

SIGNATURE ASSOCIATES
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Office For Lease

Property Name: Vajcner Business Center
Location: 111 E. First Street, Suite: Main
City, State: Monroe, MI
Cross Streets: Washington
County: Monroe

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	8,120	**Total Available Sq. Ft.:**	8,160	**Class:**	C
Typical Floor Plate:	4,060	**Min / Max Cont. Sq. Ft.:**	1,600 / 8,160	**No. of Floors:**	2

PROPERTY INFORMATION

Zoning:	CBD	**Parking:**	public lot
Exterior Construction:	Brick	**Power:**	220 Amps
Structural System:	Brick & block	**Security Systems:**	No
Roof:	Shingle	**Restrooms:**	4
Floors / Covering:	N/A / Carpet	**Sprinklers:**	No
Heating:	Radiant	**Signage:**	Possible
Air-Conditioning:	Central	**Delivery Area:**	At the back & side of building
Ceiling Height:	8'	**Date Available:**	At lease execution
Year Built:	1929 (Retrofit: 2021)	**Acreage:**	14

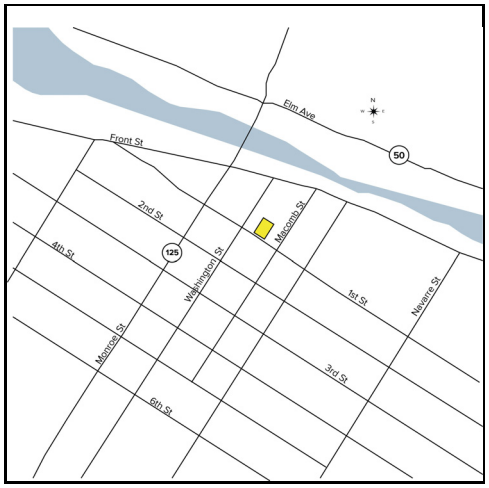
Current Tenants: Vacant

PRICING INFORMATION

Lease Rate:	$9.00 - $11.00 Mod. Gross	**Rentable/Usable:**	Usable	**Impr Allowance:**	N/A
Lease Term:	3+ years	**Total Taxes:**	12,388	**Deposit:**	N/A
Options:	N/A	**Parcel #:**	39-00177-000		

Tenant Responsibility:

Comments:



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Thomas Fritz, CCIM, (419) 249-7070, tfritz@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.