



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name: Regency Place I
Location: 12200 E Thirteen Mile Road
City, State: Warren, MI
Cross Streets: 13 Mile Road & Hoover Road
County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 48,614	Total Available Sq. Ft.: 15,798	Class: B
Typical Floor Plate: 25,000	Min / Max Cont. Sq. Ft.: 1,570 / 9,167	No. of Floors: 2

PROPERTY INFORMATION

Zoning: O-2	Parking: 174 - Surface
Exterior Construction: Brick	Power: N/A
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: Yes
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 14'	Date Available: Immediate
Year Built: 1985	Acreage: 3.65

Current Tenants:

PRICING INFORMATION

Lease Rate: \$13.95 G+E+J	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: N/A	Total Taxes: \$80,270.72 (2024)	Deposit: N/A
Options: N/A	Parcel #: 13-11-126-025	

Tenant Responsibility:

Comments: Premium office building with impressive renovations. Professional building maintenance and management. Amenities nearby. Long-term, stable ownership. Flexible deal terms.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com
Dave Miller, (248) 948-4183, dmiller@signatureassociates.com