



**SIGNATURE  
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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

|                                       |                                                |                         |
|---------------------------------------|------------------------------------------------|-------------------------|
| <b>Total Building Sq. Ft.:</b> 80,479 | <b>Total Available Sq. Ft.:</b> 38,358         | <b>Class:</b> C         |
| <b>Typical Floor Plate:</b> 20,120    | <b>Min / Max Cont. Sq. Ft.:</b> 1,006 / 18,000 | <b>No. of Floors:</b> 4 |

### PROPERTY INFORMATION

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

**Current Tenants:**

### PRICING INFORMATION

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