

SIGNATURE ASSOCIATES
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Office For Sale or Lease

Property Name:
Location: 1212 S. Washington Avenue
City, State: Royal Oak, MI
Cross Streets: E. of Woodward Avenue
County: Oakland
Zoning: B1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	2,800	**Building Type:**		**Mezzanine:**	N/A
Available Sq. Ft.:		**Available Shop Sq. Ft.:**	0	**Office Dim:**	N/A
		Available Office Sq. Ft.:	2,800	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	N/A	**Multi-Tenant:**	Yes	**Year Built:**	1915 (Retrofit: 2002)
Grade Level Door(s):	0	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	0	**Security:**	No	**Signage:**	N/A
Exterior Construction:	N/A	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	N/A	**Lighting:**	N/A	**Roof:**	N/A
Air-Conditioning:	N/A	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	N/A	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Lot Size:**	0.170 acre(s)
Power (Amps/Volts):	N/A	**Parking:**	8+	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	Monthly	**Mthly Rate:**	$4,550.00/mo	**Deposit:**	N/A
Lease Type:	$4550/Mth G+U+J	**Lease Term:**	N/A	**TD:**	N/A
Sale Price:	$650,000 ($232.14/sqft)	**Taxes:**	$5,811.49 (2024)	**Parcel #:**	25-21-434-016
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A

Tenant Responsibility: Utilities, janitorial, and salting for snow

COMMENTS

Custom built, completely updated, unique 2-story office building with 3rd story addition of 300 sq. ft. loft office. Great visibility and location. 8 total offices plus conference room and kitchen. Excellent, move-in condition just South of downtown Royal Oak. 8+ on-site parking spaces. Full basement for additional storage (not included in sq. ft.). Landlord to provide exterior maintenance and snow removal.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.