

PROPERTY FOR LEASE

26454 Woodward Ave
Royal Oak, MI 48067



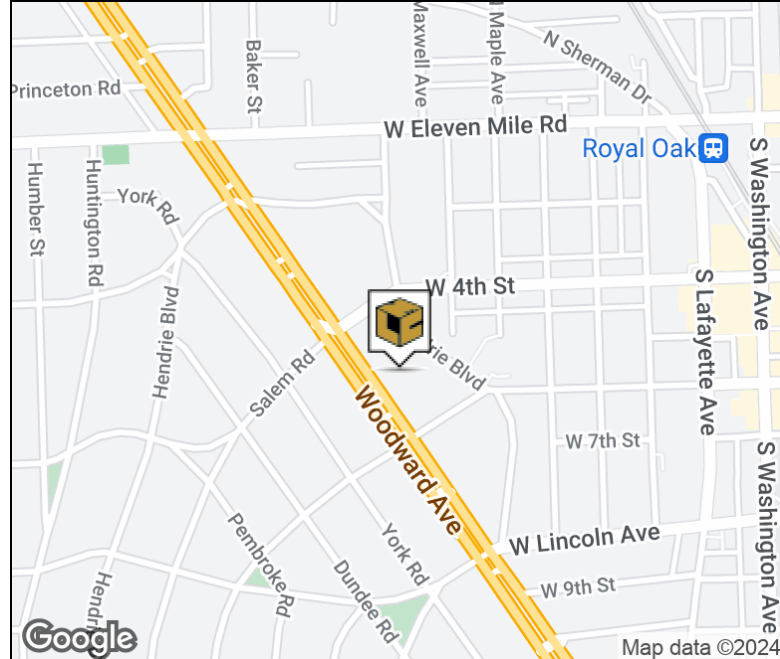
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Up to 1,400 SF Available
- 1,400 SF Move-In Ready Medical Suite
- High Visibility Woodward Signage
- 8.77/1,000 Parking Ratio
- Quick Access to M1, I-696 & I-75
- Close Proximity to Corewell William Beaumont University Hospital RO
- Prime Woodward Avenue Location in Royal Oak



FOR MORE INFORMATION:

Aaron Smith

Vice President

248.637.3515

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Michael Elle

Sales Associate

248.637.3526

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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.

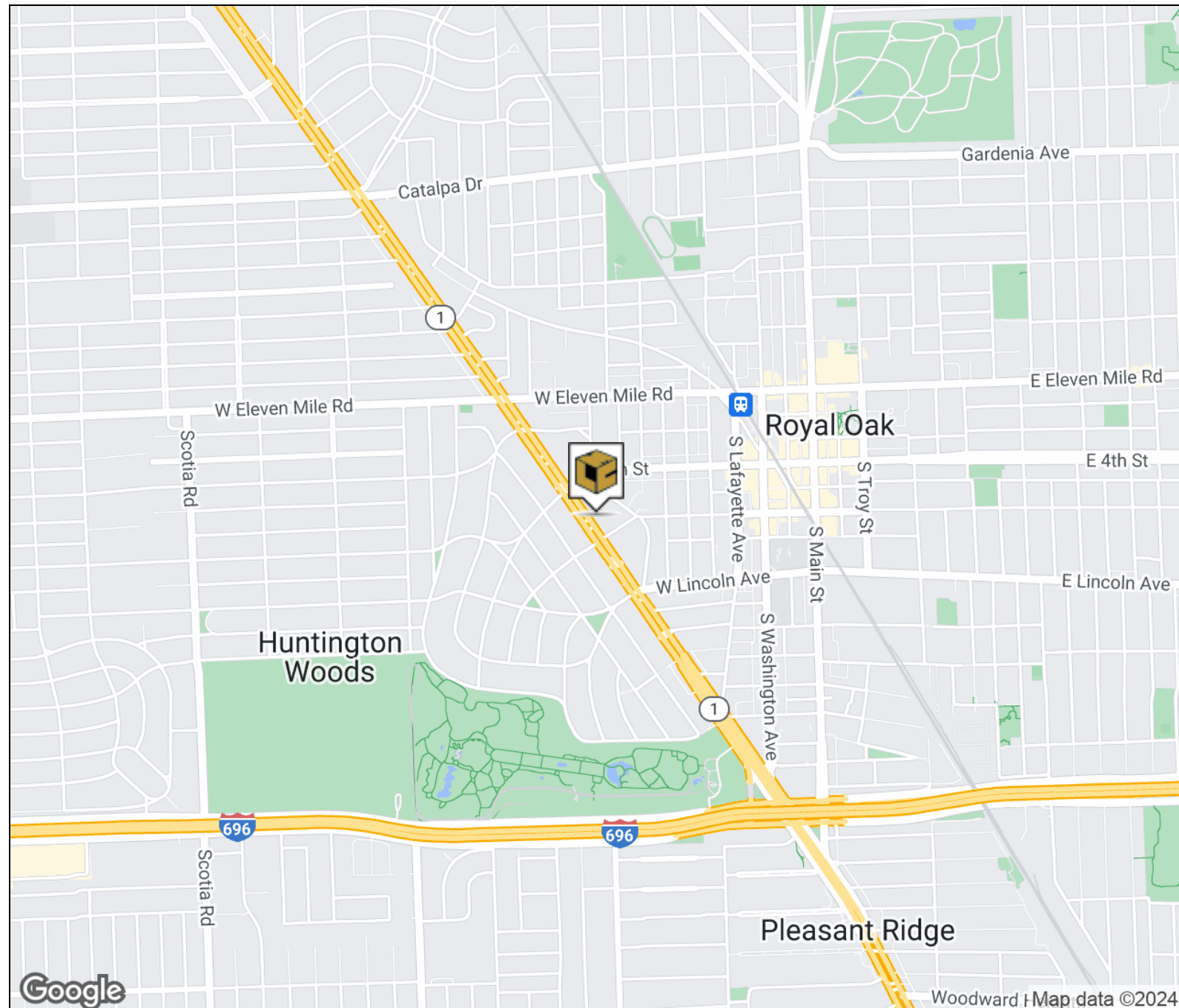
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LOCATION MAP



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ADDITIONAL PHOTOS



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L. MASON CAPITANI
CORFAC INTERNATIONAL

OFFICE PROPERTY DETAILS

Location Information

Street Address	26454 Woodward Ave
City, State, Zip	Royal Oak, MI 48067
County	Oakland
Cross-Streets	Woodward Avenue/4th Street
Nearest Highway	I-696, M1

Building Information

Building Size	10,262 SF
Building Class	B
Occupancy %	67%
Tenancy	Multiple
Number of Floors	1
Year Built	1986
Gross Leasable Area	10,262 SF
Load Factor	N/A
Annual Escalations	3.0%
Partition Allowance	Negotiable

Lease Rate

\$23.00 SF/yr NNN

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Office Service
Lot Size	1.25 Acres
APN #	2521131013

Parking & Transportation

Parking Type	Surface
Parking Ratio	8.77

Available Suites

Suite C - 1,400 SF	\$23.00 NNN
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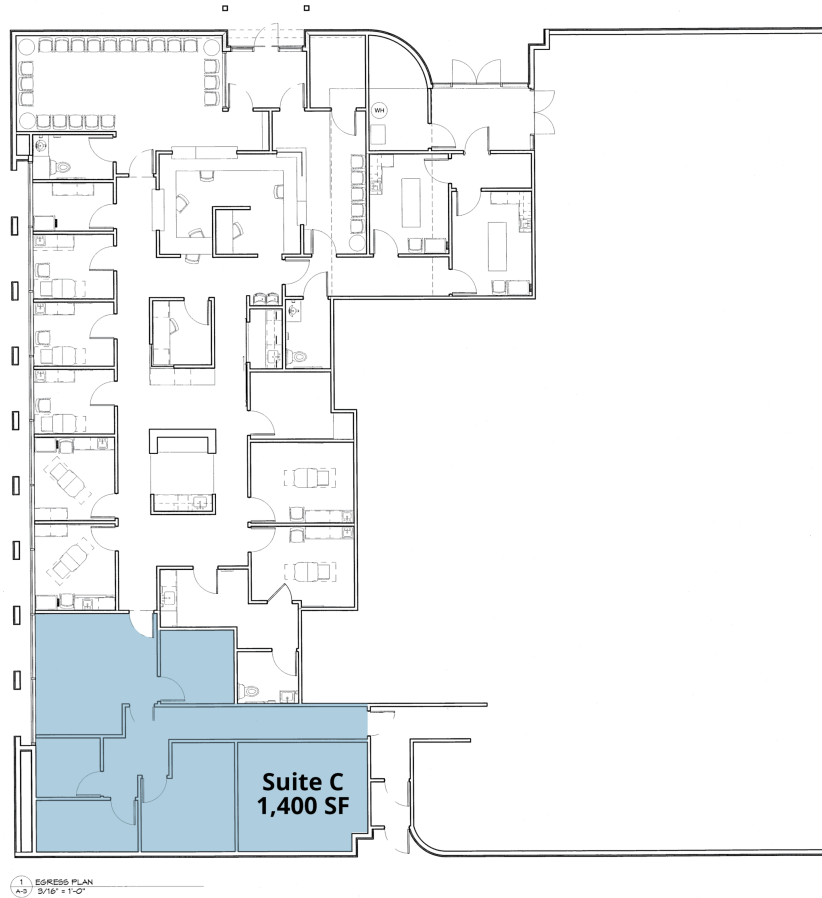
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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite C	Available	1,400 SF	NNN	\$23.00 SF/yr

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