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## Office For Sale or Lease

**Property Name:** Sullivan Building  
**Location:** 219 Main Street  
**City, State:** Royal Oak, MI  
**Cross Streets:** 3rd Street  
**County:** Oakland

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 16,023	<b>Total Available Sq. Ft.:</b> 7,798	<b>Class:</b> B
<b>Typical Floor Plate:</b> 5,000	<b>Min / Max Cont. Sq. Ft.:</b> 1,380 / 7,798	<b>No. of Floors:</b> 3

### PROPERTY INFORMATION

<b>Zoning:</b> BI	<b>Parking:</b> City
<b>Exterior Construction:</b> Brick	<b>Power:</b> N/A
<b>Structural System:</b> Reinf. Concrete	<b>Security Systems:</b> No
<b>Roof:</b> Flat	<b>Restrooms:</b> Shared
<b>Floors / Covering:</b> Concrete / Carpet	<b>Sprinklers:</b> Yes
<b>Heating:</b> HVAC	<b>Signage:</b> Directory
<b>Air-Conditioning:</b> HVAC	<b>Delivery Area:</b> Rear Access
<b>Ceiling Height:</b> 12'	<b>Date Available:</b> Immediate
<b>Year Built:</b> 1995	<b>Acreage:</b> 0.13

**Current Tenants:**

### PRICING INFORMATION

<b>Lease Rate:</b> \$23.00 G+E	<b>Rentable/Usable:</b> N/A	<b>Lease Term:</b> 3 Years
<b>Sale Price:</b> \$2,500,000 (\$156.03/sqft)	<b>Total Taxes:</b> \$65,176.51 (2024)	<b>Impr Allowance:</b> N/A
<b>Options:</b> N/A	<b>Parcel #:</b> 72-25-22-102-006	<b>Deposit:</b> N/A

### Tenant Responsibility:

**Comments:** Elevator and stair access with potential to include furniture. Adjacent to parking garage and walking distance to many downtown amenities.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com  
 Dan Morrow, (248) 799-3144, dmorrow@signatureassociates.com