

OPPORTUNITY ZONE

Colliers



Premium Office Space For Sale or Lease

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Property Highlights

Class A Opportunity

- 47,868 SF Class A office building is available for sale or lease
- Demised to approximately 20,000 SF and larger to accommodate a variety of occupancy needs

Premium Buildout

- High-end, law firm-quality interior providing a professional environment with an efficient mix of private offices, conference rooms, and open workstations
- Layout is ideal for legal, financial services, corporate headquarters, medical, and other professional office users

Corporate Legacy

- Formerly the headquarters of Secrest Wardle, the property has a proven history as a premier corporate office
- Constructed by Kirco Manix in 1998, it offers quality craftsmanship and timeless design

Training & Collaboration

- A large on-site training and conference facility provides dedicated space for meetings, presentations, and employee development
- Flexible layout supports collaboration while accommodating organizations of all sizes

Employee Amenities

- Two full-service cafeteria-style kitchens offer convenient dining and gathering spaces for employees
 - Outdoor patio seating creates an inviting environment for breaks and informal meetings
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Property Highlights

Business Continuity

- A full-building backup generator helps ensure uninterrupted operations during unexpected power outages
- This valuable feature supports mission-critical business functions

Prime Accessibility

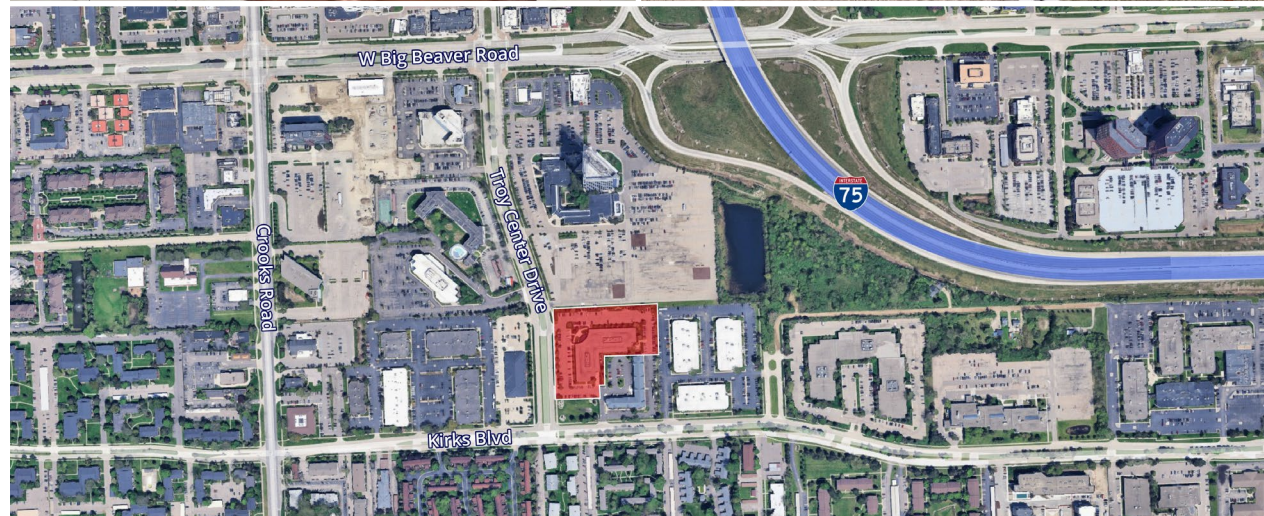
- Ideally located with excellent access to I-75 and Big Beaver Road, the property offers outstanding regional connectivity
- Location provides easy access for employees, clients, and visitors throughout Metro Detroit

Rare Offering

- Available for the first time ever, this property presents a unique opportunity to acquire a premier office asset
- Long-term ownership is a testament to the building's quality and functionality

Investment Potential

- Located within a designated Opportunity Zone, the property offers added appeal for investors and owner-users alike
- Combined with BI zoning, it supports a broad range of office, medical, R&D, and flex space uses



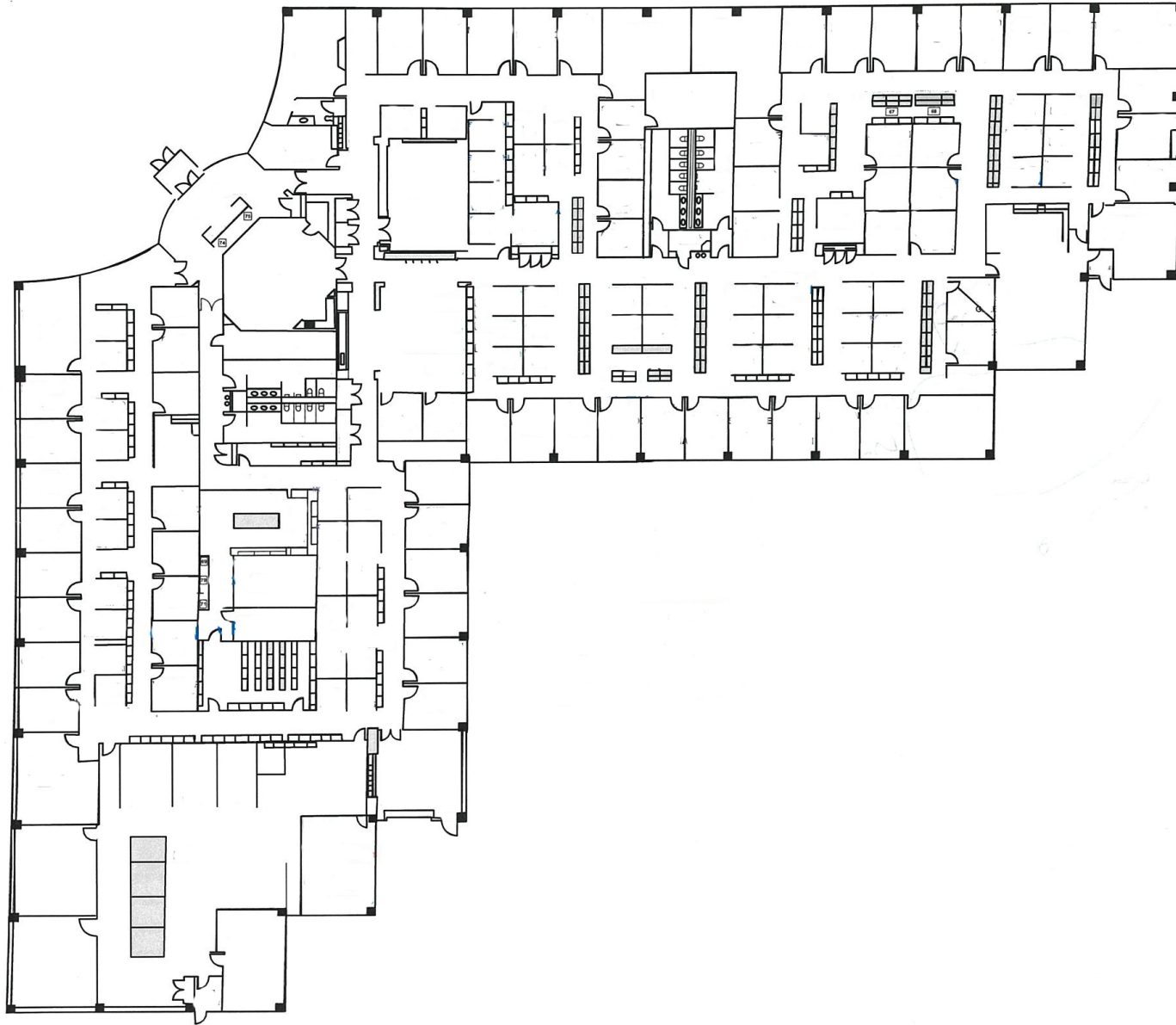
Innovation Hub

- Positioned adjacent to the new Bose Research & Development Innovation Hub, the property sits within a growing center for innovation and technology
- This strategic location enhances its long-term value and business appeal

Ample Parking

- A parking ratio exceeding 5.2 spaces per 1,000 SF provides abundant parking for employees and visitors
- The generous parking capacity enhances convenience for daily operations.

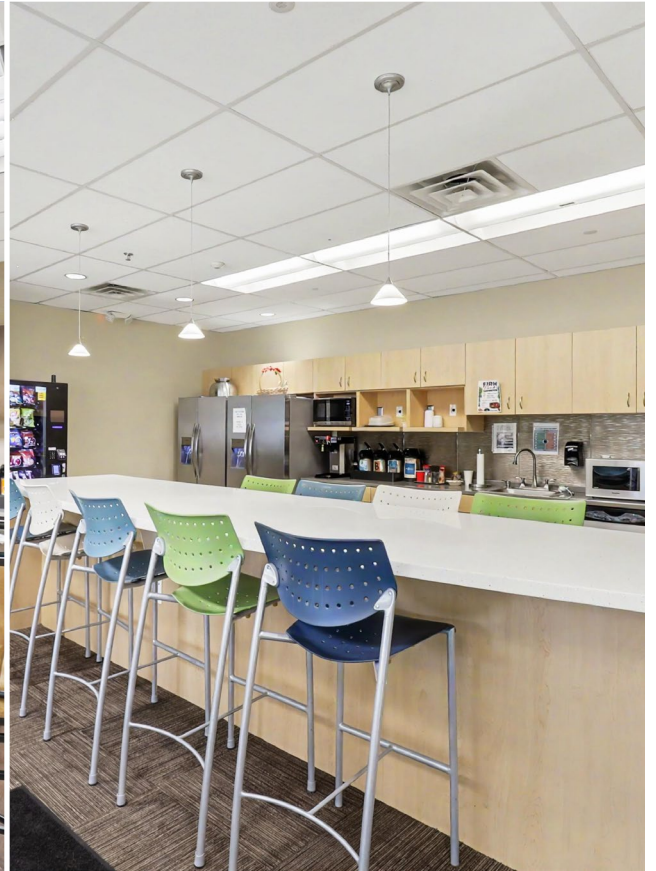
Floor Plan





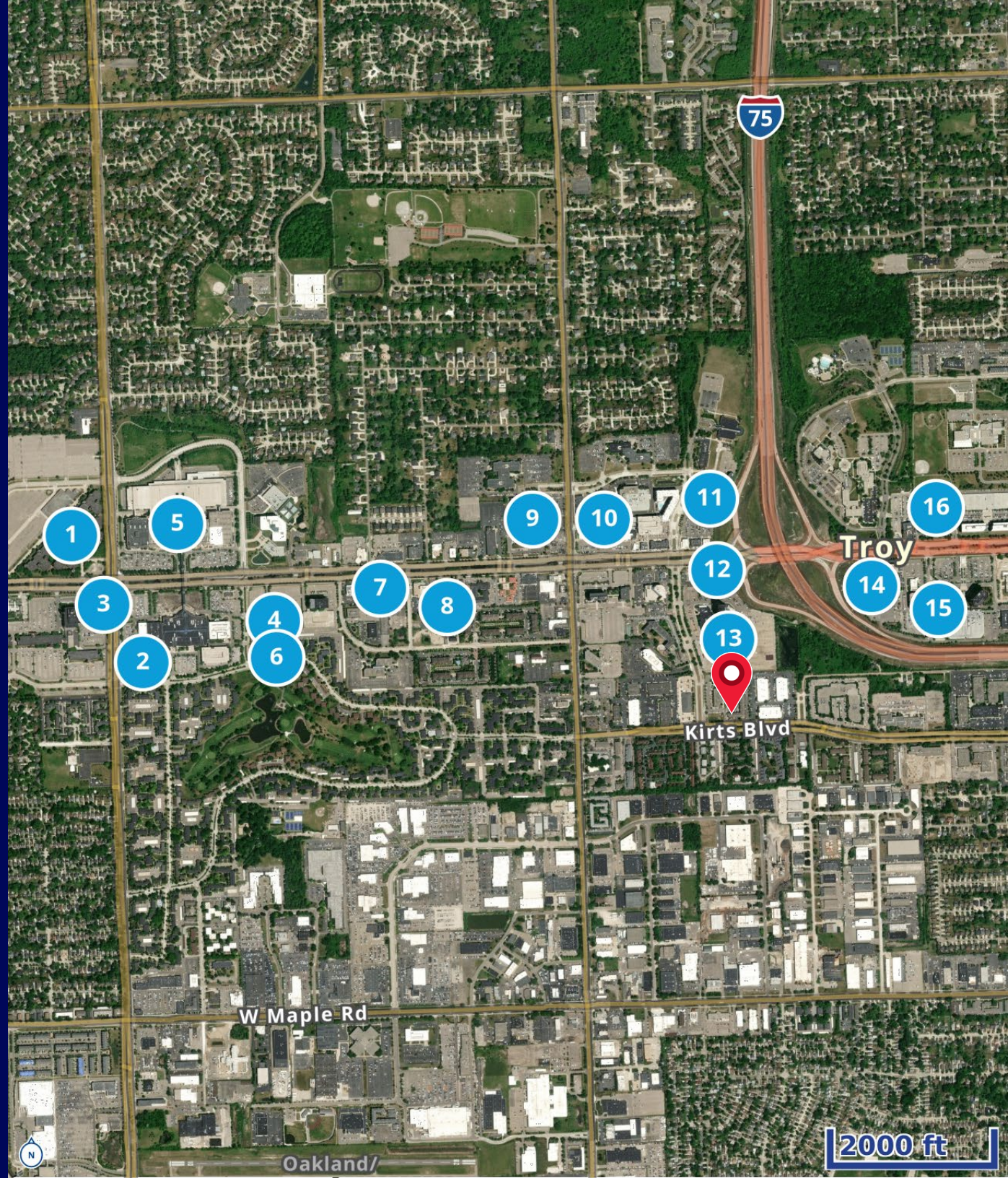






Merchant Map

1. Forbes/Frankel Redevelopment
2. Draft Kings Sports & Social
3. Ocean Prime
4. Somerset Inn
5. Somerset Collection Mall
6. Somerset Golf Club
7. Maggiano's Little Italy
8. Benihana
9. Papa Romano's
10. Seasons 52
11. Hilton Garden Inn
12. Granite City
13. Ruth's Chris Steak House
14. Drury Inn
15. Fogo de Chao Brazilian Steakhouse
16. Detroit Marriott Troy





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