



VIEW OF SOUTHWEST CORNER

Downtown Royal Oak's New Landmark Office Center

- Flexible floor plates, generous build-out packages, secure on-site covered parking for 55 vehicles
- Construction is scheduled to commence following successful pre-leasing
- Approvals are in place to deliver the building on a fast-track construction schedule
- Building design may be modified and built-to-suit for a major user
- Building will feature distinctive architectural details including decorative entries, limestone, metal panel and tinted low E glass
- Ample tenant signage available on multiple building facades
- Energy efficient lighting, HVAC system and building envelope

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REAL ESTATE / SOLUTIONS
etkinllc.com

CONTACT
Josh Suardini
Vice President
Leasing and Development
248-358-0800
jsuardini@etkinllc.com



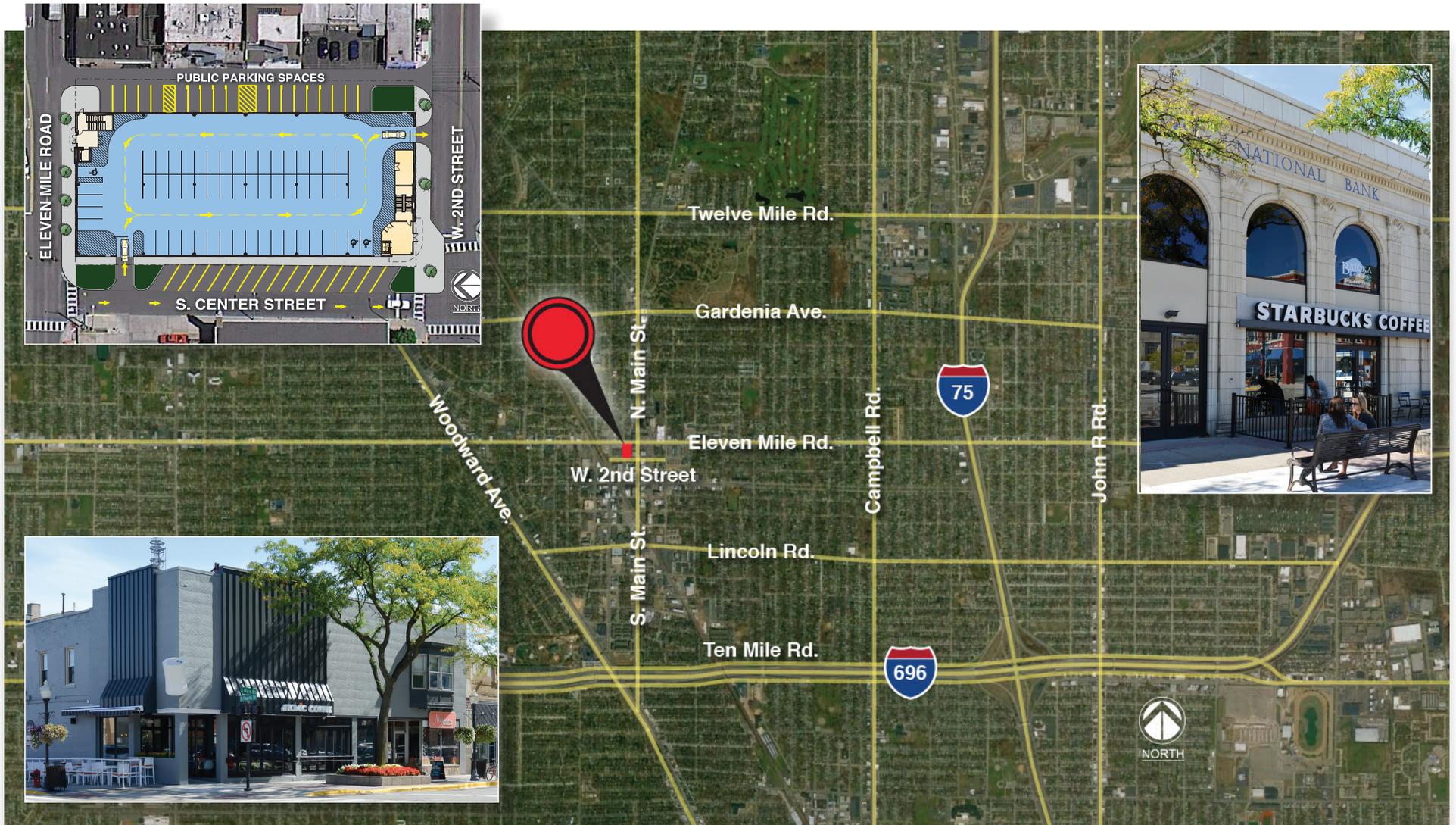
VIEW OF NORTHEAST CORNER

**Downtown
Royal Oak's
New Landmark
Office Center**

- Prime frontage at the Corner of 11 Mile and Main, in the midst of a one-of-a-kind walkable environment of retailers, restaurants, and nightlife
- Over 15,000 vehicles travel along 11 Mile Road each day, enhancing the value of building sign rights for major tenants
- Multiple nearby parking decks offer 2 hours of free parking before 5 PM, ideal for clients and deliveries
- Developed by Etkin, one of Michigan's leading locally owned and operated real estate organizations

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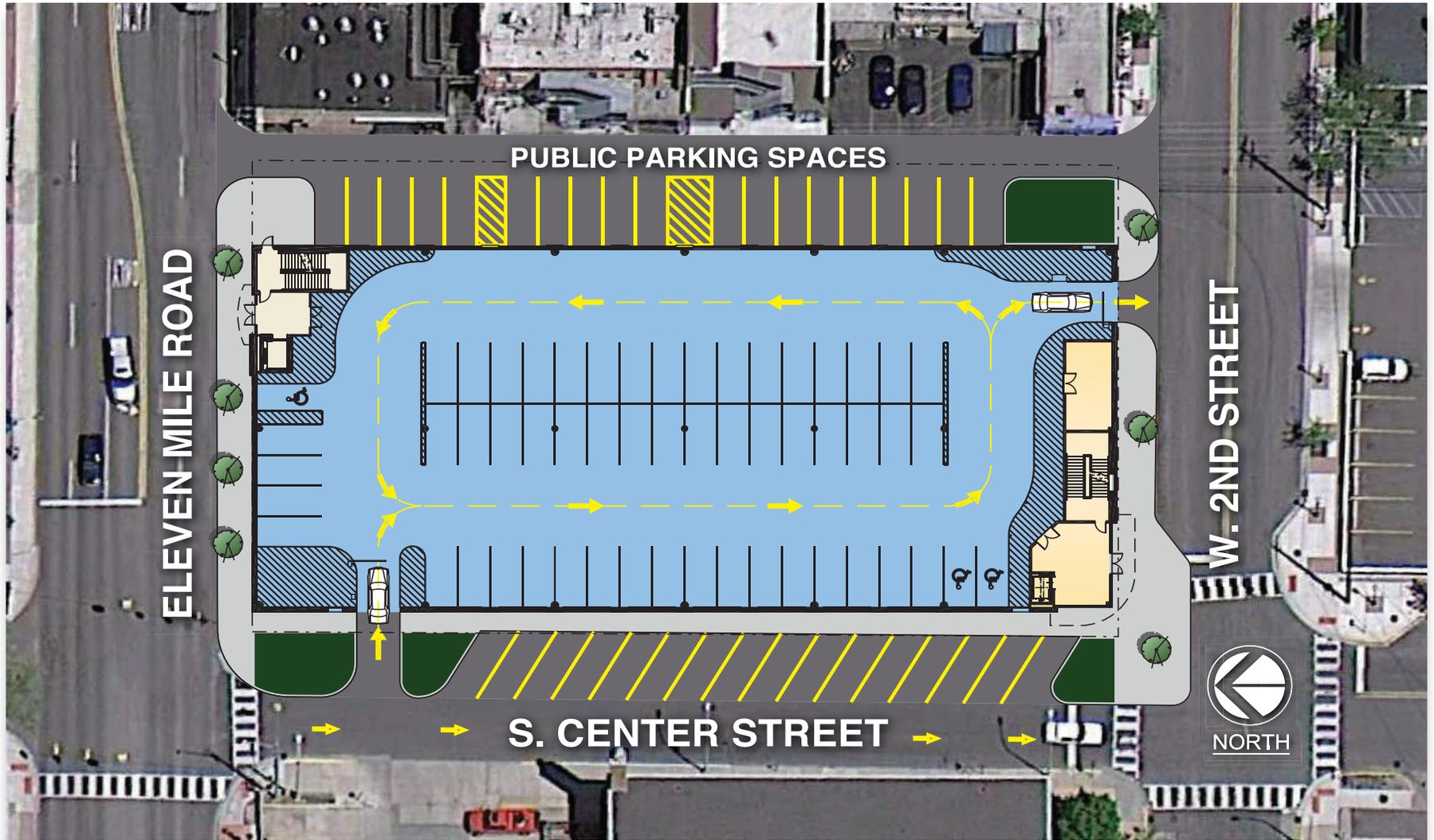


**Downtown
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- Exceptional access to major expressways, including I-75 and I-696
- 15 minutes from downtown Detroit, southeast Michigan's hub of arts, culture, and professional sports events
- Royal Oak is just east of Woodward Ave, a heavily-traveled route with access to an award-winning hospital system, professional services and more

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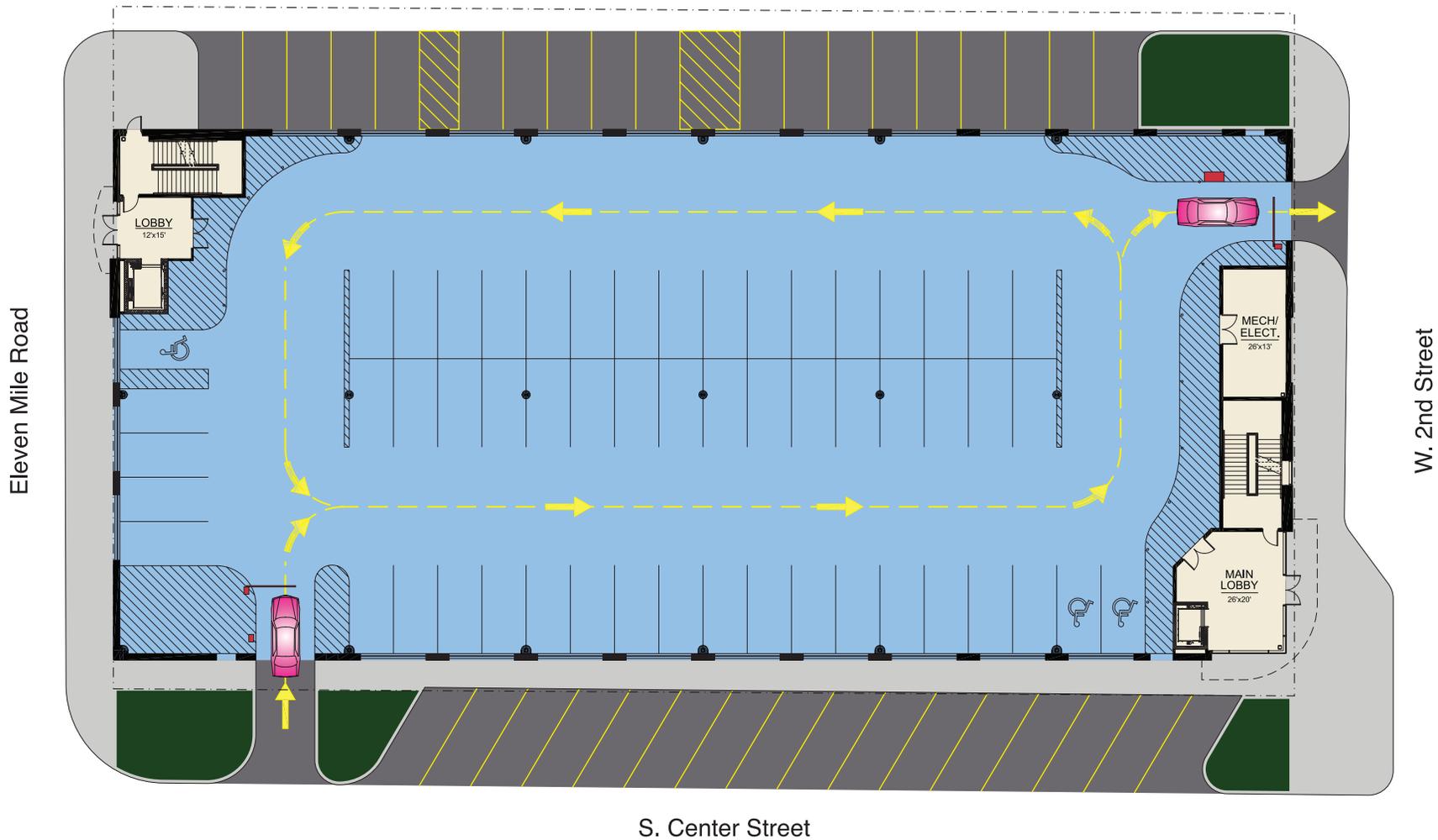


The site is among Royal Oak's most prized locations thanks to its prime visibility, accessibility and access to ample on-site covered parking

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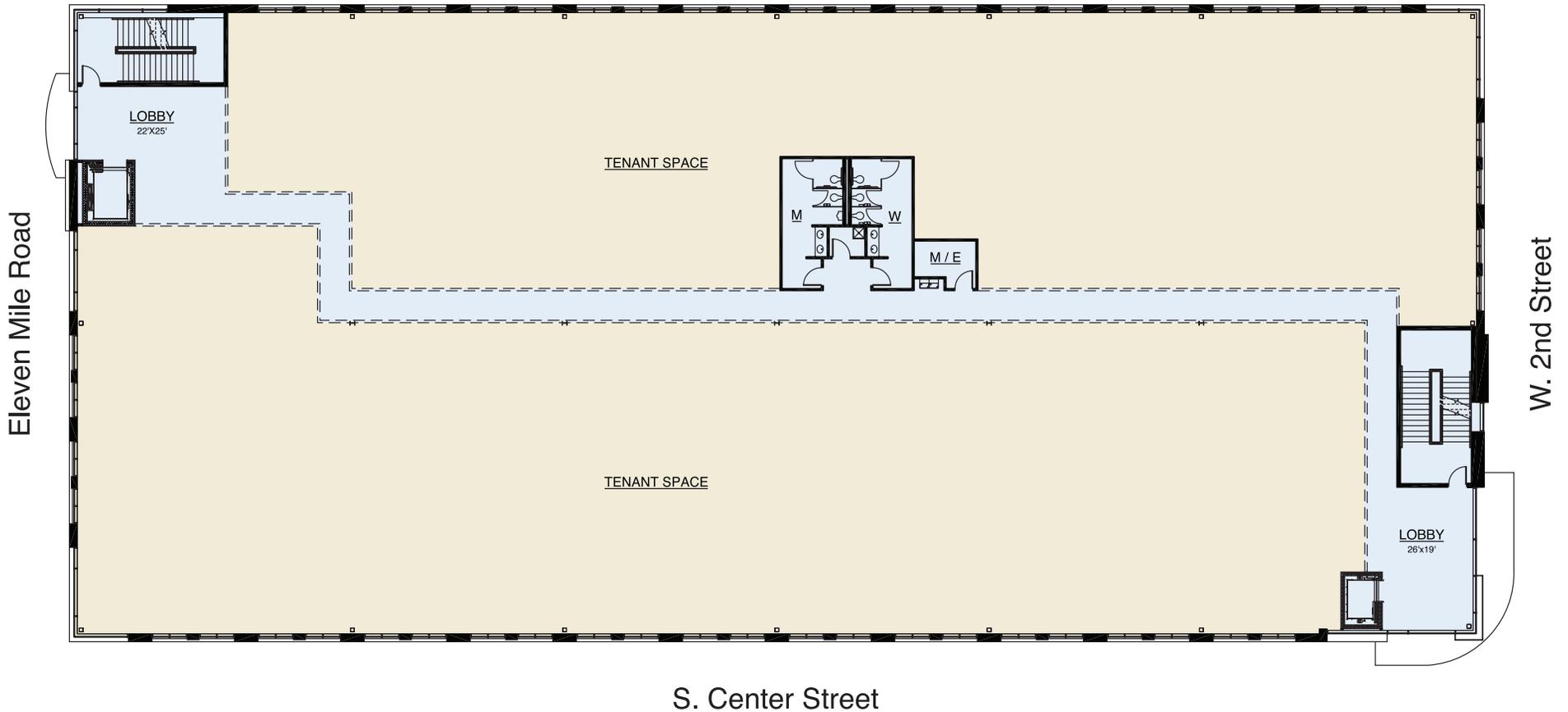


FIRST FLOOR covered parking garage and office building lobby entries off Eleven Mile Road and W. 2nd Street

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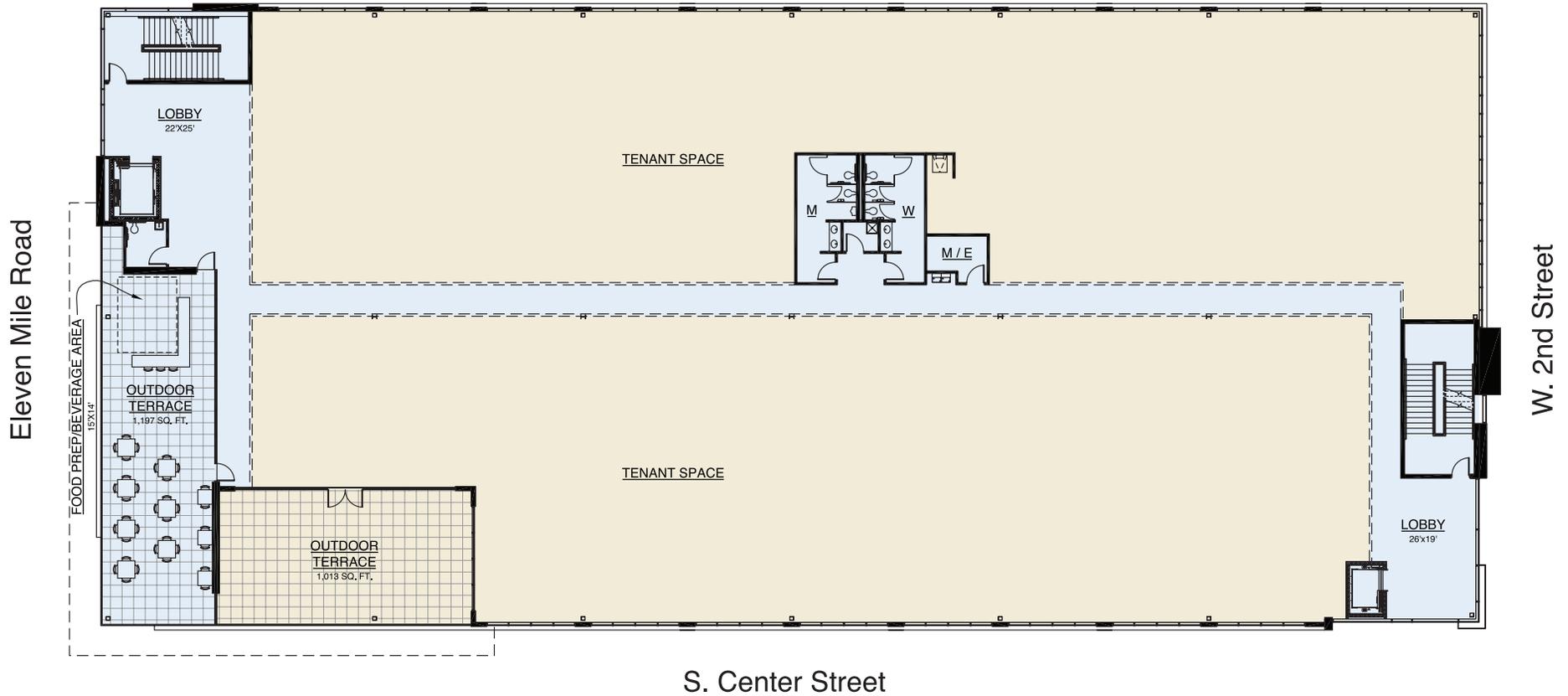
SECOND FLOOR and **THIRD FLOOR** office plate (may be divided)

- 25,920 gross sf

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FOURTH FLOOR office plate (may be divided)

The Penthouse level includes a private outdoor terrace for the fourth floor office tenant and a large, shared outdoor terrace and prep area for the balance of the building's tenants

- 23,590 gross sf

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**Downtown
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- Downtown Royal Oak is a highly walkable urban neighborhood, with an amazing walk score of 88
- Royal Oak thrives with creative and professional team members
- 5.3 miles of walkable downtown sidewalks
- Over 70 restaurants
- Over 85 service and retail shops
- Over 175 professional businesses

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