



SIGNATURE ASSOCIATES
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Office For Lease

Property Name: Trenton Wellness Center
Location: 2674 W. Jefferson Avenue
City, State: Trenton, MI
Cross Streets: West Road
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 31,500	Total Available Sq. Ft.: 13,771	Class: C
Typical Floor Plate: 10,500	Min / Max Cont. Sq. Ft.: 2,286 / 8,000	No. of Floors: 3

PROPERTY INFORMATION

Zoning: CBD	Parking: Municipal & Street
Exterior Construction: Masonry	Power: Ample
Structural System: Steel	Security Systems: Yes
Roof: Flat	Restrooms: Yes
Floors / Covering: Concrete / Carpet	Sprinklers: Yes
Heating: Yes	Signage: Possible
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 12'	Date Available: Immediate
Year Built: 1965 (Retrofit: 2022)	Acreage: 0.31

Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.00 - \$25.00 NNN	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: TBD	Total Taxes: \$1,267.45 (2024)	Deposit: N/A
Options: TBD	Parcel #:	

Tenant Responsibility:

Comments: Opportunity to locate in Downtown Trenton near Corewell and Henry Ford Hospitals. 2,286 - 3,093 square feet on second floor finish-to-suit medical or general office spaces available. 8,000 square foot lower-level space is also available for general office, retail, gym, or storage needs.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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