



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Office For Lease

Property Name:

Location: 31700 Van Dyke Avenue

City, State: Warren, MI

Cross Streets: Chicago Road

County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	26,500	Total Available Sq. Ft.:	8,179	Class:	B
Typical Floor Plate:	26,500	Min / Max Cont. Sq. Ft.:	616 / 5,202	No. of Floors:	1

PROPERTY INFORMATION

Zoning:	C-2 & General Business	Parking:	90 +/- Overflow
Exterior Construction:	Mason/Brick	Power:	N/A
Structural System:	Steel	Security Systems:	Yes
Roof:	Flat/Rubber	Restrooms:	Multiple
Floors / Covering:	N/A / Ceramic/Carpet/Tile	Sprinklers:	Yes
Heating:	GFA	Signage:	Yes
Air-Conditioning:	Yes	Delivery Area:	Yes
Ceiling Height:	12'	Date Available:	Immediate
Year Built:	1979 (Retrofit: 2022)	Acreage:	7

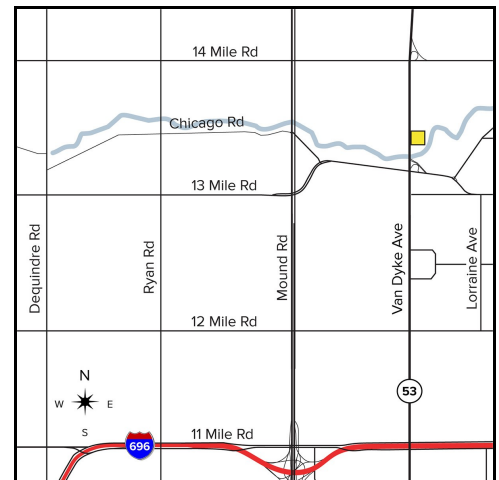
Current Tenants:

PRICING INFORMATION

Lease Rate:	\$17.00 MG	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	3-7 Years	Total Taxes:	\$1.70/SF (2024)	Deposit:	2 Months
Options:	N/A	Parcel #:	12-13-03-301-003		

Tenant Responsibility:

Comments: Premium location along Van Dyke Avenue (M-53). Beautiful medical, professional offices available. Connected to Windemere senior living. Multiple entrances with abundant parking. Taxes and insurance base year (Modified Gross).



Broker: SIGNATURE ASSOCIATES

Agent(s):

Paul Saad, (248) 359-0652, psaad@signatureassociates.com

Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com