

BOUTIQUE OFFICE FOR SALE / LEASE



18 W. Lawrence Pontiac, MI 48342

FEATURES:

- Fully renovated two story brick office building with new accent decorative awnings, signage, and lighting
- Loft style office suites from 1,100 sq. ft. to 5,000 sq. ft. interior
- Located within a tax incentivized Federal "Opportunity Zone"
- Interior design elements feature exposed brick, spiral duct work, wet plaster walls, and ceilings that soar approximately 14 feet above the floor
- 1st floor Handicap Accessible
- Updated HVAC, electrical and plumbing systems throughout as well as a new facade and roof and full basement
- Walking distance to the newly renovated Strand Theater and several nearby restaurants and nightclubs
- Convenient access to Woodward Ave., M-59 and I-75

SALE PRICE: \$699,000 / LEASE RATE: \$11.95 PSF MG



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