



**SIGNATURE
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Office For Lease

Property Name: Gable Enterprises
Location: 667 Elmwood Avenue, Suite: 2nd Floor
City, State: Troy, MI
Cross Streets: Rochester Rd.
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,380	Total Available Sq. Ft.: 3,800	Class: B
Typical Floor Plate: 10,190	Min / Max Cont. Sq. Ft.: 3,800 / 3,800	No. of Floors: 2

PROPERTY INFORMATION

Zoning: Integrated Business	Parking: Ample
Exterior Construction: N/A	Power: 480 Volts
Structural System: Steel	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: N/A
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 20'	Date Available: Immediate
Year Built: 1990	Acreage: 1.04

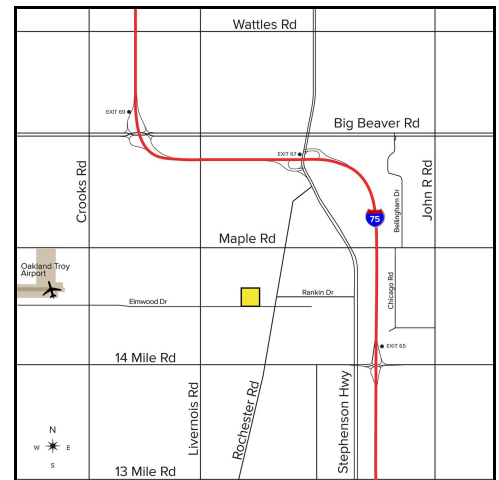
Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.95 Full Service	Rentable/Usable: Rentable	Impr Allowance: N/A
Lease Term: Negotiable	Total Taxes: \$26,754.31 (2024)	Deposit: N/A
Options: N/A	Parcel #: 20-34-201-077; 083	

Tenant Responsibility: Electricity Additional

Comments: Upgraded engineering/open plan space available on the 2nd floor. Elevator-served. Nice image building with skylit 2-story lobby. Lease term negotiable. (3) rooms/offices. Sink and cabinetry. On-site parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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