



**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> 81,229	<b>Total Available Sq. Ft.:</b> 39,108	<b>Class:</b> C
<b>Typical Floor Plate:</b> 20,120	<b>Min / Max Cont. Sq. Ft.:</b> 750 / 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.