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Office For Sublease

Property Name: Book Tower
Location: 1265 Washington Boulevard, Suite: #310
City, State: Detroit, MI
Cross Streets: Grand River Avenue
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 375,000	Total Available Sq. Ft.: 2,237	Class: A
Typical Floor Plate: 10,500	Min / Max Cont. Sq. Ft.: 2,237 / 2,237	No. of Floors: 36

PROPERTY INFORMATION

Zoning: B-5	Parking: Ample
Exterior Construction: Glazed brick	Power: Ample
Structural System: Steel	Security Systems: Yes, Building
Roof: N/A	Restrooms: Yes
Floors / Covering: Concrete / N/A	Sprinklers: Yes
Heating: Forced Air	Signage: Directory & Suite Entry
Air-Conditioning: Yes	Delivery Area: Yes
Ceiling Height: 9'	Date Available: Immediate
Year Built: 1917 (Retrofit: 2023)	Acreage: N/A

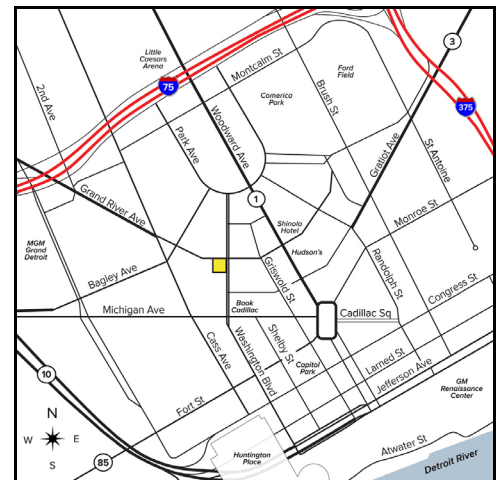
Current Tenants: Christman Company

PRICING INFORMATION

Lease Rate: \$30.00 G+E	Rentable/Usable: Rentable	Impr Allowance: N/A
Sublease Term: thru 12/31/2031	Total Taxes: TBD	Deposit: N/A
Options: N/A	Parcel #: 02000298	

Tenant Responsibility:

Comments: Spectacular, acclaimed Book Tower, restored by Bedrock. Second floor sublease, ready for build out with T.I. allowance available. Building amenities include restaurants, exclusive tenant lounge, fitness center, world class restaurants and rooftop bar.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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