
**Royal Oak Office Spaces
for Lease - Dec 2016**

Property Summary Report

210 E 3rd St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1950
RBA:	24,366 SF
Floors:	2
Typical Floor:	12,180 SF
Construction:	Masonry

LAND

Land Area:	0.67 AC
Zoning:	BI
Parcel	25-22-106-006

EXPENSES PER SF

Taxes:	\$2.88 (2015)
Opex:	\$3.69 (2010-Est)

AMENITIES

Signage

LEASING

Available Spaces: 2,214 SF Available in 1 Space

Availability: 9.1% Available; 9.1% Vacant

Leasing Company: CBRE

Contacts: Edward A. Wujek (248) 351-2058

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Sublet	2,214	2,214	2,214	Withheld	Vacant	Thru Feb 2018

Avison Young - Dan Gallagher (313) 209-4112, Chad Galayda (313) 510-2825

TRANSPORTATION

Parking: 25 free Surface Spaces are available; Ratio of 1.02/1,000 SF

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Corp. One, Inc**

Recorded Owner: **Corp. One Property Company, LLC**

Prior True Owner: **The Daily Tribune**

Property Summary Report

210 E 3rd St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	9.1%	▲ 9.1%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

400 E 3rd St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class B Office
Year Built:	Proposed
RBA:	70,000 SF
Floors:	6
Typical Floor:	11,666 SF

LAND

Land Area:	0.42 AC
Zoning:	Central Business
Parcel	25-22-104-016

LEASING

Available Spaces: 11,666 - 69,996 SF Available in 6 Spaces

Availability: 100.0% Available; 0% Vacant

Leasing Company: Colliers International

Contacts: Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	New	11,666	11,666	69,996	\$29.00/NNN	Jun 2017	Negotiable
<i>Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000</i>								
E 2nd	Office	New	11,666	11,666	69,996	\$29.00/NNN	Jun 2017	Negotiable
<i>Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000</i>								
E 3rd	Office	New	11,666	11,666	69,996	\$29.00/NNN	Jun 2017	Negotiable
<i>Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000</i>								
E 4th	Office	New	11,666	11,666	69,996	\$29.00/NNN	Jun 2017	Negotiable
<i>Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000</i>								
E 5th	Office	New	11,666	11,666	69,996	\$29.00/NNN	Jun 2017	Negotiable
<i>Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000</i>								
E 6th	Office	New	11,666	11,666	69,996	\$29.00/NNN	Jun 2017	Negotiable
<i>Colliers International - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 540-1000</i>								

Property Summary Report

400 E 3rd St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRANSPORTATION

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (88)

Transit Score ®: Minimal Transit (0)

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 3-5 Star	6.6%	▼ 1.1%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$20.57	▼ 6.8%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

301-303 W 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1929; Renov 2002
RBA:	63,000 SF
Floors:	4
Typical Floor:	16,939 SF
Core Factor:	12%
Construction:	Masonry

LAND

Land Area:	0.39 AC
Zoning:	CBD

EXPENSES PER SF

Taxes:	\$1.65 (2014)
Opex:	\$4.92 (2012)

AMENITIES

Bus Line, Commuter Rail

LEASING

Available Spaces: 225 - 350 SF Available in 2 Spaces

Availability: 0.9% Available; 0.6% 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 LL	LL170	Office	Relet	350	350	350	\$22.29/FS	Vacant	Negotiable
<i>Atesian Properties - Ara Atesian (248) 362-2870</i>									
P 4th	420	Office	Relet	225	225	225	\$24.00/MG	Jan 2017	Negotiable
<i>Atesian Properties - Ara Atesian (248) 362-2870</i>									

TRANSPORTATION

Walk Score ®: Walker's Paradise (94)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Atesian Properties**

Recorded Owner: **301 Fourth LLC**

Prior True Owner: **Slater Management Corporation**

Property Manager: **Slater Management Corporation**

Property Summary Report

301-303 W 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.6%	▼ 4.8%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.29	▲ 1.3%
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	0.98 AC
Zoning:	Commercial

EXPENSES PER SF

Taxes:	\$1.59 (2014)
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LEASING

Available Spaces: 1,900 - 2,460 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	\$21.82/MG	Vacant	3 - 5 Yrs
<i>Atesian Properties - Ara Atesian (248) 362-2870</i>									
P 1st	120	Office	Relet	2,460	2,460	2,460	Withheld	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
 Walk Score ®: Very Walkable (88)
 Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Delta Contracting Group Inc**

Property Summary Report

333 W 7th St - The Lafayette Building

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	10.4%	▲ 5.9%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.51	↔ 0.0%
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.61 AC
Zoning:	BI
Parcel	25-21-231-011

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; Ratio of 0.99/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **City Of Royal Oak**

Property Summary Report

11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 1-3 Star	6.2%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$18.02	▼ 0.1%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

1025 N Campbell Rd - ITS Bldg

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

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

EXPENSES PER SF

Taxes:	\$2.86 (2015)
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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 X124

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 X124

TRANSPORTATION

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

Airport: 20 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: 1025 Campbell Properties, LLC

Property Summary Report

1025 N Campbell Rd - ITS Bldg

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	49.5%	▲ 49.5%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$16.75	↔ 0.0%
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

1312-1320 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.99 AC
Zoning:	Industrial
Parcel	25-14-151-001

EXPENSES PER SF

Taxes:	\$2.42 (2011)
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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, Mary Riccardi (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 - Mary Riccardi (248) 414-3836

TRANSPORTATION

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

Airport: 20 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (49)

Transit Score ®: Minimal 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

1312-1320 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	0.0%	↔	0.0%
Submarket 1-3 Star	6.2%	↓	1.2%
Market Overall	12.9%	↓	1.8%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	202,864	↑	15.6%
Months On Market	19.2	↓	8.2 mo

Gross Asking Rents Per SF	Current		YOY
Current Building	\$21.50	↑	43.3%
Submarket 1-3 Star	\$18.02	↓	0.1%
Market Overall	\$18.79	↑	1.8%

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑	19.4%
12 Mo. Price Per SF	\$93	↑	304.4%

Property Summary Report

1316 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



BUILDING

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

LAND

Land Area:	0.97 AC
Zoning:	II
Parcel	25-14-151-001

EXPENSES PER SF

Taxes:	\$0.69 (2012)
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LOADING

Docks:	None	Drive Ins:	6 tot.
Cross Docks:	None	Cranes:	None

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 - Mary Riccardi (248) 414-3836

Property Summary Report

1316 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



TRANSPORTATION

Parking: 12 free Surface Spaces are available

Airport: 20 minute drive to Detroit City Airport

PROPERTY CONTACTS

True Owner: **Delrae Enterprises Llc**

Recorded Owner: **Delrae Enterprises Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.5%	↓ 1.1%
Market Overall	3.7%	↓ 0.6%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$4.86	↑ 7.4%
Market Overall	\$4.68	↑ 4.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	315,834	↓ 17.3%
Months On Market	8.7	↓ 9.0 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$7.6	↓ 35.8%
12 Mo. Price Per SF	\$30	↑ 29.5%

Property Summary Report

215 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

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

EXPENSES PER SF

Taxes:	\$2.28 (2015)
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AMENITIES

Property Manager on Site, Signage

LEASING

Available Spaces: 4,108 - 9,395 SF Available in 2 Spaces

Availability: 51.1% Available; 51.1% Vacant

Leasing Company: Landmark Commercial RE Services

Contacts: Anthony Vitale (248) 488-2620

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	5,287	5,287	9,395	\$20.00/NNN	Vacant	1 - 5 Yrs
<i>Landmark Commercial RE Services - Anthony Vitale (248) 488-2620</i>								
E 2nd	Off/Ret	Relet	4,108	4,108	9,395	\$9.00/MG	Vacant	1 - 5 Yrs
<i>Landmark Commercial RE Services - Anthony Vitale (248) 488-2620</i>								

TRANSPORTATION

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

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **CSV Property Company LLC**

Prior True Owner: **Citizens Bank**

Property Summary Report

215 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	51.1%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$27.36	↑ 0.9%
Submarket 2-4 Star	\$18.06	↑ 0.5%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

4000 Crooks Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	2016
GLA:	12,720 SF
Floors:	1
Typical Floor:	12,720 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	1.29 AC
Parcel	25-04-301-009

EXPENSES PER SF

Taxes:	\$1.97 (2013)
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AMENITIES

Signage

LEASING

Available Spaces: 1,600 - 5,000 SF Available in 1 Space

Availability: 39.3% Available; 100% 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
P 1st	Off/Ret	New	1,600 - 5,000	5,000	5,000	\$20.00/NNN	Vacant	Negotiable

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

TRAFFIC & FRONTAGE

Traffic Volume: 22,941 on Crooks Rd & Samoset Rd (2015)

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

4000 Crooks Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



TRANSPORTATION

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

Walk Score ®: Car-Dependent (46)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Normandy Shoppes LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$20.00	
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

4815 Delemere Ave

Royal Oak, MI 48073 - Troy Area West Ind Submarket



BUILDING

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

LAND

Land Area:	1.60 AC
Zoning:	II
Parcel:	20-32-377-025

EXPENSES PER SF

Taxes:	\$1.17 (2011)
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LOADING

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

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

Berridge & Morrison - Bob Sheldon (248) 543-7960

TRANSPORTATION

Parking:	45 free Surface Spaces are available; Ratio of 2.25/1,000 SF
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PROPERTY CONTACTS

Recorded Owner:	Liberty Center I LLC
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Property Summary Report

4815 Delemere Ave

Royal Oak, MI 48073 - Troy Area West Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.1%	↓ 0.3%
Market Overall	3.7%	↓ 0.6%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$5.90	↑ 3.0%
Market Overall	\$4.68	↑ 4.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	141,948	↓ 29.8%
Months On Market	8.2	↓ 0.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$14.4	↓ 23.9%
12 Mo. Price Per SF	\$77	↑ 20.6%

Property Summary Report

4338 Delemere Blvd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.52 AC
Zoning:	Lt. Industrial
Parcel	25-05-182-002

EXPENSES PER SF

Taxes:	\$0.93 (2015)
Opex:	\$1.20 (2012-Est)

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

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</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</i>								

TRANSPORTATION

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

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (43)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

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

Property Summary Report

4338 Delemere Blvd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	35.0%	↔ 0.0%
Submarket 1-3 Star	6.2%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$16.87	↔ 0.0%
Submarket 1-3 Star	\$18.02	↓ 0.1%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

230 E Harrison Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



BUILDING

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

LAND

Land Area:	0.49 AC
Zoning:	II
Parcel:	25-22-305-018

EXPENSES PER SF

Taxes:	\$2.55 (2011)
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LOADING

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

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
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PROPERTY CONTACTS

Recorded Owner:	230 E Harrison Llc
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Property Summary Report

230 E Harrison Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	2.1%	↓ 0.6%
Market Overall	3.7%	↓ 0.6%

Asking Rents Per SF	Current	YOY
Submarket 1-2 Star	\$4.79	↑ 7.8%
Market Overall	\$4.68	↑ 4.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	315,834	↓ 17.3%
Months On Market	8.7	↓ 9.0 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$7.6	↓ 35.8%
12 Mo. Price Per SF	\$30	↑ 29.5%

Property Summary Report

402-408 S Lafayette Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.43 AC
Zoning:	BI
Parcel	25-21-235-005

EXPENSES PER SF

Taxes:	\$4.87 (2015)
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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)

6,013 on W 4th St & S Washington Ave (2015)

Frontage: 162' on 4th St

124' on Lafayette Ave

Made with TrafficMetrix® Products

Property Summary Report

402-408 S Lafayette Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 1.10/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

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

Recorded Owner: **Lafayette Investors LLC**
Property Manager: **CORE Partners, LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

423 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2004
RBA:	19,629 SF
Floors:	3
Typical Floor:	6,543 SF
Construction:	Metal

LAND

Land Area:	0.30 AC
Zoning:	BI
Parcel	16-10-278-034

EXPENSES PER SF

Taxes:	\$3.71 (2013)
Opex:	\$1.29 (2013-Est)
Total Expenses:	\$5.00 (2013-Est)

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 5,500 SF Available in 1 Space

Availability: 28.0% Available; 28.0% Vacant

Leasing Company: CBRE

Contacts: Brendan P. George (248) 351-2039

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Relet	5,500	5,500	5,500	\$25.00/MG	Vacant	3 - 5 Yrs

CBRE - Brendan P. George (248) 351-2039

TRANSPORTATION

Parking: 21 free Surface Spaces are available; Ratio of 1.06/1,000 SF

Airport: 22 minute drive to Detroit City Airport

Walk Score @: Walker's Paradise (93)

Transit Score @: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Verus Development Group**

Recorded Owner: **Verus Development Group LLC**

Prior True Owner: **Bloomfield Capital Partners**

Property Summary Report

423 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	28.0%	▲ 28.0%
Submarket 1-3 Star	6.2%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$18.02	▼ 0.1%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

811 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

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

EXPENSES PER SF

Taxes:	\$1.81 (2015)
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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: Berridge & Morrison

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

Berridge & Morrison - Bob Sheldon (248) 543-7960

TRANSPORTATION

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

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (82)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

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

Property Summary Report

811 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.2%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$11.36	↓ 5.3%
Submarket 1-3 Star	\$18.02	↓ 0.1%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	0.22 AC
Zoning:	BI
Parcel	15-15-277-016

EXPENSES PER SF

Taxes:	\$1.64 (2014)
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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: Berridge & Morrison

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>Berridge & Morrison - Bob Sheldon (248) 543-7960</i>									
P 2nd	210	Office	Relet	918	918	918	\$18.30/+ELEC	Vacant	1 - 3 Yrs
<i>Berridge & Morrison - 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 (94)

Transit Score ®: Minimal Transit (0)

Property Summary Report

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



PROPERTY CONTACTS

True Owner: **AD Becker Properties**
 Prior True Owner: **MD McKenna, LLC**

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	2.6%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$19.81	↔ 0.0%
Submarket 2-4 Star	\$18.06	↑ 0.5%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

218 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.27 AC
Zoning:	MU
Parcel	25-21-233-009

EXPENSES PER SF

Taxes:	\$0.40 (2015)
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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; Ratio of 0.76/1,000 SF

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Ethos Properties Llc**

Property Summary Report

218 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

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:	CBD

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: 2,500 - 9,500 SF Available in 3 Spaces

Availability: 100% Available; 0% Vacant

Leasing Company: Colliers International

Contacts: Bryan Barnas (248) 540-1000, Gary Grochowski (248) 540-1000

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	3,500	3,500	9,500	\$25.00/NNN	Negotiable	Negotiable
<i>Colliers International - Bryan Barnas (248) 540-1000, Gary Grochowski (248) 540-1000</i>								
E 2nd	Off/Ret	Relet	3,500	3,500	9,500	\$25.00/NNN	Negotiable	Negotiable
<i>Colliers International - Bryan Barnas (248) 540-1000, Gary Grochowski (248) 540-1000</i>								
E 3rd	Off/Ret	Relet	2,500	2,500	9,500	\$25.00/NNN	Negotiable	Negotiable
<i>Colliers International - Bryan Barnas (248) 540-1000, Gary Grochowski (248) 540-1000</i>								

TRAFFIC & FRONTAGE

Traffic Volume: 6,923 on S Center St & W 4th St (2015)

Made with TrafficMetrix® Products

Property Summary Report

400 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRAFFIC & FRONTAGE

	6,013 on W 4th St & S Washington Ave (2015)
Frontage:	102' on 4th St
	38' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	19 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	MIT Real Estate,LLC	Recorded Owner:	MIT Real Estate,LLC
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MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	0.0%	↔ 0.0%	Current Building	\$25.00	
Submarket 2-4 Star	6.7%	↓ 1.2%	Submarket 2-4 Star	\$13.31	↓ 1.8%
Market Overall	7.3%	↓ 1.1%	Market Overall	\$12.79	↑ 7.7%
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%	12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
			12 Mo. Price Per SF	\$115	↑ 18.3%

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: Berridge & Morrison

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

Berridge & Morrison - Bob Sheldon (248) 543-7960

TRAFFIC & FRONTAGE

Traffic Volume: 1,728 on E 5th St & Williams St (2015)

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

401-405 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Dubrow Dennis R**

Recorded Owner: **Dubrow Dennis R**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	16.4%	▼ 33.6%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

700 S Main St - South

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class B Office
Year Built:	Proposed
RBA:	43,671 SF
Floors:	4
Typical Floor:	12,202 SF

LAND

Land Area:	0.38 AC
Zoning:	BI
Parcel	25-21-287-006

LEASING

Available Spaces: 1,500 - 43,671 SF Available in 4 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
E 1st	100	Off/Ret	New	1,500 - 8,926	8,926	43,671	Withheld	TBD	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>									
E 2nd	200	Office	New	1,500 - 12,202	12,202	43,671	Withheld	TBD	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>									
E 3rd	300	Office	New	1,500 - 12,202	12,202	43,671	Withheld	TBD	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>									
E 4th	400	Office	New	1,500 - 10,341	10,341	43,671	Withheld	TBD	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>									

TRANSPORTATION

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **City of Royal Oak**

Property Summary Report

700 S Main St - South

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 3-5 Star	6.6%	▼ 1.1%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$20.57	▼ 6.8%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

905 S Main St - Haberman Fabric's

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



BUILDING

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

LAND

Land Area:	1.90 AC
Zoning:	Light Commercial

EXPENSES PER SF

Taxes:	\$2.02 (2011)
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LOADING

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

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

Berridge & Morrison - Bob Sheldon (248) 543-7960

TRANSPORTATION

Parking:	80 free Surface Spaces are available; Ratio of 4.25/1,000 SF
Airport:	21 minute drive to Detroit City Airport

PROPERTY CONTACTS

True Owner:	Haberman Fabrics, Inc.	Recorded Owner:	Haberman Fabrics, Inc.
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Property Summary Report

905 S Main St - Haberman Fabric's

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.5%	↓ 1.1%
Market Overall	3.7%	↓ 0.6%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$4.86	↑ 7.4%
Market Overall	\$4.68	↑ 4.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	315,834	↓ 17.3%
Months On Market	8.7	↓ 9.0 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$7.6	↓ 35.8%
12 Mo. Price Per SF	\$30	↑ 29.5%

Property Summary Report

2520 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1956
RBA:	2,522 SF
Floors:	2
Typical Floor:	1,261 SF
Construction:	Wood Frame

LAND

Land Area:	0.14 AC
Zoning:	BI
Parcel	25-10-326-006

EXPENSES PER SF

Taxes:	\$1.63 (2015)
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AMENITIES

Signage

LEASING

Available Spaces: 1,261 - 2,522 SF Available in 2 Spaces

Availability: 100% Available; 0% Vacant

Leasing Company: L. Mason Capitani, Inc.

Contacts: Aaron Smith (248) 637-9700, Andrew Greiner (248) 637-3525

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	1,261	1,261	2,522	\$16.50/+ELEC	Negotiable	Negotiable
<i>L. Mason Capitani, Inc. - Aaron Smith (248) 637-9700, Andrew Greiner (248) 637-3525</i>								
P 2nd	Office	Relet	1,261	1,261	2,522	\$16.50/+ELEC	Negotiable	Negotiable
<i>L. Mason Capitani, Inc. - Aaron Smith (248) 637-9700, Andrew Greiner (248) 637-3525</i>								

TRANSPORTATION

Parking: 4 free Surface Spaces are available; Ratio of 1.59/1,000 SF

Walk Score ®: Car-Dependent (41)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Ronald K Kischuk**

Property Summary Report

2520 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.2%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$18.02	
Submarket 1-3 Star	\$18.02	↓ 0.1%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

3425 Starr Rd

Royal Oak, MI 48073 - Troy Area West Ind Submarket



BUILDING

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

LAND

Land Area:	1.95 AC
Zoning:	BI
Parcel	25-06-476-002

EXPENSES PER SF

Taxes:	\$1.65 (2015)
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LOADING

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

POWER & UTILITIES

Power:	1,000a/480v 3p Heavy
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LEASING

Available Spaces:	2,000 - 9,000 SF Available in 1 Space
Availability:	35.5% Available; 35.5% Vacant
Leasing Company:	Basha Diagnostics, P.C.
Contacts:	Yahya M. Basha (248) 613-5963

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Relet	2,000 - 9,000	9,000	9,000	\$11.00/NNN	Vacant	Negotiable

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

TRANSPORTATION

Parking:	29 free Surface Spaces are available; Ratio of 1.15/1,000 SF
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Property Summary Report

3425 Starr Rd

Royal Oak, MI 48073 - Troy Area West Ind Submarket



PROPERTY CONTACTS

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

Recorded Owner: **Starrwood Building Llc**

Prior True Owner: **DTE Energy Services**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	35.5%	↔ 0.0%
Submarket 1-3 Star	2.1%	↓ 0.3%
Market Overall	3.7%	↓ 0.6%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$5.90	↑ 3.0%
Market Overall	\$4.68	↑ 4.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	141,948	↓ 29.8%
Months On Market	8.2	↓ 0.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$14.4	↓ 23.9%
12 Mo. Price Per SF	\$77	↑ 20.6%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	1.49 AC
Zoning:	BI

EXPENSES PER SF

Taxes:	\$2.69 (2014)
Opex:	\$0.51 (2012-Est)

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

Walk Score ®: Walker's Paradise (94)

Transit Score ®: Minimal 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

306 S Washington Ave - Washington Square Plaza

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	1.3%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.50	↔ 0.0%
Submarket 2-4 Star	\$18.06	↑ 0.5%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

406-418 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1929
GLA:	30,505 SF
Floors:	2
Typical Floor:	30,505 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.31 AC
Zoning:	BI
Parcel	25-21-236-004

EXPENSES PER SF

Taxes:	\$1.79 (2015)
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AMENITIES

Bus Line, Commuter Rail

LEASING

Available Spaces: 1,900 SF Available in 1 Space

Availability: 6.2% Available; 6.2% Vacant

Leasing Company: Frank Hobrecht

Contacts: Frank Hobrecht (248) 588-1818

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	414	Off/Ret	Relet	1,900	1,900	1,900	\$15.00/NNN	Vacant	1 - 3 Yrs

Frank Hobrecht - Frank Hobrecht (248) 588-1818

TRAFFIC & FRONTAGE

Traffic Volume: 6,013 on W 4th St & S Washington Ave (2015)

6,923 on S Center St & W 4th St (2015)

Frontage: 124' on S Washington

Made with TrafficMetrix® Products

Property Summary Report

406-418 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo

Walk Score ®: Walker's Paradise (94)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Backerei LLC**

Recorded Owner: **408 S Washington Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	6.2%	▲ 6.2%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$15.00	
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

409 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1925
GLA:	3,500 SF
Floors:	2
Typical Floor:	1,750 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.10 AC
Zoning:	BI
Parcel	25-21-237-003

EXPENSES PER SF

Taxes:	\$3.94 (2015)
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LEASING

Available Spaces:	1,939 SF Available in 1 Space
Availability:	55.4% Available; 55.4% 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
E 2nd	409	Office	Relet	1,939	1,939	1,939	\$18.00/FS	Vacant	Negotiable

Joe Ullah - Joe Ullah (313) 377-3003

TRAFFIC & FRONTAGE

Traffic Volume:	6,013 on W 4th St & S Washington Ave (2015)
	6,923 on S Center St & W 4th St (2015)
Frontage:	32' on Washington Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	3 free Surface Spaces are available; Ratio of 0.85/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (94)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

409 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Moti Mahal Llc**

Recorded Owner: **Moka Tavern LLC**

Prior True Owner: **Sandra S. Johnson**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	55.4%	▲ 55.4%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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: 2,354 on W 6th St & S Washington Ave (2015)

19,184 on S Lafayette Ave & W 7th St (2015)

Frontage: 31' on Washington Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Logsdon Robert D Trust**

Property Summary Report

514-516 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	86.5%	▲ 86.5%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

1017-1021 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	33,650 SF
Floors:	3
Typical Floor:	11,217 SF
Construction:	Reinforced Concrete

LAND

Land Area:	0.51 AC
Zoning:	B-1
Parcel	25-21-431-025

EXPENSES PER SF

Taxes:	\$2.00 (2015)
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LEASING

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

Availability: 65.6% Available; 5.2% Vacant

Leasing Company: Friedman Integrated Real Estate Solutions

Contacts: Peter Jankowski (248) 324-2000

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir 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

Walk Score ®: Very Walkable (85)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Christopher Kouza**

Recorded Owner: **Royal Oak Ventures SW1017 LLC**

Prior True Owner: **CBRE Global Investors**

Property Summary Report

1017-1021 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	5.2%	↓ 60.3%
Submarket 2-4 Star	6.4%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$18.06	↑ 0.5%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

1229 S Washington St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1949
RBA:	2,300 SF
Floors:	1
Typical Floor:	2,300 SF
Construction:	Masonry

LAND

Land Area:	0.18 AC
Zoning:	BI
Parcel	25-21-435-007

EXPENSES PER SF

Taxes:	\$2.30 (2015)
Opex:	\$1.91 (2012-Est)

AMENITIES

Signage

LEASING

Available Spaces: 2,200 SF Available in 1 Space

Availability: 95.7% Available; 95.7% Vacant

Leasing Company: Dr Games, LLC

Contacts: Gabe Rubin (248) 259-7603

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Office	Relet	2,200	2,200	2,200	\$18.55/MG	Vacant	Negotiable

Dr Games, LLC - Gabe Rubin (248) 259-7603

TRANSPORTATION

Parking: 7 free Surface Spaces are available; Ratio of 3.04/1,000 SF

Walk Score ®: Very Walkable (72)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Rubin Real Estate Cos Llc**

Prior True Owner: **Harold Goodman Real Estate Company**

Property Summary Report

1229 S Washington St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	95.7%	▲ 95.7%
Submarket 1-3 Star	6.2%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$18.02	▼ 0.1%
Market Overall	\$18.79	▲ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

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



BUILDING

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

LAND

Parcel	25-22-103-004
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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

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



TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Developer: **The Boji Group**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 3-5 Star	6.6%	▼ 1.1%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$20.57	▼ 6.8%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	0.30 AC
Zoning:	BI

EXPENSES PER SF

Taxes:	\$1.56 (2014)
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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:	23 minute drive to Detroit City Airport
Walk Score @:	Very Walkable (72)
Transit Score @:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	The Hooberman Company, LLC	Recorded Owner:	The Hooberman Company, LLC
Property Manager:	Hooberman Management		

Property Summary Report

25600 Woodward Ave - Woodward Bldg

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 7.4%
Submarket 1-3 Star	6.2%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$17.38	↔ 0.0%
Submarket 1-3 Star	\$18.02	▼ 0.1%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

26622 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	1.16 AC
Zoning:	OS, Royal Oak

EXPENSES PER SF

Taxes:	\$3.03 (2014)
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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: 23 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (72)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

Property Manager: **CORE Partners, LLC**

Developer: **Pulte Homes of Michigan**

Property Summary Report

26622 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	3.2%	▼ 4.3%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.00	▼ 10.7%
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	1.00 AC
Zoning:	Commercial

EXPENSES PER SF

Taxes:	\$2.82 (2014)
Opex:	\$1.61 (2013-Est)

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 & Co. - Douglas W. Krane (248) 588-6227</i>									

TRANSPORTATION

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

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (71)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

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

Property Summary Report

26862 Woodward Ave - Beacon Centre Bldg

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	32.1%	▲ 18.8%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.72	↔ 0.0%
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

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)

108,990 on Woodward Ave & Coolidge Hwy (2015)

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

Made with TrafficMetrix® Products

Property Summary Report

30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



TRANSPORTATION

Airport: 27 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	42.4%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

30301 Woodward Ave - Kalt Center

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.79 AC
Zoning:	Office

EXPENSES PER SF

Taxes:	\$2.26 (2015)
Opex:	\$3.00 (2011-Est)

PARCEL

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

AMENITIES

Air Conditioning, Bus Line, On Site Management, Signage

LEASING

Available Spaces: 1,100 - 2,297 SF Available in 2 Spaces

Availability: 12.4% Available; 12.4% 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
<i>Signature Associates - Jeffrey Trepeck (248) 359-0626, Christopher G. Secontine (248) 799-3174</i>									
P 2nd	210	Office	Relet	2,297	2,297	2,297	\$11.00/NNN	Vacant	Negotiable
<i>Signature Associates - Jeffrey Trepeck (248) 359-0626, Christopher G. Secontine (248) 799-3174</i>									

TRANSPORTATION

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

Airport: 28 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: Minimal Transit (0)

Property Summary Report

30301 Woodward Ave - Kalt Center

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Gmn Kalt Building Llc**

Prior True Owner: **Margulies Investment Company**

Property Manager: **Gordon - Oakwood Villa**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	12.4%	▲ 2.3%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$17.86	▲ 0.4%
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.09 AC
Zoning:	Commercial
Parcel:	25-08-151-014

EXPENSES PER SF

Taxes:	\$2.89 (2015)
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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)

108,990 on Woodward Ave & Coolidge Hwy (2015)

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

Made with TrafficMetrix® Products

Property Summary Report

30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Bob & Janet Vanderpool**

Recorded Owner: **John Vanderpool trust**

Property Manager: **Bob & Janet Vanderpool**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

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 - 20,000 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	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Off/Med	Relet	2,000 - 6,000	6,000	20,000	\$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	20,000	\$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	20,000	\$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

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Minimal Transit (0)

Property Summary Report

30701 Woodward Ave - Building I

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

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

Recorded Owner: **Basha Woodward Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	18.7%	↔ 0.0%
Submarket 1-3 Star	6.2%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$22.04	↑ 29.6%
Submarket 1-3 Star	\$18.02	↓ 0.1%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

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



BUILDING

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

LAND

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

EXPENSES PER SF

Taxes:	\$2.44 (2011)
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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

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Minimal Transit (0)

Property Summary Report

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



PROPERTY CONTACTS

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

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	36.6%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$18.06	↑ 0.5%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

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



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2006; Renov 2011
RBA:	52,000 SF
Floors:	4
Typical Floor:	13,000 SF
Construction:	Masonry

LAND

Land Area:	1.19 AC
Zoning:	Commercial
Parcel	25-06-251-017

EXPENSES PER SF

Taxes:	\$3.74 (2015)
Opex:	\$3.54 (2012-Est)

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	Flr 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
Walk Score @:	Very Walkable (73)
Transit Score @:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner:	Maedot
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Property Summary Report

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



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	14.4%	▲ 14.4%
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$28.30	
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

32778-32782 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1946; Renov 1972
GLA:	12,100 SF
Floors:	1
Typical Floor:	12,100 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.57 AC
Parcel	25-06-128-004

AMENITIES

Bus Line, Corner Lot, Signage

LEASING

Available Spaces: 1,500 SF Available in 1 Space

Availability: 12.4% Available; 12.4% Vacant

Leasing Company: Royal Oak Kitchens

Contacts: Tim Holton (248) 549-2944

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	\$20.00/+UTIL	Vacant	2 Yrs

Royal Oak Kitchens - Tim Holton (248) 549-2944

TRAFFIC & FRONTAGE

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

64,920 on Woodward Ave & E 14 Mile Rd (2015)

Frontage: 69' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 30 free Surface Spaces are available; Ratio of 2.47/1,000 SF

Walk Score ®: Very Walkable (72)

Transit Score ®: Minimal Transit (0)

Property Summary Report

32778-32782 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Royal Oak Kitchens**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	12.4%	▲ 12.4%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%