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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.:**	32,676	**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

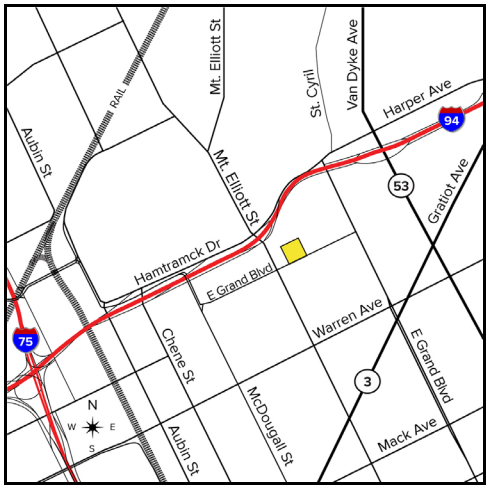
Current Tenants:

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

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