spaces:	7,270 SF Available in 1 Space
Availability:	67.3% Available; 0% Vacant
Leasing Company:	LPN Properties, LLC
Contacts:	Kevin M. Travers (248) 330-1827

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	7,270	7,270	7,270	\$6.00/NNN	Negotiable	3 - 5 Yrs

LPN Properties, LLC - Kevin M. Travers (248) 330-1827

# Property Summary Report

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## 2015 Bellaire Ave



Royal Oak, MI 48067 - Royal Oak Area Ind Submarket

### TRANSPORTATION

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Parking: 18 free Surface Spaces are available; Ratio of 4.62/1,000 SF

Airport: 20 minute drive to Detroit City Airport

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### PROPERTY CONTACTS

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True Owner: **Leonard Nadolski**

Recorded Owner: **2015 Bellaire Llc**

Prior True Owner: **International Mechanical Design, Inc.**

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# Property Summary Report

## 1025 N Campbell Rd - ITS Bldg

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1997</b>
RBA:	<b>12,118 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>12,118 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.85 AC</b>
Zoning:	<b>LC, Royal Oak</b>
Parcel	<b>25-15-281-026</b>

### EXPENSES PER SF

Taxes:	<b>\$2.86 (2015)</b>
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### AMENITIES

Signage

### LEASING

Available Spaces: 6,000 SF Available in 1 Space

Availability: 49.5% Available; 49.5% Vacant

Leasing Company: CORE Partners, LLC

Contacts: Eric D. Banks, JD (248) 399-9999 X102, Adam Duke (248) 399-9999

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	6,000	6,000	6,000	\$16.75/MG	Vacant	Negotiable

CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102, Adam Duke (248) 399-9999

### TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 4.13/1,000 SF

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (43)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

Recorded Owner: **1025 Campbell Properties, LLC**

# Property Summary Report

## 1300 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1968</b>
RBA:	<b>37,985 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>37,985 SF</b>
Ceiling Ht:	<b>18'-24'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>4.55 AC</b>
Zoning:	<b>II</b>
Parcel	<b>25-14-151-055</b>

### EXPENSES PER SF

Taxes:	<b>\$1.31 (2011)</b>
Opex:	<b>\$0.85 (2005)</b>

### LOADING

Docks:	<b>1 int/14 ext</b>	Drive Ins:	<b>2 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Utilities:	Heating - Gas, Lighting - Fluorescent
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### FEATURES

Signage
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### LEASING

Available Spaces:	4,750 - 19,000 SF Available in 4 Spaces
Availability:	50.0% Available; 50.0% Vacant
Leasing Company:	Signature Associates
Contacts:	Kris R. Pawlowski, SIOR (248) 359-3801, John T. Gordy (248) 948-4181

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	K	Industrial	Relet	4,750	19,000	19,000	\$4.00/NNN	Vacant	1 - 5 Yrs

Signature Associates - Kris R. Pawlowski, SIOR (248) 359-3801, John T. Gordy (248) 948-4181

# Property Summary Report

## 1300 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	J	Industrial	Relet	4,750	19,000	19,000	\$4.00/NNN	Vacant	1 - 5 Yrs
<i>Signature Associates - Kris R. Pawlowski, SIOR (248) 359-3801, John T. Gordy (248) 948-4181</i>									
P 1st	L	Industrial	Relet	4,750	19,000	19,000	\$4.00/NNN	Vacant	1 - 5 Yrs
<i>Signature Associates - Kris R. Pawlowski, SIOR (248) 359-3801, John T. Gordy (248) 948-4181</i>									
P 1st	M	Industrial	Relet	4,750	19,000	19,000	\$4.00/NNN	Vacant	1 - 5 Yrs
<i>Signature Associates - Kris R. Pawlowski, SIOR (248) 359-3801, John T. Gordy (248) 948-4181</i>									

### TRANSPORTATION

Parking: 75 free Surface Spaces are available; Ratio of 1.97/1,000 SF

Airport: 21 minute drive to Detroit City Airport

### PROPERTY CONTACTS

True Owner: **CORE Partners LLC**

True Owner: **CORE Partners, LLC**

Recorded Owner: **CORE Partners LLC**

Property Manager: **CORE Partners LLC**

# Property Summary Report

## 1312-1320 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1970</b>
RBA:	<b>8,644 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>8,644 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.99 AC</b>
Zoning:	<b>Industrial</b>
Parcel	<b>25-14-151-001</b>

### EXPENSES PER SF

Taxes:	<b>\$2.42 (2011)</b>
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### LEASING

Available Spaces: 125 - 625 SF Available in 1 Space

Availability: 7.2% Available; 0% Vacant

Leasing Company: Delrae Enterprises Llc

Contacts: Renae Davis (248) 414-3836

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	125 - 625	625	625	\$19.00 - 24.00/FS	30 Days	Negotiable

*Delrae Enterprises Llc - Renae Davis (248) 414-3836*

### TRANSPORTATION

Parking: 12 free Surface Spaces are available; Ratio of 1.39/1,000 SF

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (27)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: **Delrae Enterprises Llc**

Recorded Owner: **Delrae Enterprises Llc**

Prior True Owner: **Daloo, R M Enterprises, Inc**

Property Manager: **CORE Partners LLC**

# Property Summary Report

## 1316 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1954</b>
RBA:	<b>21,260 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>21,260 SF</b>
Ceiling Ht:	<b>10'-12'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.97 AC</b>
Zoning:	<b>II</b>
Parcel	<b>25-14-151-001</b>

### EXPENSES PER SF

Taxes:	<b>\$0.69 (2012)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>6 tot.</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

### POWER & UTILITIES

Utilities:	Gas, Heating, Lighting, Sewer, Water
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### FEATURES

Property Manager on Site, Signage

### LEASING

Available Spaces:	245 - 400 SF Available in 1 Space
Availability:	1.9% Available; 0% Vacant
Leasing Company:	Delrae Enterprises Llc
Contacts:	Renae Davis (248) 414-3836

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Sublet	245 - 400	400	400	Withheld	30 Days	Negotiable

Delrae Enterprises Llc - Renae Davis (248) 414-3836

# Property Summary Report

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## 1316 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### TRANSPORTATION

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Parking: 12 free Surface Spaces are available

Airport: 21 minute drive to Detroit City Airport

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### PROPERTY CONTACTS

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True Owner: **Delrae Enterprises Llc**

Recorded Owner: **Delrae Enterprises Llc**

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# Property Summary Report

## 3315 N Campbell Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2007</b>
RBA:	<b>2,050 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,050 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.16 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-03-479-025</b>

### EXPENSES PER SF

Taxes:	<b>\$3.06 (2011)</b>
Opex:	<b>\$1.53 (2011)</b>
Total Expenses:	<b>\$4.59 (2011)</b>

### AMENITIES

Air Conditioning, Signage

### LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 48.8% Available; 48.8% Vacant

Leasing Company: Birmingham Realty LLC

Contacts: Paul Mychalowych (248) 686-0024 X8

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	1,000	1,000	1,000	\$15.00/MG	Vacant	1 - 5 Yrs

Birmingham Realty LLC - Paul Mychalowych (248) 686-0024 X8

### TRANSPORTATION

Parking: 9 free Surface Spaces are available; Ratio of 4.30/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (48)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: **Birmingham Realty LLC**

Recorded Owner: **Birmingham Realty LLC**

Prior True Owner: **C E M Properties LLC**

# Property Summary Report

## 215 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1971</b>
RBA:	<b>18,395 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>6,132 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.30 AC</b>
Zoning:	<b>BI, Royal Oak City</b>
Parcel	<b>25-21-233-003</b>

### EXPENSES PER SF

Taxes:	<b>\$2.28 (2015)</b>
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### AMENITIES

Property Manager on Site, Signage

### LEASING

Available Spaces: 4,108 - 5,287 SF Available in 2 Spaces

Availability: 51.1% Available; 51.1% Vacant

Leasing Company: Real Estate One

Contacts: Bob Sheldon (248) 543-7960

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E LL	Off/Ret	Relet	4,108	4,108	4,108	\$9.00/MG	Vacant	1 - 5 Yrs
<i>Real Estate One - Bob Sheldon (248) 543-7960</i>								
E 1st	Office	Relet	5,287	5,287	5,287	\$20.00/NNN	Vacant	1 - 5 Yrs
<i>Real Estate One - Bob Sheldon (248) 543-7960</i>								

### SALE

Last Sale: Sold on Dec 17, 2004 for \$4,000,000 (\$217.45/SF)

### TRANSPORTATION

Parking: 15 Surface Spaces are available; Ratio of 1.25/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**215 S Center St**

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

Recorded Owner: **CSV Property Company LLC**

Prior True Owner: **Citizens Bank**

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# Property Summary Report

## 4000 Crooks Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>Under Construction</b>
GLA:	<b>12,720 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>12,720 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>1.29 AC</b>
Parcel	<b>25-04-301-009</b>

### EXPENSES PER SF

Taxes:	<b>\$1.97 (2013)</b>
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### AMENITIES

Signage

### LEASING

Available Spaces: 1,600 - 12,720 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: A.F. Jonna Development & Management Co.

Contacts: Austin Armstrong (248) 593-6200

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	New	1,600 - 12,720	12,720	12,720	\$20.00/NNN	Nov 2016	Negotiable

A.F. Jonna Development & Management Co. - Austin Armstrong (248) 593-6200

### TRAFFIC & FRONTAGE

Traffic Volume: 22,612 on S Crooks Rd & Samoset Rd (2012)

47,588 on W 14 Mile Rd & Hillcrest Ave (2012)

Frontage: 262' on Crooks Rd

151' on Normandy Rd

Made with TrafficMetrix® Products

# Property Summary Report

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## 4000 Crooks Rd



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 100 free Surface Spaces are available; Ratio of 7.86/1,000 SF

Airport: 28 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (46)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Normandy Shoppes LLC**

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# Property Summary Report

## 4808-4820 Delemere Ave

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### BUILDING

Type:	<b>Class B Flex</b>
Subtype:	<b>Light Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2015</b>
RBA:	<b>5,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>5,000 SF</b>
Ceiling Ht:	<b>12'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.23 AC</b>
Parcel	<b>20-32-378-035</b>

### LOADING

Docks:	<b>None</b>	Cross Docks:	<b>None</b>
Cranes:	<b>None</b>		

### FEATURES

Signage

### LEASING

Available Spaces:	650 SF Available in 1 Space
Availability:	13.0% Available; 13.0% Vacant
Leasing Company:	Prime Management Company
Contacts:	Dan Winter (248) 540-8017

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Flex	Relet	650	650	650	\$12.00/MG	Vacant	Negotiable

Prime Management Company - Dan Winter (248) 540-8017

### TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 1.60/1,000 SF
Airport:	29 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	No Nearby Transit (0)

# Property Summary Report

## 4815 Delemere Ave

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Telecom Hotel/Dat...</b>
Tenancy:	<b>Single</b>
Year Built:	<b>2008</b>
RBA:	<b>20,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>20,000 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>1.60 AC</b>
Zoning:	<b>II</b>
Parcel	<b>20-32-377-025</b>

### EXPENSES PER SF

Taxes:	<b>\$1.17 (2011)</b>
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### LOADING

Docks:	<b>1 ext</b>	Drive Ins:	<b>1 tot./12'w x 14'h</b>
Cranes:	<b>None</b>		

### LEASING

Available Spaces:	20,000 SF Available in 1 Space
Availability:	100% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	20,000	20,000	20,000	Withheld	90 Days	1 - 5 Yrs

Real Estate One - Bob Sheldon (248) 543-7960

### TRANSPORTATION

Parking:	45 free Surface Spaces are available; Ratio of 2.25/1,000 SF
Airport:	29 minute drive to Detroit City Airport

### PROPERTY CONTACTS

Recorded Owner:	<b>Liberty Center I LLC</b>
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# Property Summary Report

## 4338 Delemere Blvd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1963; Renov 2014</b>
RBA:	<b>11,360 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>9,636 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.52 AC</b>
Zoning:	<b>Lt. Industrial</b>
Parcel	<b>25-05-182-002</b>

### EXPENSES PER SF

Taxes:	<b>\$0.93 (2015)</b>
Opex:	<b>\$1.20 (2012-Est)</b>

### AMENITIES

Fenced Lot, Signage

### LEASING

Available Spaces: 1,986 - 3,972 SF Available in 2 Spaces

Availability: 35.0% Available; 35.0% Vacant

Leasing Company: Thomas Duke Company

Contacts: Dave Tesch (248) 479-0126, Anthony Vitale (248) 476-3700

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	1,986	1,986	3,972	\$15.00/NNN	Vacant	5 Yrs
<i>Thomas Duke Company - Dave Tesch (248) 479-0126, Anthony Vitale (248) 476-3700</i>								
E 2nd	Office	Relet	1,986	1,986	3,972	\$15.00/NNN	Vacant	5 Yrs
<i>Thomas Duke Company - Dave Tesch (248) 479-0126, Anthony Vitale (248) 476-3700</i>								

### TRANSPORTATION

Parking: 21 free Surface Spaces are available; Ratio of 2.64/1,000 SF

Airport: 30 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: **Barrick Enterprises, Inc.**

Prior True Owner: **Heintz Construction Co Inc**

# Property Summary Report

## 4300 Delemere Ct

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1967</b>
RBA:	<b>8,365 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>8,365 SF</b>
Ceiling Ht:	<b>15'</b>

### LAND

Land Area:	<b>0.36 AC</b>
Zoning:	<b>II</b>
Parcel	<b>25-05-181-002</b>

### EXPENSES PER SF

Taxes:	<b>\$0.85 (2015)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>2 tot.</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	<b>240v</b>
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### LEASING

Available Spaces:	<b>8,365 SF Available in 1 Space</b>
Availability:	<b>100% Available; 100% Vacant</b>
Leasing Company:	<b>L. Mason Capitani, Inc.</b>
Contacts:	<b>Garry Rogers (248) 637-3527</b>

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Relet	8,365	8,365	8,365	\$6.45/IG	Vacant	3 - 5 Yrs

L. Mason Capitani, Inc. - Garry Rogers (248) 637-3527

### TRANSPORTATION

Parking:	<b>12 free Surface Spaces are available; Ratio of 1.43/1,000 SF</b>
Airport:	<b>30 minute drive to Detroit City Airport</b>

# Property Summary Report

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## 4300 Delemere Ct

Royal Oak, MI 48073 - Troy Area West Ind Submarket



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### PROPERTY CONTACTS

True Owner: **Dusan & Zorica Stakich**

Recorded Owner: **Stakich Properties, LLC**

Prior True Owner: **Robert Hardwick**

Property Manager: **Robert Hardwick**

# Property Summary Report

## 230 E Harrison Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1933</b>
RBA:	<b>2,220 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,220 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.49 AC</b>
Zoning:	<b>II</b>
Parcel:	<b>25-22-305-018</b>

### EXPENSES PER SF

Taxes:	<b>\$2.55 (2011)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>1 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

### LEASING

Available Spaces:	2,220 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	Prime Management Company
Contacts:	Dan Winter (248) 540-8017

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	2,220	2,220	2,220	\$1.67/MG	30 Days	3 Yrs

*Prime Management Company - Dan Winter (248) 540-8017*

### TRANSPORTATION

Parking:	9 free Surface Spaces are available; Ratio of 4.05/1,000 SF
Airport:	23 minute drive to Detroit City Airport

### PROPERTY CONTACTS

Recorded Owner:	<b>230 E Harrison Llc</b>
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# Property Summary Report

## 124 E Hudson Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2010</b>
RBA:	<b>9,810 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>9,810 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.90 AC</b>
Zoning:	<b>II</b>
Parcel	<b>25-22-303-045</b>

### EXPENSES PER SF

Taxes:	<b>\$4.11 (2011)</b>
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### LEASING

Available Spaces:	3,000 SF Available in 1 Space
Availability:	30.6% Available; 30.6% Vacant
Leasing Company:	Friedman Integrated Real Estate Solutions
Contacts:	Glenn N. DesRosiers (248) 848-4104

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	124	Office	Sublet	3,000	3,000	3,000	\$20.00/FS	Vacant	Thru May 2019

Friedman Integrated Real Estate Solutions - Glenn N. DesRosiers (248) 848-4104

### TRANSPORTATION

Parking:	32 free Surface Spaces are available; Ratio of 4.60/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (80)
Transit Score ®:	No Nearby Transit (0)

### PROPERTY CONTACTS

Recorded Owner:	<b>Commercial Joint Development I</b>
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# Property Summary Report

## 402-408 S Lafayette Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/O...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1956; Renov 2014</b>
GLA:	<b>10,834 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>10,834 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.43 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-21-235-005</b>

### EXPENSES PER SF

Taxes:	<b>\$4.87 (2015)</b>
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### AMENITIES

Signage

### LEASING

Available Spaces: 200 - 3,000 SF Available in 1 Space

Availability: 27.7% Available; 0% Vacant

Leasing Company: CORE Partners, LLC

Contacts: Matthew J. Farrell, CCIM (248) 399-9999 X101

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	200 - 3,000	3,000	3,000	Withheld	Negotiable	Negotiable

CORE Partners, LLC - Jeremiah H. Preston (248) 399-9999 X106, Michael J. Farrell (248) 399-9999 X109, Matthew J. Farrell, CCIM (248) 399-9999 X101

### TRAFFIC & FRONTAGE

Traffic Volume: 229 on W 5th St & S West St (2012)

6,840 on W 4th St & S Washington Ave (2014)

Frontage: 162' on 4th St

124' on Lafayette Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 402-408 S Lafayette Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 12 free Surface Spaces are available; Ratio of 1.10/1,000 SF

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (90)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Peak Management**

Recorded Owner: **Lafayette Investors LLC**

Prior True Owner: **Harry Slatkin Builders, Inc.**

Property Manager: **CORE Partners, LLC**

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# Property Summary Report

## 5015 Leafdale Blvd

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Single</b>
Year Built:	<b>Proposed</b>
RBA:	<b>9,247 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>4,624 SF</b>
Construction:	<b>Masonry</b>

### LAND

Parcel	<b>20-32-328-020</b>
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### EXPENSES PER SF

Taxes:	<b>\$0.12 (2015)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>2 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

### LEASING

Available Spaces:	4,623 - 9,246 SF Available in 2 Spaces
Availability:	100.0% Available; 0% Vacant
Leasing Company:	Kolar Commercial Group
Contacts:	David Kolar (248) 647-7600 X1

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	New	4,623	4,623	9,246	Withheld	Negotiable	Negotiable
<i>Kolar Commercial Group - David Kolar (248) 647-7600 X1</i>								
P 2nd	Industrial	New	4,623	4,623	9,246	Withheld	Negotiable	Negotiable
<i>Kolar Commercial Group - David Kolar (248) 647-7600 X1</i>								

### TRANSPORTATION

Parking:	12 Surface Spaces are available
Airport:	29 minute drive to Detroit City Airport

### PROPERTY CONTACTS

Recorded Owner:	<b>Leafdale Investment Llc</b>
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# Property Summary Report

## 330-332 E Lincoln Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1950; Renov 1985</b>
RBA:	<b>38,795 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>19,397 SF</b>
Ceiling Ht:	<b>16'-24'</b>
Construction:	<b>Steel</b>

### LAND

Land Area:	<b>2.05 AC</b>
Zoning:	<b>CBD</b>

### EXPENSES PER SF

Taxes:	<b>\$1.10 (2014)</b>
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### LOADING

Docks:	<b>4 ext</b>	Drive Ins:	<b>2 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	<b>1,000a/480v 3p Heavy</b>
Utilities:	<b>Gas - Natural, Heating - Gas, Lighting - Metal Halide, Sewer - City, Water - City</b>

### FEATURES

Air Lines, Buss Ducts, Security System

### LEASING

Available Spaces:	<b>5,500 SF Available in 1 Space</b>
Availability:	<b>14.2% Available; 14.2% Vacant</b>
Leasing Company:	<b>CG Emerson Real Estate Group</b>
Contacts:	<b>Evan Kass (248) 770-5533</b>

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	332 Linc	Industrial	Sublet	5,500	5,500	5,500	Withheld	Vacant	Negotiable

CBRE - Matthew J. Osiecki (248) 351-2079, Peter S. Rogers (248) 351-2064

# Property Summary Report

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## 330-332 E Lincoln Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### TRANSPORTATION

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Parking: 100 free Surface Spaces are available; Ratio of 2.57/1,000 SF

Airport: 18 minute drive to Detroit City Airport

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### PROPERTY CONTACTS

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True Owner: **Greg W Cooksey**

True Owner: **CBRE**

Recorded Owner: **332 Lincoln, LLC**

Prior True Owner: **T. Fisherman**

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# Property Summary Report

## 400 E Lincoln Ave - (A,B,C)

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1988</b>
RBA:	<b>8,330 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>8,330 SF</b>
Ceiling Ht:	<b>12'-14'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.81 AC</b>
Zoning:	<b>Light Industrial</b>
Parcel:	<b>25-22-302-033</b>

### EXPENSES PER SF

Taxes:	<b>\$1.68 (2015)</b>
Opex:	<b>\$2.44 (2009)</b>

### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>6 tot./10'w x 10'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	100a 3p
Utilities:	Heating - Gas, Sewer - City, Water - City

### FEATURES

Floor Drains

### LEASING

Available Spaces:	1,388 SF Available in 1 Space
Availability:	16.7% Available; 16.7% Vacant
Leasing Company:	Real Estate One
Contacts:	Bob Sheldon (248) 543-7960

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Industrial	Relet	1,388/168 ofc	1,388	1,388	\$7.78/NNN	Vacant	Negotiable

Real Estate One - Bob Sheldon (248) 543-7960

# Property Summary Report

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## 400 E Lincoln Ave - (A,B,C)



Royal Oak, MI 48067 - Royal Oak Area Ind Submarket

### TRANSPORTATION

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Parking: 30 free Surface Spaces are available; Ratio of 3.60/1,000 SF

Airport: 23 minute drive to Detroit City Airport

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### PROPERTY CONTACTS

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True Owner: **Donald Scott**

Recorded Owner: **Donald Scott**

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# Property Summary Report

## 811 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1967</b>
RBA:	<b>13,800 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>7,861 SF</b>
Core Factor:	<b>10%</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.56 AC</b>
Zoning:	<b>RBD, Royal Oak</b>
Parcel:	<b>25-16-429-024</b>

### EXPENSES PER SF

Taxes:	<b>\$1.81 (2015)</b>
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 1,320 SF Available in 1 Space

Availability: 9.6% Available; 0% Vacant

Leasing Company: Real Estate One

Contacts: Bob Sheldon (248) 543-7960

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	301	Office	Relet	1,320	1,320	1,320	\$11.36/MG	30 Days	Negotiable

Real Estate One - Bob Sheldon (248) 543-7960

### TRANSPORTATION

Parking: 37 free Surface Spaces are available; Ratio of 2.54/1,000 SF

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (82)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: **GTD Properties International, LLC**

Recorded Owner: **GTD Properties International, LLC**

# Property Summary Report

## 1523 N Main St

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1932</b>
RBA:	<b>7,500 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>7,500 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.15 AC</b>
Zoning:	<b>LC, Royal Oak</b>
Parcel:	<b>20-33-226-046</b>

### EXPENSES PER SF

Taxes:	<b>\$0.53 (2011)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>2 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

### FEATURES

Air Conditioning

### LEASING

Available Spaces:	3,275 SF Available in 1 Space
Availability:	43.7% Available; 0% Vacant
Leasing Company:	Real Estate One
Contacts:	Bob Sheldon (248) 543-7960

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	3,275	3,275	3,275	\$13.00/NNN	Negotiable	Negotiable

Real Estate One - Bob Sheldon (248) 543-7960

### TRANSPORTATION

Parking:	12 Surface Spaces are available; Ratio of 4.32/1,000 SF
Airport:	24 minute drive to Detroit City Airport

### PROPERTY CONTACTS

Recorded Owner:	<b>Oakview Properties Llc</b>
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# Property Summary Report

**119-129 S Main St - 123 Office Bldg**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1993</b>
RBA:	<b>36,000 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>12,000 SF</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>0.22 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>15-15-277-016</b>

## EXPENSES PER SF

Taxes:	<b>\$1.64 (2014)</b>
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## AMENITIES

Bus Line, Signage

## LEASING

Available Spaces: 800 - 918 SF Available in 2 Spaces

Availability: 4.8% Available; 2.5% Vacant

Leasing Company: Real Estate One

Contacts: Bob Sheldon (248) 543-7960

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	130	Office	Relet	800	800	800	\$14.25/N	30 Days	Negotiable
<i>Real Estate One - Bob Sheldon (248) 543-7960</i>									
P 2nd	210	Office	Relet	918	918	918	\$18.30/+ELEC	Vacant	1 - 3 Yrs
<i>Real Estate One - Bob Sheldon (248) 543-7960</i>									

## TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo; Ratio of 1.25/1,000 SF

Airport: 18 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (95)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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## 119-129 S Main St - 123 Office Bldg

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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### PROPERTY CONTACTS

True Owner: **AD Becker Properties**

Recorded Owner: **A D Becker Enterprises Inc**

Prior True Owner: **MD McKenna, LLC**

# Property Summary Report

## 218 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>Proposed</b>
RBA:	<b>32,670 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>10,890 SF</b>

### LAND

Land Area:	<b>0.27 AC</b>
Zoning:	<b>MU</b>
Parcel	<b>25-21-233-009</b>

### EXPENSES PER SF

Taxes:	<b>\$0.40 (2015)</b>
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### AMENITIES

Signage

### LEASING

Available Spaces: 4,500 - 20,000 SF Available in 3 Spaces

Availability: 75.0% Available; 0% Vacant

Leasing Company: CRE Development

Contacts: Cathy Wilson (248) 586-4130 X4159

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Office	New	10,000	10,000	20,000	Withheld	Jun 2017	Negotiable
<i>CRE Development - Cathy Wilson (248) 586-4130 X4159</i>								
E 3rd	Office	New	10,000	10,000	20,000	Withheld	Jun 2017	Negotiable
<i>CRE Development - Cathy Wilson (248) 586-4130 X4159</i>								

### TRANSPORTATION

Parking: 25 free Surface Spaces are available

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

Recorded Owner: **Ethos Properties Llc**

# Property Summary Report

## 400 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1925; Renov 2004
GLA:	9,500 SF
Floors:	3
Typical Floor:	3,166 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.08 AC
Zoning:	Business

### EXPENSES PER SF

Taxes:	\$4.56 (2014)
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### PARCEL

15-14-101-010, 25-21-239-014

### AMENITIES

Air Conditioning, Bus Line, Security System, Signage

### LEASING

Available Spaces: 3,500 - 7,000 SF Available in 2 Spaces

Availability: 73.7% Available; 0% Vacant

Leasing Company: Signature Associates

Contacts: Clint Confer (248) 948-0109, Angela A. Thomas (248) 948-9000

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	3,500	3,500	7,000	\$30.00/NNN	Negotiable	5 - 20 Yrs
<i>Signature Associates - Clint Confer (248) 948-0109, Angela A. Thomas (248) 948-9000</i>								
E 2nd	Off/Ret	Relet	3,500	3,500	7,000	\$30.00/NNN	Negotiable	5 - 20 Yrs
<i>Signature Associates - Clint Confer (248) 948-0109, Angela A. Thomas (248) 948-9000</i>								

### TRAFFIC & FRONTAGE

Traffic Volume: 7,467 on S Center St & W 4th St (2014)

6,840 on W 4th St & S Washington Ave (2014)

Frontage: 102' on 4th St

Made with TrafficMetrix® Products

# Property Summary Report

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## 400 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRAFFIC & FRONTAGE

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38' on Main St

Made with TrafficMetrix® Products

### TRANSPORTATION

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Airport: 19 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

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True Owner: **MIT Real Estate,LLC**

Recorded Owner: **MIT Real Estate,LLC**

# Property Summary Report

## 401-405 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1917; Renov 1994
GLA:	8,250 SF
Floors:	2
Typical Floor:	4,125 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.24 AC
Zoning:	BI
Parcel	25-22-108-011

### EXPENSES PER SF

Taxes:	\$2.80 (2011)
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 1,350 SF Available in 1 Space

Availability: 16.4% Available; 16.4% Vacant

Leasing Company: Real Estate One

Contacts: Bob Sheldon (248) 543-7960

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	405	Off/Ret	Relet	1,350	1,350	1,350	\$25.77/FS	Vacant	Negotiable

Real Estate One - Bob Sheldon (248) 543-7960

### TRAFFIC & FRONTAGE

Traffic Volume: 1,935 on E 5th St & Williams St (2014)

21,735 on S Main St & W 3rd St (2012)

Frontage: 58' on Main St

40' on 4th St

Made with TrafficMetrix® Products

# Property Summary Report

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## 401-405 S Main St



Royal Oak, MI 48067 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Dubrow Dennis R**

Recorded Owner: **Dubrow Dennis R**

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# Property Summary Report

## 600-700 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Year Built:	<b>Proposed</b>
RBA:	<b>114,544 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>29,875 SF</b>

### LAND

Land Area:	<b>1.63 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-21-284-004</b>

### LEASING

Available Spaces: 1,500 - 50,000 SF Available in 6 Spaces

Availability: 100% Available; 0% Vacant

Leasing Company: CORE Partners, LLC

Contacts: Eric D. Banks, JD (248) 399-9999 X102

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	700-50C	Office	New	50,000	50,000	50,000	Withheld	Jan 2017	Negotiable

CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102

### TRANSPORTATION

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

**905 S Main St - Haberman Fabric's**  
 Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



## BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1958; Renov 2002</b>
RBA:	<b>18,789 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>18,789 SF</b>
Ceiling Ht:	<b>19'</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>1.90 AC</b>
Zoning:	<b>Light Commercial</b>

## EXPENSES PER SF

Taxes:	<b>\$2.02 (2011)</b>
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## LOADING

Docks:	<b>None</b>	Drive Ins:	<b>1 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

## LEASING

Available Spaces:	18,789 SF Available in 1 Space
Availability:	100% Available; 0% Vacant

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	18,789	18,789	18,789	\$19.95/NNN	30 Days	Negotiable

Real Estate One - Bob Sheldon (248) 543-7960

## TRANSPORTATION

Parking:	80 free Surface Spaces are available; Ratio of 4.25/1,000 SF
Airport:	23 minute drive to Detroit City Airport

## PROPERTY CONTACTS

True Owner:	<b>Haberman Fabrics, Inc.</b>	Recorded Owner:	<b>Haberman Fabrics, Inc.</b>
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# Property Summary Report

## 4237 Normandy Ct

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1986</b>
RBA:	<b>26,638 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>26,638 SF</b>
Ceiling Ht:	<b>18'</b>
Columns:	<b>25'w x 58'd</b>
Construction:	<b>Steel</b>

### LAND

Land Area:	<b>1.92 AC</b>
Zoning:	<b>Lt Industrial</b>
Parcel	<b>25-05-153-008</b>

### EXPENSES PER SF

Taxes:	<b>\$0.80 (2015)</b>
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### LOADING

Docks:	<b>1 ext</b>	Drive Ins:	<b>1 tot./12'w x 14'h</b>
Cranes:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

Power:	<b>1,000a/480v 3p Heavy</b>
Utilities:	<b>Heating, Lighting - Fluorescent</b>

### FEATURES

Air Conditioning, Air Lines, Buss Ducts, Floor Drains, Security System, Signage

### LEASING

Available Spaces:	<b>26,638 SF Available in 1 Space</b>
Availability:	<b>100% Available; 100% Vacant</b>
Leasing Company:	<b>Newmark Grubb Knight Frank</b>
Contacts:	<b>Geoffrey S. Hill (248) 350-1492</b>

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Relet	26,638/3,960 ofc	26,638	26,638	\$5.45/NNN	Vacant	Negotiable

Newmark Grubb Knight Frank - Geoffrey S. Hill (248) 350-1492

# Property Summary Report

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## 4237 Normandy Ct

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### TRANSPORTATION

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Parking: 76 free Surface Spaces are available; Ratio of 2.85/1,000 SF

Airport: 32 minute drive to Detroit City Airport

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### PROPERTY CONTACTS

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True Owner: **Normandy Court Company**

Recorded Owner: **Normandy Court Company**

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# Property Summary Report

## 4343 Normandy Ct

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1988</b>
RBA:	<b>11,950 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>11,950 SF</b>
Construction:	<b>Reinforced Concrete</b>

### LAND

Land Area:	<b>2.74 AC</b>
Zoning:	<b>II</b>
Parcel	<b>25-05-153-017</b>

### EXPENSES PER SF

Taxes:	<b>\$1.04 (2015)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>1 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	<b>208-400a</b>
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### LEASING

Available Spaces:	<b>5,200 SF Available in 1 Space</b>
Availability:	<b>43.5% Available; 0% Vacant</b>
Leasing Company:	<b>Real Estate One</b>
Contacts:	<b>Bob Sheldon (248) 543-7960</b>

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	5,200/1,000 ofc	5,200	5,200	\$9.00/+UTIL	Negotiable	3 - 5 Yrs

Real Estate One - Bob Sheldon (248) 543-7960

### TRANSPORTATION

Parking:	<b>15 free Surface Spaces are available; Ratio of 1.25/1,000 SF</b>
Airport:	<b>32 minute drive to Detroit City Airport</b>

# Property Summary Report

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## 4343 Normandy Ct

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### PROPERTY CONTACTS

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True Owner: **Royal Oak Land Company**

Recorded Owner: **Royal Oak Land Company**

# Property Summary Report

## 3425 Starr Rd

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1927</b>
RBA:	<b>25,317 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>25,317 SF</b>
Ceiling Ht:	<b>22'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>1.95 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-06-476-002</b>

### EXPENSES PER SF

Taxes:	<b>\$1.65 (2015)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>6 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

### POWER & UTILITIES

Power:	<b>1,000a/480v 3p Heavy</b>
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### LEASING

Available Spaces:	<b>9,000 SF Available in 1 Space</b>
Availability:	<b>35.5% Available; 35.5% Vacant</b>
Leasing Company:	<b>Basha Diagnostics, P.C.</b>
Contacts:	<b>Yahya M. Basha (248) 613-5963</b>

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Relet	9,000	9,000	9,000	\$11.00/MG	Vacant	Negotiable

*Basha Diagnostics, P.C. - Yahya M. Basha (248) 613-5963*

### TRANSPORTATION

Parking:	<b>29 free Surface Spaces are available; Ratio of 1.15/1,000 SF</b>
Airport:	<b>31 minute drive to Detroit City Airport</b>

# Property Summary Report

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## 3425 Starr Rd

Royal Oak, MI 48073 - Troy Area West Ind Submarket



### PROPERTY CONTACTS

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True Owner: **Basha Diagnostics, P.C.**

Recorded Owner: **Starrwood Building Llc**

Prior True Owner: **DTE Energy Services**

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# Property Summary Report

**306 S Washington Ave - Washington Square Plaza**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1927; Renov 1987</b>
RBA:	<b>104,000 SF</b>
Floors:	<b>6</b>
Typical Floor:	<b>17,333 SF</b>
Construction:	<b>Reinforced Concrete</b>

## LAND

Land Area:	<b>1.49 AC</b>
Zoning:	<b>BI</b>

## EXPENSES PER SF

Taxes:	<b>\$2.69 (2014)</b>
Opex:	<b>\$0.51 (2012-Est)</b>

## AMENITIES

Conferencing Facility, On Site Management, Property Manager on Site

## LEASING

Available Spaces: 1,362 SF Available in 1 Space

Availability: 1.3% Available; 1.3% Vacant

Leasing Company: Hanna Development & Management Co.

Contacts: Yvonne Peltier (248) 548-9900

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	207	Office	Relet	1,362	1,362	1,362	\$22.50/MG	Vacant	1 - 3 Yrs

Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900

## TRANSPORTATION

Parking: 25 Surface Spaces are available

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (94)

Transit Score ®: No Nearby Transit (0)

## PROPERTY CONTACTS

True Owner: **Hanna Development & Management Co.**

Recorded Owner: **Washington Square Plaza LLC**

Property Manager: **Hanna Development & Management Co.**

# Property Summary Report

## 514-516 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1937
GLA:	1,734 SF
Floors:	1
Typical Floor:	1,734 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.05 AC
Zoning:	BI
Parcel:	25-21-277-008

### EXPENSES PER SF

Taxes:	\$2.00 (2015)
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### LEASING

Available Spaces: 1,500 SF Available in 1 Space

Availability: 86.5% Available; 86.5% Vacant

Leasing Company: CRE Development

Contacts: Cathy Wilson (248) 586-4130 X4159

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	1,500	1,500	1,500	\$25.00/+UTIL	Vacant	1 - 5 Yrs

CRE Development - Cathy Wilson (248) 586-4130 X4159

### TRAFFIC & FRONTAGE

Traffic Volume: 2,307 on W 6th St & S Washington Ave (2014)

19,517 on S Lafayette Ave & W 7th St (2014)

Frontage: 31' on Washington Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (93)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**514-516 S Washington Ave**

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

Recorded Owner: **Logsdon Robert D Trust**

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# Property Summary Report

## 1017-1021 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2007</b>
RBA:	<b>22,060 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>20,300 SF</b>
Construction:	<b>Reinforced Concrete</b>

### LAND

Land Area:	<b>0.51 AC</b>
Zoning:	<b>Cntl Bus, Royal Oak</b>
Parcel	<b>25-21-431-025</b>

### EXPENSES PER SF

Taxes:	<b>\$3.05 (2015)</b>
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### LEASING

Available Spaces: 1,760 - 22,060 SF Available in 2 Spaces

Availability: 100% Available; 8.0% Vacant

Leasing Company: Friedman Integrated Real Estate Solutions

Contacts: Peter Jankowski (248) 324-2000

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	New	1,760	1,760	22,060	Withheld	Vacant	5 - 10 Yrs
<i>Friedman Integrated Real Estate Solutions - Peter Jankowski (248) 324-2000</i>								
E 2nd	Office	New	10,000 - 20,300	20,300	22,060	Withheld	Vacant	5 - 10 Yrs
<i>Friedman Integrated Real Estate Solutions - Peter Jankowski (248) 324-2000</i>								

### TRANSPORTATION

Parking: 64 free Surface Spaces are available; 50 free Covered Spaces are available; Ratio of 5.25/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (85)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

Recorded Owner: **Washington Street Holdings LLC**

Prior True Owner: **CBRE Global Investors**

# Property Summary Report

**211 Williams St - Royal Oak City Center**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class A Office</b>
Year Built:	<b>Proposed</b>
RBA:	<b>190,000 SF</b>
Floors:	<b>7</b>
Typical Floor:	<b>20,000 SF</b>

## LAND

Parcel	<b>25-22-103-004</b>
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## LEASING

Available Spaces: 9,284 - 122,789 SF Available in 7 Spaces

Availability: 69.5% Available; 0% Vacant

Leasing Company: JLL

Contacts: David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	New	11,384	11,384	122,789	Withheld	TBD	Negotiable
<i>JLL - David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322</i>								
E 3rd	Office	New	23,190	23,190	122,789	Withheld	TBD	Negotiable
<i>JLL - David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322</i>								
E 4th	Office	New	23,277	23,277	122,789	Withheld	TBD	Negotiable
<i>JLL - David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322</i>								
E 5th	Office	New	23,268	23,268	122,789	Withheld	TBD	Negotiable
<i>JLL - David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322</i>								
E 6th	Office	New	23,272	23,272	122,789	Withheld	TBD	Negotiable
<i>JLL - David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322</i>								
E 7th	Office	New	18,398	18,398	122,789	Withheld	TBD	Negotiable
<i>JLL - David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322</i>								

# Property Summary Report

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**211 Williams St - Royal Oak City Center**  
Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## TRANSPORTATION

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (94)

Transit Score ®: No Nearby Transit (0)

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## PROPERTY CONTACTS

Developer: **The Boji Group**

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# Property Summary Report

**25600 Woodward Ave - Woodward Bldg**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1968; Renov 2004</b>
RBA:	<b>21,466 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>11,000 SF</b>
Core Factor:	<b>5%</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>0.30 AC</b>
Zoning:	<b>BI</b>

## EXPENSES PER SF

Taxes:	<b>\$1.56 (2014)</b>
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## LEASING

Available Spaces: 402 SF Available in 1 Space

Availability: 1.9% Available; 0% Vacant

Leasing Company: Friedman Integrated Real Estate Solutions

Contacts: Daniel F. Verderbar (248) 848-4108, Rick Tabbi (248) 848-4934

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	108	Office	Relet	402	402	402	\$15.75/+ELEC	Negotiable	Negotiable

*Friedman Integrated Real Estate Solutions - Daniel F. Verderbar (248) 848-4108, Rick Tabbi (248) 848-4934*

## TRANSPORTATION

Parking: 41 free Surface Spaces are available; Covered Spaces @ \$0.00/mo; Ratio of 2.70/1,000 SF

Airport: 24 minute drive to Detroit City Airport

Walk Score @: Very Walkable (73)

Transit Score @: No Nearby Transit (0)

## PROPERTY CONTACTS

True Owner: **The Hooberman Company, LLC**

Recorded Owner: **The Hooberman Company, LLC**

Property Manager: **Hooberman Management**

# Property Summary Report

## 26622 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
RBA:	<b>25,035 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>12,517 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>1.16 AC</b>
Zoning:	<b>OS, Royal Oak</b>

### EXPENSES PER SF

Taxes:	<b>\$3.03 (2014)</b>
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### AMENITIES

On Site Management, Property Manager on Site

### LEASING

Available Spaces: 800 SF Available in 1 Space

Availability: 3.2% Available; 3.2% Vacant

Leasing Company: CORE Partners, LLC

Contacts: Matthew J. Farrell, CCIM (248) 399-9999 X101, Jeremiah H. Preston (248) 399-9999 X106

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	105	Office	Relet	800	800	800	\$22.00/MG	Vacant	Negotiable

CORE Partners, LLC - Matthew J. Farrell, CCIM (248) 399-9999 X101, Jeremiah H. Preston (248) 399-9999 X106

### TRANSPORTATION

Parking: 85 free Surface Spaces are available; 15 free Covered Spaces are available; Ratio of 3.99/1,000 SF

Airport: 25 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (72)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

Prior True Owner: **26622 Woodward, LLC**

Property Manager: **CORE Partners, LLC**

Developer: **Pulte Homes of Michigan**

# Property Summary Report

**26862 Woodward Ave - Beacon Centre Bldg**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
RBA:	<b>18,585 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>9,292 SF</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>1.00 AC</b>
Zoning:	<b>Commercial</b>

## EXPENSES PER SF

Taxes:	<b>\$2.82 (2014)</b>
Opex:	<b>\$1.61 (2013-Est)</b>

## AMENITIES

Air Conditioning, Balcony, Bus Line

## LEASING

Available Spaces: 2,464 - 3,500 SF Available in 2 Spaces

Availability: 32.1% Available; 32.1% Vacant

Leasing Company: D.W. Krane & Co.

Contacts: Douglas W. Krane (248) 588-6227

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Relet	3,500	3,500	3,500	\$18.50/NNN	Vacant	Negotiable
<i>Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000</i>									
P 2nd	202	Office	Relet	2,464	2,464	2,464	\$18.50/NNN	Vacant	3 - 5 Yrs
<i>D.W. Krane &amp; Co. - Douglas W. Krane (248) 588-6227</i>									

## TRANSPORTATION

Parking: 36 free Surface Spaces are available; Ratio of 1.80/1,000 SF

Airport: 25 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: No Nearby Transit (0)

## PROPERTY CONTACTS

True Owner: **D.W. Krane & Co.**

Recorded Owner: **D.W. Krane & Co.**

# Property Summary Report

## 30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1952
GLA:	9,900 SF
Floors:	2
Typical Floor:	4,850 SF
Docks:	None

### LAND

Land Area:	0.13 AC
Zoning:	BI
Parcel:	25-08-177-028

### EXPENSES PER SF

Taxes:	\$1.74 (2015)
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### LEASING

Available Spaces: 1,000 - 2,200 SF Available in 4 Spaces

Availability: 62.6% Available; 42.4% Vacant

Leasing Company: Band Commercial Real Estate Company, LLC

Contacts: Steven Band (248) 423-1133

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	A	Office	Relet	1,000	2,000	2,000	Withheld	Vacant	Negotiable
<i>Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133</i>									
P 2nd	B	Office	Relet	1,000	2,000	2,000	Withheld	Vacant	Negotiable
<i>Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133</i>									
P 2nd		Office	Relet	2,000	2,000	2,000	Withheld	30 Days	Negotiable
<i>Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133</i>									

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 55' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Property Summary Report

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## 30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Band Commercial Real Estate Company, LLC**

Recorded Owner: **Band Commercial Real Estate Company, LLC**

# Property Summary Report

## 30301 Woodward Ave - Kalt Center

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1990</b>
RBA:	<b>27,311 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>10,000 SF</b>
Core Factor:	<b>13.5%</b>
Construction:	<b>Steel</b>

### LAND

Land Area:	<b>0.79 AC</b>
Zoning:	<b>Office</b>

### EXPENSES PER SF

Taxes:	<b>\$2.26 (2015)</b>
Opex:	<b>\$3.00 (2011-Est)</b>

### PARCEL

25-08-153-033, 25-08-153-037

### AMENITIES

Air Conditioning, Bus Line, On Site Management, Signage

### LEASING

Available Spaces: 1,100 SF Available in 1 Space

Availability: 4.0% Available; 4.0% Vacant

Leasing Company: Signature Associates

Contacts: Jeffrey Trepeck (248) 359-0626, Christopher G. Secontine (248) 799-3174

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P LL	110	Off/Med	Relet	1,100	1,100	1,100	\$11.00/NNN	Vacant	Negotiable

Signature Associates - Jeffrey Trepeck (248) 359-0626, Christopher G. Secontine (248) 799-3174

### TRANSPORTATION

Parking: 75 free Surface Spaces are available; Ratio of 3.66/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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## 30301 Woodward Ave - Kalt Center

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



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### PROPERTY CONTACTS

Recorded Owner: **Gmn Kalt Building Llc**

Prior True Owner: **Margulies Investment Company**

Property Manager: **Gordon - Oakwood Villa**

# Property Summary Report

## 30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1960</b>
GLA:	<b>4,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>4,000 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.09 AC</b>
Zoning:	<b>Commercial</b>
Parcel:	<b>25-08-151-014</b>

### EXPENSES PER SF

Taxes:	<b>\$2.89 (2015)</b>
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### AMENITIES

Bus Line, Freeway Visibility, Pylon Sign

### LEASING

Available Spaces: 4,000 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Bob & Janet Vanderpool

Contacts: Janet Vanderpool (313) 884-8022

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	4,000	4,000	4,000	Withheld	Vacant	1 - 3 Yrs

Bob & Janet Vanderpool - Janet Vanderpool (313) 884-8022

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 98' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Property Summary Report

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## 30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 7 free Surface Spaces are available; Ratio of 2.00/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Bob & Janet Vanderpool**

Recorded Owner: **John Vanderpool trust**

Property Manager: **Bob & Janet Vanderpool**

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# Property Summary Report

## 30701 Woodward Ave - Building I

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1954; Renov 2005
RBA:	75,000 SF
Floors:	4
Typical Floor:	18,750 SF
Construction:	Reinforced Concrete

### LAND

Land Area:	3.00 AC
Zoning:	BI
Parcel	25-07-231-002

### EXPENSES PER SF

Taxes:	\$1.47 (2011)
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### AMENITIES

Banking

### LEASING

Available Spaces: 2,000 - 7,000 SF Available in 3 Spaces

Availability: 26.7% Available; 18.7% Vacant

Leasing Company: Basha Diagnostics, P.C.

Contacts: Yahya M. Basha (248) 613-5963

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Off/Med	Relet	2,000 - 6,000	6,000	6,000	\$11.00 - 16.00/NNN	Negotiable	Negotiable
<i>Basha Diagnostics, P.C. - Yahya M. Basha (248) 613-5963</i>								
P 3rd	Off/Med	Relet	4,000 - 7,000	7,000	7,000	\$11.00 - 16.00/NNN	Vacant	Negotiable
<i>Basha Diagnostics, P.C. - Yahya M. Basha (248) 613-5963</i>								
P 4th	Off/Med	Relet	2,000 - 7,000	7,000	7,000	\$11.00 - 16.00/NNN	Vacant	5 - 10 Yrs
<i>Basha Diagnostics, P.C. - Yahya M. Basha (248) 613-5963</i>								

### TRANSPORTATION

Parking: 25 free Surface Spaces are available; Ratio of 0.55/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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## 30701 Woodward Ave - Building I

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### PROPERTY CONTACTS

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True Owner: **Basha Diagnostics**

Recorded Owner: **Basha Woodward Llc**

Prior True Owner: **Basha Diagnostics, P.C.**

# Property Summary Report

**30701 Woodward Ave - Basha Building II**  
 Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2005</b>
RBA:	<b>45,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>9,000 SF</b>
Construction:	<b>Reinforced Concrete</b>

## LAND

Land Area:	<b>3.00 AC</b>
Zoning:	<b>O/M</b>
Parcel	<b>25-07-231-002</b>

## EXPENSES PER SF

Taxes:	<b>\$2.44 (2011)</b>
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## AMENITIES

Air Conditioning

## LEASING

Available Spaces: 5,203 - 5,650 SF Available in 3 Spaces

Availability: 36.6% Available; 36.6% Vacant

Leasing Company: NAI Farberman

Contacts: Kristi Lawton (248) 351-4358

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	350	Office	Relet	5,203	5,203	5,203	Withheld	Vacant	Negotiable
<i>NAI Farberman - Kristi Lawton (248) 351-4358</i>									
P 3rd		Office	Relet	5,600	5,600	5,600	Withheld	Vacant	Negotiable
<i>NAI Farberman - Kristi Lawton (248) 351-4358</i>									
P 4th	450	Office	Relet	5,650	5,650	5,650	Withheld	Vacant	Negotiable
<i>NAI Farberman - Kristi Lawton (248) 351-4358</i>									

## TRANSPORTATION

Parking: 60 free Surface Spaces are available; Covered Spaces @ \$0.00/mo; Ratio of 1.33/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**30701 Woodward Ave - Basha Building II**  
Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

True Owner: **Basha Diagnostics, P.C.**

Recorded Owner: **Basha Diagnostics, P.C.**

# Property Summary Report

**32121 Woodward Ave - Balmoral Centre**  
 Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2006</b>
RBA:	<b>52,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>13,000 SF</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>1.00 AC</b>
Zoning:	<b>AI</b>
Parcel	<b>25-06-251-017</b>

## EXPENSES PER SF

Taxes:	<b>\$3.74 (2015)</b>
Opex:	<b>\$3.54 (2012-Est)</b>

## LEASING

Available Spaces:	2,500 - 7,500 SF Available in 1 Space
Availability:	14.4% Available; 14.4% Vacant
Leasing Company:	Colliers International
Contacts:	Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	301	Office	Relet	2,500 - 7,500	7,500	7,500	\$21.50/NNN	Vacant	5 Yrs

Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000

## TRANSPORTATION

Parking:	156 free Surface Spaces are available; 57 free Covered Spaces are available; Ratio of 4.10/1,000 SF
Airport:	31 minute drive to Detroit City Airport
Walk Score @:	Very Walkable (73)
Transit Score @:	No Nearby Transit (0)

## PROPERTY CONTACTS

Recorded Owner:	<b>Maedot</b>
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# Property Summary Report

## 32376 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1950</b>
GLA:	<b>1,600 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,600 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.10 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-06-180-008</b>

### EXPENSES PER SF

Taxes:	<b>\$3.15 (2015)</b>
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 800 - 1,600 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Spencer Doty

Contacts: Spencer Doty (248) 885-8215

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	800 - 1,600	1,600	1,600	Withheld	Negotiable	Negotiable

Spencer Doty - Spencer Doty (248) 885-8215

### TRAFFIC & FRONTAGE

Traffic Volume: 64,203 on Woodward Ave & Normandy Rd (2014)

119,723 on Woodward Ave & W 14 Mile Rd (2012)

Frontage: 35' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Property Summary Report

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## 32376 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 2 free Surface Spaces are available; Ratio of 1.89/1,000 SF

Airport: 31 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Spencer Doty**

Recorded Owner: **Doty Rentals, LLC**

Prior True Owner: **Wright Tool Company**

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# Property Summary Report

## 32790 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1972
GLA:	12,100 SF
Floors:	1
Typical Floor:	12,100 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.17 AC
Zoning:	Commercial

### EXPENSES PER SF

Taxes:	\$1.96 (2013)
Opex:	\$3.04 (2013)
Total Expenses:	\$5.00 (2013)

### PARCEL

25-06-128-004, 25-06-128-010, 25-06-128-017

### AMENITIES

Signage

### LEASING

Available Spaces: 80 - 4,100 SF Available in 3 Spaces

Availability: 35.6% Available; 0% Vacant

Leasing Company: Thomas Duke Company

Contacts: Anthony Vitale (248) 476-3700

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	80	80	80	Withheld	30 Days	Negotiable
<i>RE/MAX Partners Notary Service - Adam Saffar (248) 435-1100</i>								
P 1st	Office	Sublet	130	130	130	Withheld	30 Days	Negotiable
<i>RE/MAX Partners Notary Service - Adam Saffar (248) 435-1100</i>								
P 1st	Office	Sublet	4,100	4,100	4,100	Withheld	30 Days	Negotiable
<i>RE/MAX Partners Notary Service - Adam Saffar (248) 435-1100</i>								

# Property Summary Report

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## 32790 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRAFFIC & FRONTAGE

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Traffic Volume: 119,723 on Woodward Ave & W 14 Mile Rd (2012)

66,342 on Woodward Ave & Taunton Rd (2014)

Frontage: 124' on Samoset Rd

82' on Woodward Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

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Parking: 5 free Surface Spaces are available

Airport: 33 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

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True Owner: **Royal Oak Kitchens**

Recorded Owner: **Royal Oak Kitchens**

# Property Summary Report

**32814-32832 Woodward Ave - 14/Woodward Plaza Building 1 - 14/Woodward Plaza**  
 Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1965</b>
GLA:	<b>15,376 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>7,688 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>0.67 AC</b>
Zoning:	<b>BI</b>

## EXPENSES PER SF

Taxes:	<b>\$3.26 (2011)</b>
Opex:	<b>\$1.88 (2011)</b>
Total Expenses:	<b>\$5.14 (2011)</b>

## PARCEL

25-06-127-003, 25-06-127-017

## AMENITIES

Signage

## LEASING

Available Spaces: 1,484 SF Available in 1 Space

Availability: 9.7% Available; 0% Vacant

Leasing Company: Newmark Grubb Knight Frank

Contacts: Kevin Jahnke (248) 350-1192, Mike Valant (248) 357-6568, Daniel L. Canvasser, CCIM (248) 350-8141

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	32814	Office	Relet	1,484	1,484	1,484	\$19.00/MG	Negotiable	Negotiable

*Newmark Grubb Knight Frank - Kevin Jahnke (248) 350-1192, Mike Valant (248) 357-6568, Daniel L. Canvasser, CCIM (248) 350-8141*

## TRAFFIC & FRONTAGE

Traffic Volume: 119,723 on Woodward Ave & W 14 Mile Rd (2012)

66,342 on Woodward Ave & Taunton Rd (2014)

Frontage: 82' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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**32814-32832 Woodward Ave - 14/Woodward Plaza Building 1 - 14/Woodward Plaza**  
Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



## TRANSPORTATION

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Parking: 69 free Surface Spaces are available; Ratio of 4.49/1,000 SF

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Airport: 33 minute drive to Detroit City Airport

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Walk Score ®: Somewhat Walkable (70)

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Transit Score ®: No Nearby Transit (0)

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