



Office For Sale or Lease

Property Name: Marine Packard Office Building
Location: 1600 E. Grand Boulevard
City, State: Detroit, MI
Cross Streets: Mt. Elliott St. & I-94
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 81,229	Total Available Sq. Ft.: 35,610	Class: C
Typical Floor Plate: 20,120	Min / Max Cont. Sq. Ft.: 700 / 18,000	No. of Floors: 4

PROPERTY INFORMATION

Zoning: M-4	Parking: 200
Exterior Construction: Brick/Block	Power: N/A
Structural System: Concrete	Security Systems: No
Roof: Flat	Restrooms: Yes
Floors / Covering: Concrete / N/A	Sprinklers: Yes
Heating: HVAC	Signage: N/A
Air-Conditioning: Yes	Delivery Area: Yes
Ceiling Height: 12'	Date Available: Immediate
Year Built: 1923 (Retrofit: 1989)	Acreage: 3

Current Tenants:

PRICING INFORMATION

Lease Rate: \$7.00 - \$14.95 MG/NNN	Rentable/Usable: Rentable	Lease Term: Negotiable
Sale Price: Contact Broker	Total Taxes:	Impr Allowance: N/A
Options: N/A	Parcel #: 15-000601	Deposit: N/A

Tenant Responsibility:

Comments: 4-Story office building with secured gated parking. Turn-key office space with immediate access to I-94. Building also available for sale as a package with 1634 E. Grand Boulevard, a 104,259 sq. ft. industrial/warehouse facility. 4th floor is available with great views. Elevator access with additional full freight elevator. Potential to add roof deck space for the right tenant.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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