



Office For Sale or Lease

Property Name:
Location: 3400 Rochester Road
City, State: Royal Oak, MI
Cross Streets: E. Windermore Ave.
County: Oakland

BUILDING SIZE / AVAILABILITY

| | | |
|--------------------------------------|---|-------------------------|
| Total Building Sq. Ft.: 2,417 | Total Available Sq. Ft.: 2,417 | Class: C |
| Typical Floor Plate: 2,417 | Min / Max Cont. Sq. Ft.: 2,417 / 2,417 | No. of Floors: 1 |

PROPERTY INFORMATION

| | |
|--|----------------------------------|
| Zoning: Neighborhood Bus. | Parking: 7 |
| Exterior Construction: Masonry | Power: N/A |
| Structural System: N/A | Security Systems: No |
| Roof: N/A | Restrooms: Yes |
| Floors / Covering: N/A / N/A | Sprinklers: No |
| Heating: Yes | Signage: N/A |
| Air-Conditioning: Yes | Delivery Area: N/A |
| Ceiling Height: N/A | Date Available: Immediate |
| Year Built: 1932 (Retrofit: 2007) | Acreage: 0.16 |

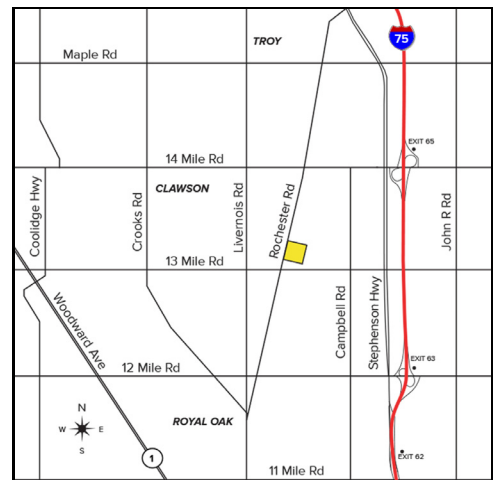
Current Tenants:

PRICING INFORMATION

| | | |
|--|---------------------------------------|----------------------------|
| Lease Rate: \$18.00 NNN | Rentable/Usable: N/A | Lease Term: 2 Years |
| Sale Price: \$424,000 (\$175.42/sqft) | Total Taxes: \$6,263.61 (2018) | Impr Allowance: N/A |
| Options: N/A | Parcel #: 72-25-03-378-003 | Deposit: N/A |

Tenant Responsibility:

Comments: Unique freestanding building with on-site parking lot.



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.