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Office For Sale or Lease

Property Name: Lakeshore Office Building
Location: 24055 Jefferson Avenue
City, State: St. Clair Shores, MI
Cross Streets: E. Nine Mile Road
County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,800	Total Available Sq. Ft.: 6,070	Class: B
Typical Floor Plate: 10,400	Min / Max Cont. Sq. Ft.: 500 / 3,000	No. of Floors: 2

PROPERTY INFORMATION

Zoning: CLD, Commercial	Parking: 60 - Rear Lot
Exterior Construction: Brick	Power: 110 Volts
Structural System: Steel	Security Systems: Yes, Individual suites
Roof: Flat	Restrooms: Throughout
Floors / Covering: Tile / Carpet	Sprinklers: No
Heating: Gas	Signage: Marquee
Air-Conditioning: Fully	Delivery Area: Yes
Ceiling Height: 13'	Date Available: Immediate
Year Built: 1978 (Retrofit: 2019)	Acreage: 1.32

Current Tenants:

PRICING INFORMATION

Lease Rate: \$26.00 Gross	Rentable/Usable: N/A	Lease Term: 3-5 Years
Sale Price: \$2,500,000 (\$120.19/sqft)	Total Taxes: \$48,902.41 (2024/25)	Impr Allowance: N/A
Options: N/A	Parcel #: 09-14-27-478-054	Deposit: 1 Month

Tenant Responsibility:

Comments: High end office finishes and build-out. 1,170 sq. ft. medical suite. Elevator access to 2nd floor. Ample parking for tenants and clients. Prime location off Jefferson Avenue and the "Nautical Mile". Convenient access to I-94/I-696 Expressways.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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