



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 Parking:

Exterior Construction: Masonry Power: N/A Structural System: **Security Systems:** N/A No Roof: Flat Restrooms: Yes Floors / Covering: N/A / N/A Sprinklers: No N/A Signage: Yes Heating: Air-Conditioning: **Delivery Area:** Yes Yes

Ceiling Height: 16' Date Available: Immediate

Year Built: 1954 (Retrofit: 2010) **Acreage:** 1.34

Current Tenants:

PRICING INFORMATION

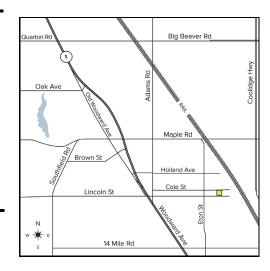
Lease Rate:\$28.50 NNNRentable/Usable:N/AImpr Allowance:N/ALease Term:N/ATotal Taxes:\$30,064.03 (2024)Deposit:N/A

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):

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