

18 W. Lawrence Street Building

Pontiac, Michigan

DESCRIPTION of BUILDING & SITE PLAN

Building:

Contemporary Commercial (circa 1915)

This two story masonry building was originally built and designed as the office of a commercial dairy but subsequently served as the offices of Lawyers Title Insurance Company and finally as the Pontiac Business Institute. The front building façade is an aluminum curtain-wall system consisting of storefront glazing and ceramic finished metal panels. The metal panels have been resurfaced and the aluminum curtain-wall has been specially treated to restore it to its original luster. The north and east facades have been patched and repaired and uniformly resurfaced. New high efficiency windows have been installed throughout the building and illuminate the interior spaces with an abundance of natural light. New decorative metal awnings, signage and lighting accent each of the two front building entrances, making it easy for customers to find the businesses within the building.

The building interior features exposed brick and wet plaster walls and ceilings that soar approximately 14 feet above the floor. The floors consist of structural steel joist, metal deck and poured concrete. The floors and flat roof bear on reinforced concrete columns and perimeter masonry walls. This high visibility street-front location is in the heart of "historic downtown Pontiac".

The existing gross building area is approximately 15,500 square feet. The rentable area will be as follows:

LL Floor	4,900 square feet ±
1st Floor	4,900 square feet ±
2 nd Floor	<u>4,900 square feet ±</u>
Total Rental (Approx.)	14,700 square feet

All floors may be sub-divided into smaller spaces to meet tenant demand.

The building is located in the "Downtown Pontiac Historic District" and has received a 9-year property tax abatement effective January 1, 2004. Complete architectural plans are available for review. Additional information is also available upon request.

18 W. LAWRENCE BUILDING

**18 W. Lawrence St.
Pontiac, Michigan
48342**

Building Name: 18 W. Lawrence Building

Address: 18 W. Lawrence St., Pontiac Michigan 48342

Tenant: Needed!! Office/ Professional Service

Status of Building: Available for Sale or Lease; Immediate Occupancy; Completely Renovated

Building Type: Urban Class A Office -Two Story Brick w Full Basement

Rentable Bldg. Area: 15,000 SF (approx.)

Floors/Size: Three (3); LL- 5,000 sf, 1st - 5,000 sf, 2nd - 5,000 sf

Condition of Space: Fully Renovated in 2004; Ready for build-out to your personal taste

Amenities: 1st Floor Handicap Accessible; Complete new HVAC, electrical and plumbing systems throughout; New energy efficient thermo-insulated exteriors windows; New façade and roof; Near restaurants, galleries, court house; Easy access to Oakland County businesses and communities

Lease Type: Base rent plus gas, electric and janitorial; landlord to pay taxes & insurance

Quoted Rent: \$15.95 per sf

Escalations: 5% per annum

Utility Expenses: Tenant to pay gas and electric; Landlord to pay water & sewer

Gas/Electric: Directly metered to Tenant

Tenant Improvement: Allowance Paid by Landlord. All work requires Landlord pre-approval

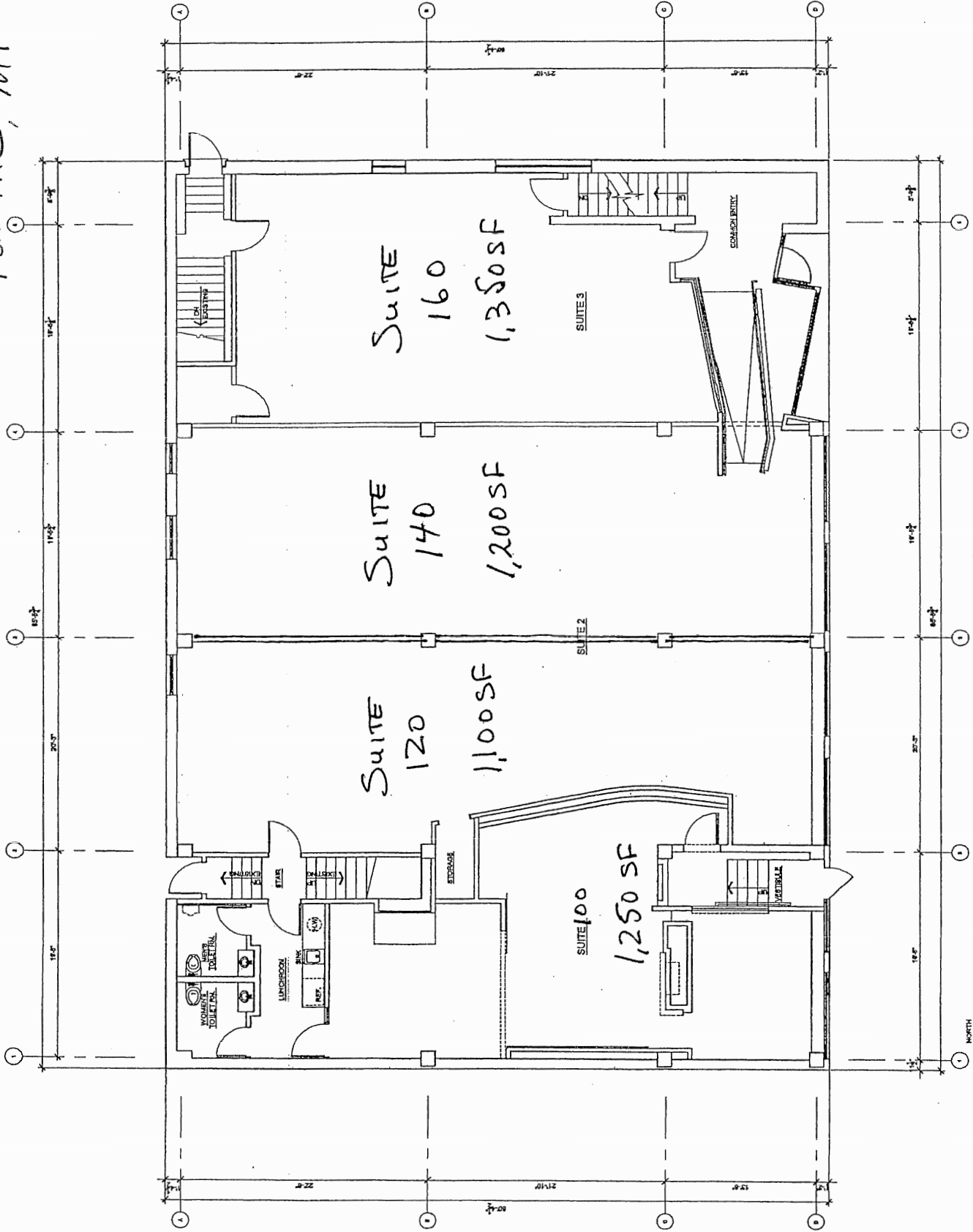
T.I. Allowance: \$10.00 per sf

Security: Two months rent

Landlord: 18 W. Lawrence, L.L.C.

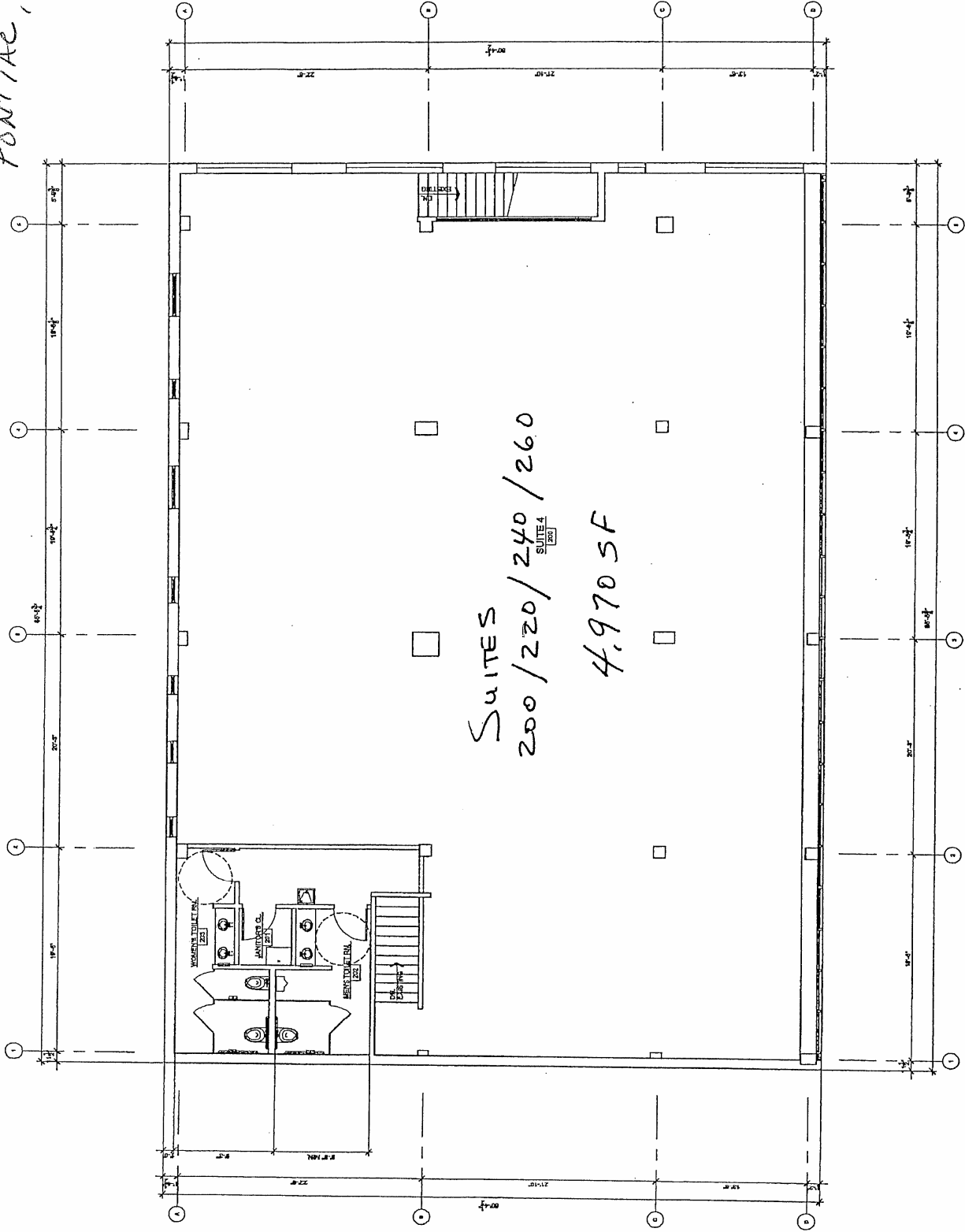
Lender: SB&T

18 W. LAWRENCE BLDG.
PONTIAC, MI



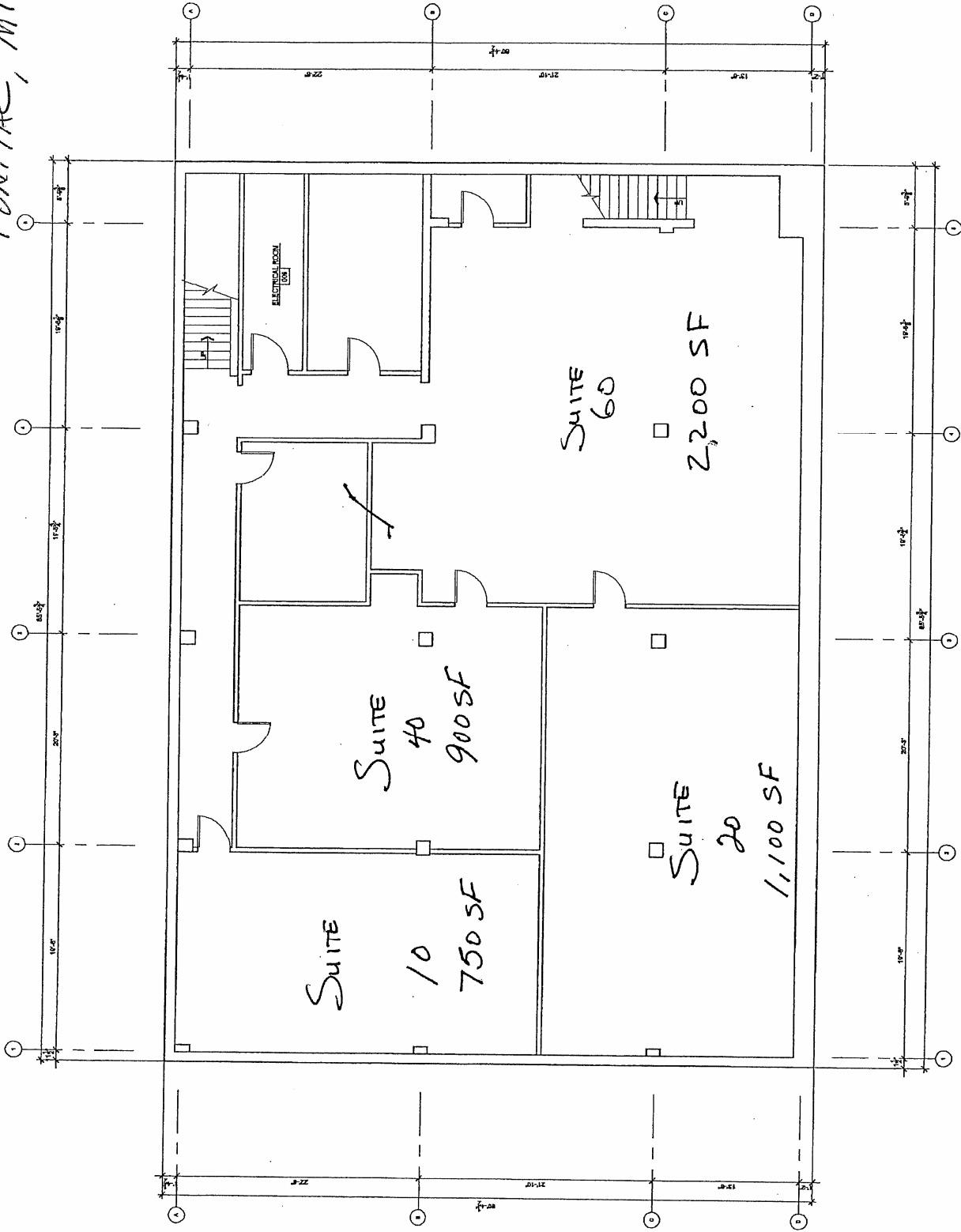
NORTH
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

18 W. LAWRENCE BLDG.
PONTIAC, MI



SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

18 W. LAWRENCE BLDG.
PONTIAC, MI



NORTH
BASEMENT FLOOR PLAN
SCALE: 3/8"=1'-0"