



SIGNATURE ASSOCIATES
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Office For Sale or Lease

Property Name:
Location: 28405 Van Dyke Avenue
City, State: Warren, MI
Cross Streets: 12 Mile Road
County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 200,000	Total Available Sq. Ft.: 200,000	Class: A
Typical Floor Plate: 50,000	Min / Max Cont. Sq. Ft.: 50,000 / 200,000	No. of Floors: 4

PROPERTY INFORMATION

Zoning: Office	Parking: 1,423 - Deck
Exterior Construction: Brick/Block/Glass	Power: N/A
Structural System: Steel	Security Systems: No
Roof: Membrane	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: Yes
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 12'	Date Available: Immediate
Year Built: 2004	Acreage: N/A

Current Tenants:

PRICING INFORMATION

Lease Rate: \$16.50 Gross	Rentable/Usable: N/A	Lease Term: 5 Years
Sale Price: Possible Sale	Total Taxes: \$325,293.83 (24/25)	Impr Allowance: N/A
Options: N/A	Parcel #: 13-16-276-005	Deposit: N/A

Tenant Responsibility:

Comments: Spectacular office building for lease or possible sale. Immediate occupancy! Close to GM Tech Center, Tacom, General Dynamics, and BAE. Numerous amenities within one mile. Easy access to I-696 in Central Macomb location. Over 1,400 parking spaces. GM lease ends 12/31/2026.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com
Dave Miller, (248) 948-4183, dmiller@signatureassociates.com