



**SIGNATURE ASSOCIATES**  
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## Office For Sale or Lease

**Property Name:** Lakeshore Office Building  
**Location:** 24055 Jefferson Avenue  
**City, State:** St. Clair Shores, MI  
**Cross Streets:** E. Nine Mile Road  
**County:** Macomb

### BUILDING SIZE / AVAILABILITY

|                                       |   |                         |
|---------------------------------------|---|-------------------------|
| <b>Total Building Sq. Ft.:</b> 20,800 | <b>Total Available Sq. Ft.:</b> 6,070       | <b>Class:</b> B         |
| <b>Typical Floor Plate:</b> 10,400    | <b>Min / Max Cont. Sq. Ft.:</b> 500 / 3,000 | <b>No. of Floors:</b> 2 |

### PROPERTY INFORMATION

|  |   |
|--|---|
| <b>Zoning:</b> CLD, Commercial           | <b>Parking:</b> 60 - Rear Lot                   |
| <b>Exterior Construction:</b> Brick      | <b>Power:</b> 110 Volts                         |
| <b>Structural System:</b> Steel          | <b>Security Systems:</b> Yes, Individual suites |
| <b>Roof:</b> Flat                        | <b>Restrooms:</b> Throughout                    |
| <b>Floors / Covering:</b> Tile / Carpet  | <b>Sprinklers:</b> No                           |
| <b>Heating:</b> Gas                      | <b>Signage:</b> Marquee                         |
| <b>Air-Conditioning:</b> Fully           | <b>Delivery Area:</b> Yes                       |
| <b>Ceiling Height:</b> 13'               | <b>Date Available:</b> Immediate                |
| <b>Year Built:</b> 1978 (Retrofit: 2019) | <b>Acreage:</b> 1.32                            |

**Current Tenants:**

### PRICING INFORMATION

|  |   |                              |
|--|---|------------------------------|
| <b>Lease Rate:</b> \$26.00 Gross               | <b>Rentable/Usable:</b> N/A               | <b>Lease Term:</b> 3-5 Years |
| <b>Sale Price:</b> \$2,200,000 (\$105.77/sqft) | <b>Total Taxes:</b> \$48,902.41 (2024/25) | <b>Impr Allowance:</b> N/A   |
| <b>Options:</b> N/A                            | <b>Parcel #:</b> 09-14-27-478-054         | <b>Deposit:</b> 1 Month      |

### Tenant Responsibility:

**Comments:** High end office finishes and build-out. 1,170 sq. ft. medical suite. Elevator access to 2nd floor. Ample parking for tenants and clients. Prime location off Jefferson Avenue and the "Nautical Mile". Convenient access to I-94/I-696 Expressways.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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