

SIGNATURE ASSOCIATES
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Office For Lease

Property Name:
Location: 7446 Woodward Avenue, Suite: #2
City, State: Detroit, MI
Cross Streets: Grand Boulevard
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	15,518	**Total Available Sq. Ft.:**	1,772	**Class:**	C
Typical Floor Plate:	7,759	**Min / Max Cont. Sq. Ft.:**	1,772 / 1,772	**No. of Floors:**	2

PROPERTY INFORMATION

Zoning:	B4	**Parking:**	Dedicated Lot
Exterior Construction:	Brick	**Power:**	220 Volts, 3-Phase
Structural System:	Steel	**Security Systems:**	No
Roof:	Flat	**Restrooms:**	Yes
Floors / Covering:	Concrete / OSB	**Sprinklers:**	No
Heating:	GFA	**Signage:**	Yes
Air-Conditioning:	Yes	**Delivery Area:**	N/A
Ceiling Height:	12'	**Date Available:**	Immediate
Year Built:	1929 (Retrofit: 2021)	**Acreage:**	0.55

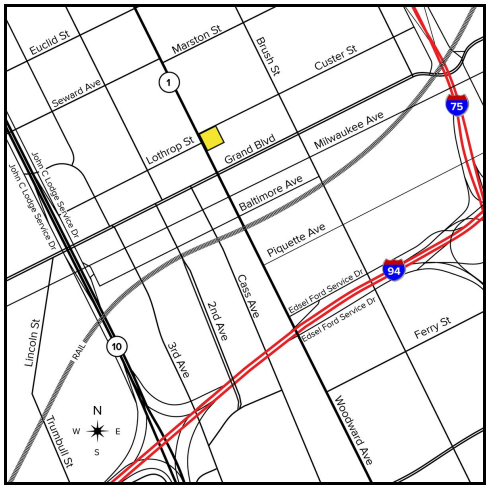
Current Tenants: Tropical Smoothie

PRICING INFORMATION

Lease Rate:	Gross	**Rentable/Usable:**	N/A	**Impr Allowance:**	N/A
Lease Term:	3-5 Years	**Total Taxes:**	$3.11/SF	**Deposit:**	N/A
Options:	N/A	**Parcel #:**	01004296-8		

Tenant Responsibility:

Comments: Multi-tenant retail building. Located on the QLine. New Center retail/office opportunity. Great views.



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.