



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name:

Location: 2292 - 2294 Cole Street

City, State: Birmingham, MI

Cross Streets: Eton Street

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 7,336

Total Available Sq. Ft.: 4,000

Class:

Typical Floor Plate: 7,336

Min / Max Cont. Sq. Ft.: 4,000 / 4,000

No. of Floors: 1

PROPERTY INFORMATION

Zoning: MX
Exterior Construction: Masonry
Structural System: N/A
Roof: Flat
Floors / Covering: N/A / N/A
Heating: N/A
Air-Conditioning: Yes
Ceiling Height: 16'
Year Built: 1954 (Retrofit: 2010)

Parking:
Power: N/A
Security Systems: No
Restrooms: Yes
Sprinklers: No
Signage: Yes
Delivery Area: Yes
Date Available: Immediate
Acreage: 1.34

Current Tenants:

PRICING INFORMATION

Lease Rate: \$28.50 NNN

Rentable/Usable: N/A

Impr Allowance: N/A

Lease Term: N/A

Total Taxes: \$30,064.03 (2024)

Deposit: N/A

Options: N/A

Parcel #: 20-31-401-003

Tenant Responsibility:

Comments:

- High end buildout with fireplace
- High ceilings, dramatic finishes
- Full kitchen

Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Banyai, (248) 948-0108, jbanyai@signatureassociates.com

