



**SIGNATURE
ASSOCIATES**
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Office For Sale or Lease

Property Name: MCA
Location: 1919 Birchwood Avenue
City, State: Troy, MI
Cross Streets: John R Road/N. of Maple Road
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 9,800	Total Available Sq. Ft.: 9,800	Class:
Typical Floor Plate: 4,900	Min / Max Cont. Sq. Ft.: 9,800 / 9,800	No. of Floors: 2

PROPERTY INFORMATION

Zoning: Light Ind.	Parking: 28
Exterior Construction: Block	Power: 800 Amps, 240 Volts
Structural System: Steel	Security Systems: No
Roof: N/A	Restrooms: 5
Floors / Covering: Carpet / Tile	Sprinklers: No
Heating: 100% HVAC	Signage: Yes
Air-Conditioning: 100%	Delivery Area: Yes
Ceiling Height: 8' - 10'	Date Available: Immediate
Year Built: 1996	Acreage: 0.48

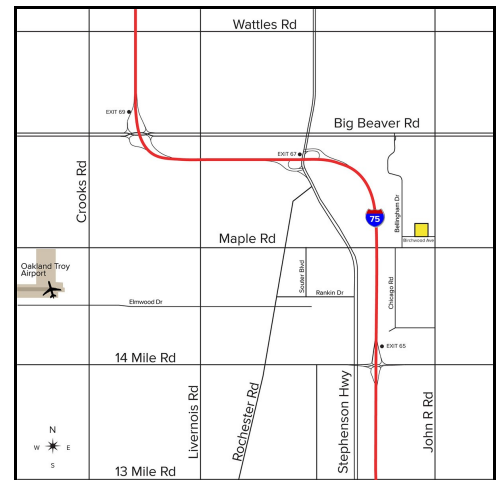
Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.95 NNN	Rentable/Usable: Rentable	Lease Term: 5- 10 Years
Sale Price: \$1,125,000 (\$114.80/sqft)	Total Taxes: \$22,814.84 (2025)	Impr Allowance: N/A
Options: N/A	Parcel #: 20-26-479-037	Deposit: N/A

Tenant Responsibility: Taxes, Insurance, CAM

Comments: Attractive brick building with creative space, large storage or testing areas and vehicle storage capability. Centrally located in South Troy with easy access to all freeways in a Business Park setting. Great office/industrial hybrid. First floor has private offices, conference room, kitchen/break room and open area. Separate overhead door and vehicle bay. Second floor with potential private entry, elevator access, storage area & open collaborative space. Unique opportunity to be a user/owner. Perfect space for creative group or even a private owner car garage/gathering place.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.