



## Office For Lease

**Property Name:**

**Location:** 7446 Woodward Avenue, Suite: #2

**City, State:** Detroit, MI

**Cross Streets:** Grand Boulevard

**County:** Wayne

### BUILDING SIZE / AVAILABILITY

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

### PROPERTY INFORMATION

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

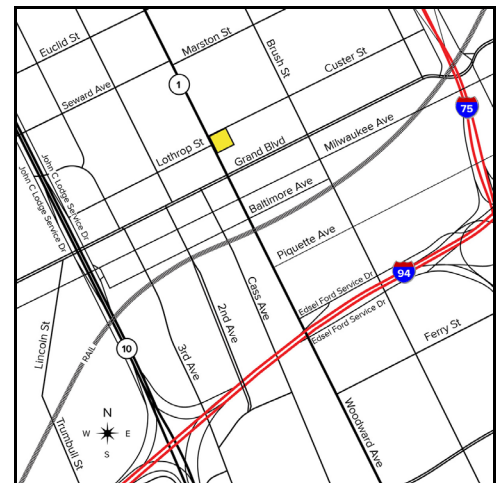
**Current Tenants:** Tropical Smoothie

### PRICING INFORMATION

<b>Lease Rate:</b>	Contact Broker	<b>Rentable/Usable:</b>	N/A	<b>Impr Allowance:</b>	N/A
<b>Lease Term:</b>	3-5 Years	<b>Total Taxes:</b>	\$3.11/SF	<b>Deposit:</b>	N/A
<b>Options:</b>	N/A	<b>Parcel #:</b>	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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