

# 18 W. Lawrence

## 18 W. Lawrence, Pontiac, MI 48342



Listing ID: 2056948  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Office Building  
 Contiguous Space: 1,100 - 5,000 SF  
 Total Available: 7,250 SF  
 Lease Rate: \$11.95 PSF (Annual)  
 Base Monthly Rent: \$2,240 - 4,979  
 Lease Type: Modified Gross  
 Nearest MSA: Detroit-Warren-Dearborn  
 County: Oakland  
 Tax ID/APN: 14-29-433-004  
 Zoning: C-2  
 Class of Space: Class B  
 Building/Unit Size (RSF): 15,000 SF



### Overview/Comments

- Urban Class "B" fully renovated two story brick office building with new accent decorative awnings, signage, and lighting .
- Modified Gross lease plus prorated taxes, utilities, in-suite janitorial.
- One of the most distinctively renovated properties located in the heart of Historic Downtown Pontiac.
- Interior design elements feature exposed brick, spiral duct work, wet plaster walls, and ceilings that soar approximately 14 feet above the floor.
- 1st floor Handicap Accessible.
- Updated HVAC, electrical and plumbing systems throughout.
- New facade and roof and full basement.
- Area amenities include: banking, restaurants, shopping, and services.
- Walking distance to the newly renovated Strand Theater and several nearby restaurants and nightclubs.
- Convenient access to Woodward Ave., M-59 and I-75.
- Located within a tax incentivized Federal "Opportunity Zone"

#### More Information Online

<http://www.cpix.net//listing/2056948>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### Eric D. Banks

Dominion Real Estate Advisors  
 248-760-2525 [M]  
 248-399-9999 [O]  
 ebanks@dominionra.com