



**SIGNATURE  
ASSOCIATES**  
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## Office For Sale

**Property Name:** Regency Place II  
**Location:** 12220 E. Thirteen Mile Road  
**City, State:** Warren, MI  
**Cross Streets:** E. of Hoover Road  
**County:** Macomb

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 69,625	<b>Total Available Sq. Ft.:</b> 69,625	<b>Class:</b> B
<b>Typical Floor Plate:</b> 69,625	<b>Min / Max Cont. Sq. Ft.:</b> 69,625 / 69,625	<b>No. of Floors:</b> 1

### PROPERTY INFORMATION

<b>Zoning:</b>	Office	<b>Parking:</b>	540
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	N/A
<b>Structural System:</b>	Steel	<b>Security Systems:</b>	No
<b>Roof:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Floors / Covering:</b>	N/A / N/A	<b>Sprinklers:</b>	Fully
<b>Heating:</b>	Yes	<b>Signage:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Delivery Area:</b>	Yes
<b>Ceiling Height:</b>	10'	<b>Date Available:</b>	Immediate
<b>Year Built:</b>	1961 (Retrofit: 1998)	<b>Acreage:</b>	7.76

**Current Tenants:**

### PRICING INFORMATION

<b>Sale Price:</b>	\$3,375,000 (\$48.47/sqft)	<b>Total Taxes:</b>	\$55,563.22 (2024/25)	<b>Deposit:</b>	N/A
<b>Options:</b>	N/A	<b>Impr Allowance:</b>	N/A		
<b>Parcel #:</b>	12-13-11-104-030				

### Tenant Responsibility:

**Comments:** Extraordinary opportunity to purchase a former school building which was later updated to office. Heavy parking. Lots of opportunity. Warehouse area (26' x 31') with overhead door has 18' to deck. Additional land for expansion or parking included.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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