

PROPERTY FOR LEASE

1026 W 11 Mile Road
Royal Oak, MI 48067

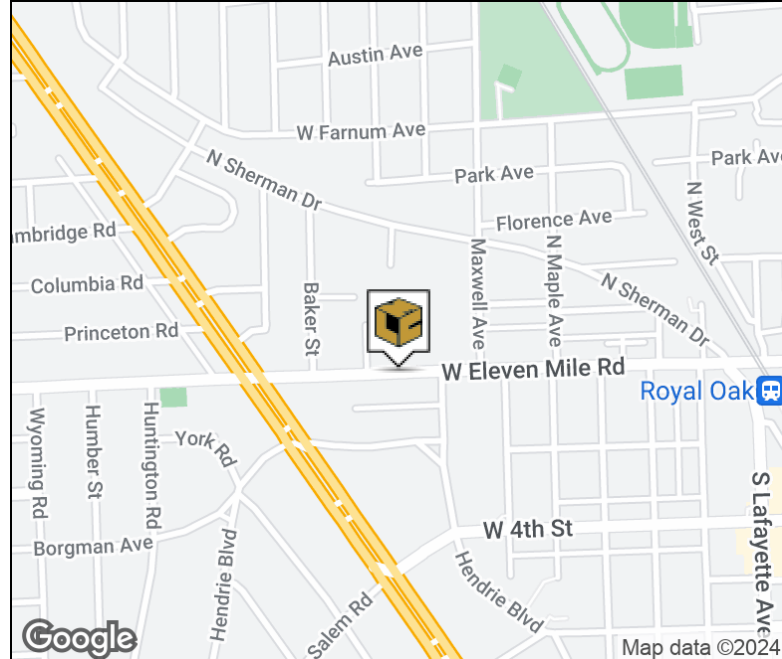


L. MASON CAPITANI
CORFAC INTERNATIONAL



Property Highlights

- Move-In Ready Office Suite
- Just Blocks From Downtown Royal Oak
- Prominent Signage Available
- Direct Suite Entry
- Dedicated Parking & Suite HVAC
- Professional Ownership & Management
- Minutes From Beaumont Hospital Royal Oak
- Quick Access to I-696 & I-75 via Woodward Ave



FOR MORE INFORMATION:

Aaron Smith

Vice President
248.637.3515
asmith@lmcap.com

Mason L. Capitani, SIOR

Managing Partner
248.637.7795
mlcapitani@lmcap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR LEASE

1026 W Eleven Mile Rd
Royal Oak, MI 48067



L. MASON CAPITANI
CORFAC INTERNATIONAL

OFFICE PROPERTY DETAILS

Location Information

Street Address	1026 W Eleven Mile Rd
City, State, Zip	Royal Oak, MI 48067
County	Oakland
Cross-Streets	East of Woodward Avenue
Nearest Highway	I-696 & I-75

Building Information

Building Size	11,175 SF
Building Class	B
Occupancy %	71.4
Tenancy	Multiple
Number of Floors	2
Year Built	1950
Gross Leasable Area	11,175 SF
Load Factor	N/A
Annual Escalations	2.5%
Partition Allowance	Negotiable

Lease Rate

\$23.00 SF/yr NNN

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	11,175 SF
APN #	25-16-380-032

Parking & Transportation

Parking Type	Surface
Parking Ratio	3.31

Available Suites

Suite C - 1,094 SF	\$23.00 NNN
--------------------	-------------

FOR MORE INFORMATION:

Aaron Smith

Vice President
248.637.3515
asmith@lmcap.com

Mason L. Capitani, SIOR

Managing Partner
248.637.7795
mlcapitani@lmcap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR LEASE

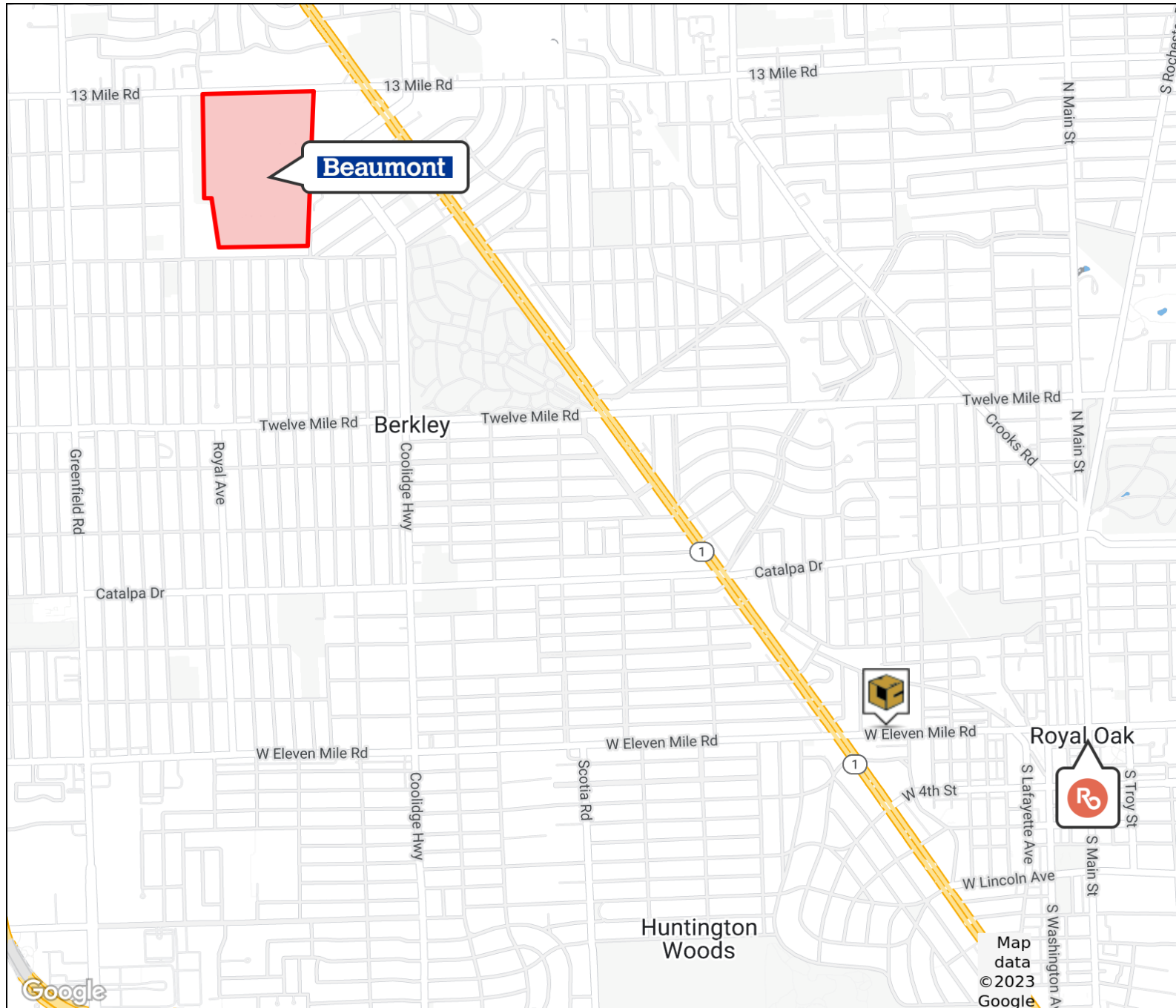
1026 W Eleven Mile Rd

Royal Oak, MI 48067



L. MASON CAPITANI
CORFAC INTERNATIONAL

RETAILER MAP



FOR MORE INFORMATION:

Aaron Smith

Vice President

248.637.3515

asmith@lmcap.com

Mason L. Capitani, SIOR

Managing Partner

248.637.7795

mlcapitani@lmcap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

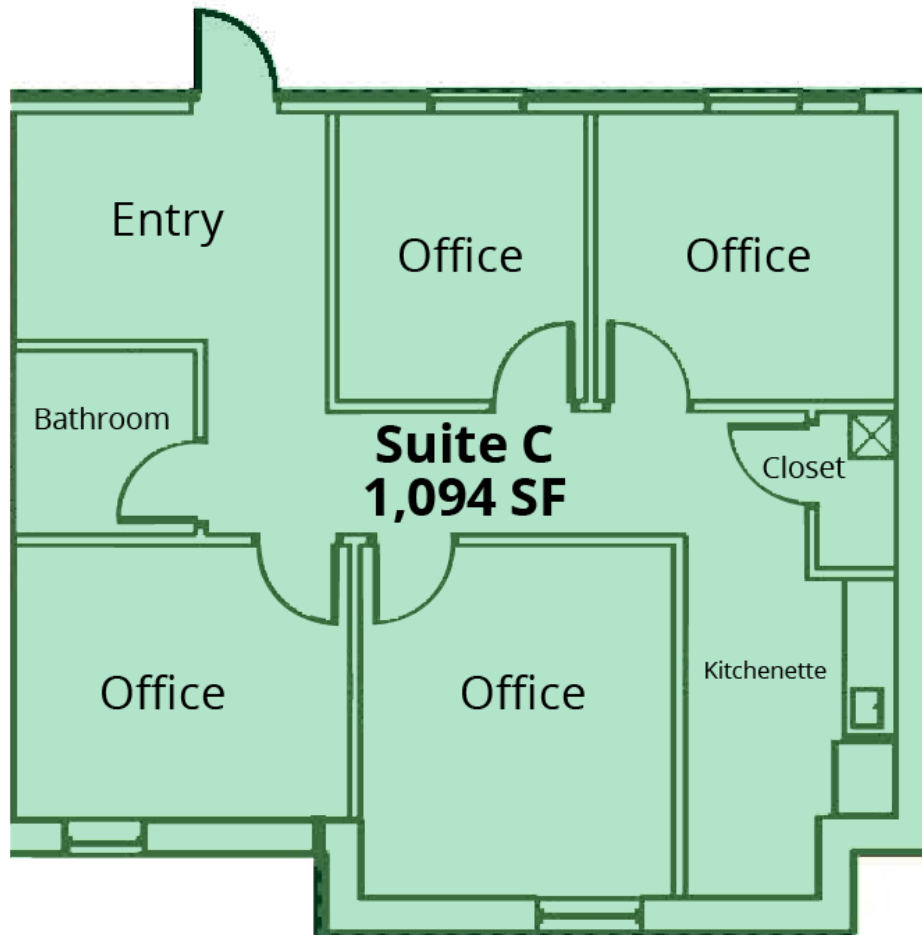
PROPERTY FOR LEASE

1026 W 11 Mile Road
Royal Oak, MI 48067



L. MASON CAPITANI
CORFAC INTERNATIONAL

FIRST FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite C	Available	1,094 SF	NNN	\$23.00 SF/yr

FOR MORE INFORMATION:

Aaron Smith
Vice President
248.637.3515
asmith@lmcap.com

Mason L. Capitani, SIOR
Managing Partner
248.637.7795
mlcapitani@lmcap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.