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## Office For Lease

### Property Name:

**Location:** 117 - 123 S. Main Street

**City, State:** Royal Oak, MI

**Cross Streets:** 11 Mile Road

**County:** Oakland

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 18,364

**Total Available Sq. Ft.:** 4,224

**Class:** B

**Typical Floor Plate:** 9,182

**Min / Max Cont. Sq. Ft.:** 541 / 1,833

**No. of Floors:** 2

### PROPERTY INFORMATION

**Zoning:** CBD  
**Exterior Construction:** Block/Masonry  
**Structural System:** Steel  
**Roof:** Flat  
**Floors / Covering:** N/A / N/A  
**Heating:** HVAC  
**Air-Conditioning:** HVAC  
**Ceiling Height:** 14' - 15'  
**Year Built:** 1925

**Parking:** Ample  
**Power:** Ample  
**Security Systems:** Yes  
**Restrooms:** Yes  
**Sprinklers:** Yes  
**Signage:** Yes  
**Delivery Area:** N/A  
**Date Available:** Immediately  
**Acreage:** 0.62

### Current Tenants:

### PRICING INFORMATION

**Lease Rate:** See Comments

**Rentable/Usable:** N/A

**Impr Allowance:** N/A

**Lease Term:** TBD

**Total Taxes:**

**Deposit:** N/A

**Options:** N/A

**Parcel #:** 25-22-101-005

### Tenant Responsibility:

**Comments:** Ample parking in city owned structure directly behind building. Move in ready office space in fantastic Downtown Royal Oak location. Enjoy year-round amenities just outside your door. See flyer for individual suites available.

### Following Suites Available:

#100: 1,833sf \$1,850/Month G+E

#110: 932sf \$899/Month G+E

#130: 541sf \$550/Month G+E

#270: 918sf \$16.00/G+E



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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