





# GVA Detroit's Exclusive Office Listings

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
<p><b>6350 Waldon Center Dr, Clarkston, MI 48346</b> <span style="float: right;"><b>GVA Detroit</b></span> <span style="float: right;"><b>Joe Patti 248-331-0209</b></span></p> <p><b>8,700 SF Class B Medical Building Built in 2008</b></p> <p>For Sale - Active            GVA Detroit: Joe Patti (248) 331-0209</p>										
<p><b>Building Notes:</b> * \$175/sf (building shell price)</p> <ul style="list-style-type: none"> <li>* Phase I complete</li> <li>* TI Allowance Will vary</li> <li>* Ample Parking</li> <li>* Located Across from New McLaren Hospital Site on Sashabaw Road</li> <li>* Possession - Immediately</li> <li>* Private Offices - To Suit</li> <li>* Conference Room - To Suit</li> <li>* Reception Area - To Suit</li> <li>* Subject to Build Out</li> </ul> <p>Direct entrance, single story new medical-office building shell. Opposite the new "McLaren Healthcare Village". High traffic area of Sashabaw Road just off I-75.</p>										
P 1st	2,000-8,700	\$17.00/nnn	Negotiable	Vacant	NBI	Off/Med/N	GVA Detroit	Joe Patti 248-331-0209	9 Mths	to 2,000
<p>* Phase I complete * TI Allowance Will vary * Ample Parking * Located Across from New McLaren Hospital Site on Sashabaw Road * Possession - Immediately</p>										




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<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">  </div> <div style="width: 60%;"> <p><b>2841 Monroe St, Dearborn, MI 48124</b>  <b>8,000 SF Class B Office Building Renovated in 1998</b>                      For Sale at \$995,000 (\$124.38/SF) - Active                      GVA Detroit: Michael J. Ziecik (248) 331-0203</p> </div> <div style="width: 20%; text-align: right;"> <p><b>GVA Detroit</b></p> </div> </div>										
<p><b>Building Notes:</b> Building was completely renovated in 1998 including new windows, roof, HVAC, elevator. State of the art communication lines, kitchen facility and skylights.</p> <p>Furniture is also for sale.</p>										
P 1st/ Suite First Flr	1,650	\$15.00/+elec	Negotiable	Vacant		Office/D	GVA Detroit	Michael J. Ziecik 248-331-0203	48 Mths	N
P 2nd/ Suite Second Flr	1,650	\$15.00/+elec	Negotiable	Vacant	Some Work	Office/D	GVA Detroit	Michael J. Ziecik 248-331-0203	37 Mths	N
<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">  </div> <div style="width: 60%;"> <p><b>963 Allen Rd, Ferndale, MI 48220</b>  <b>1,597 SF Class B Office Building Built in 1959</b>                      -</p> </div> <div style="width: 20%; text-align: right;"> <p><b>GVA Detroit</b></p> </div> </div>										
<p><b>Building Notes:</b> -</p>										
E 1st/ Suite Full Floor	1,597	\$15.00/mg	1-5 yrs	Vacant	Some Work	Office/D	GVA Detroit	Tyson Butts 248-262-8000	23 Days	N
<p>Nicely renovated modern office space, Conveniently located to I-75 and I-696 and walking distance to downtown Ferndale.</p>										



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
		<b>360-376 Hilton Dr, Ferndale, MI 48220</b>		GVA Detroit			Tyson Butts 248-262-8000			
<b>Ferndale Business Park</b>		<b>South of Nine Mile</b>								
15,000 SF Class C Office Building Built in 1970										
For Sale - Active										
GVA Detroit: Tyson Butts (248) 262-8000, Michael J. Ziecik (248) 331-0203										
<b>Building Notes:</b> Dropped ceiling, carpeted floors, two lavatories, no floor drains, two overhead doors roof is rubber membrane. First floor units can be used for retail or studio offices. The second floor - loft-style offices.										
Completely renovated in 2006. Stylish exposed ductwork. Multi tenant – mixed use Loft style office square footage Choice of new carpet or tile and paint New elevator Owner will build suites to suit										
P 1st/ Suite 362	2,424	\$11.50/nnn	Negotiable	30 Days	Some Work	Off/Ret/D	GVA Detroit	Tyson Butts 248-262-8000 Michael J. Ziecik 248-331-0203	15 Mths	N
P 2nd/ Suite 376	2,632	\$5.50-\$7.50/nnn	Negotiable	30 Days	Some Work	Office/D	GVA Detroit	Tyson Butts 248-262-8000 Michael J. Ziecik 248-331-0203	15 Mths	N
Available units: 400sf, 1,520sf, 1,582sf, 1,676sf, 1,766sf, 2,424sf and 7,500sf										
P 2nd/ Suite 376A	400	\$9.00/nnn	Negotiable	Vacant	Some Work	Off/Ret/D	GVA Detroit	Tyson Butts 248-262-8000 Michael J. Ziecik 248-331-0203	2 Mths	N
Available units: 400sf, 1,520sf, 1,582sf, 1,676sf, 1,766sf, 2,424sf and 7,500sf										
P 2nd/ Suite 372	1,582	\$5.50-\$7.50/nnn	Negotiable	Vacant	Some Work	Office/D	GVA Detroit	Tyson Butts 248-262-8000 Michael J. Ziecik 248-331-0203	15 Mths	N
P 2nd/ Suite 370	1,766	\$9.50-\$11.50/nnn	Negotiable	Vacant	Some Work	Office/D	GVA Detroit	Tyson Butts 248-262-8000 Michael J. Ziecik 248-331-0203	15 Mths	N
P 2nd/ Suite 374	1,520	\$5.50-\$7.50/nnn	Negotiable	Vacant	Some Work	Office/D	GVA Detroit	Tyson Butts 248-262-8000 Michael J. Ziecik 248-331-0203	15 Mths	N
Available units: 400sf, 1,520sf, 1,582sf, 1,676sf, 1,766sf, 2,424sf and 7,500sf										

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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	<b>79-83 Kercheval Ave, Grosse Pointe Farms, MI 48236</b>				J.E. Dewald & Associates			John Dewald 313-884-2200		
	<p><b>Grosse Pointe</b>            8,000 SF Class B Office Building Built in 1955            -</p> <p><b>Building Notes:</b> Office/Retail building with great parking in the rear and on the street, building to be renovated as new including elevator to service second floor.            Prestigious location is in the heart of Grosse Pointe Farms Retail/Financial district, half block from the hospital, walking distance to restaurants and banks.            Broadband available and cooling is forced air.</p>									
E 2nd/ Suite 83	4,000	\$25.00/nnn	Negotiable	60 Days	Some Work	Office/D	J.E. Dewald & Associates	John Dewald 313-884-2200	32 Mths	N
<p>Office/Retail building with great parking in the rear and on the street, building to be renovated as new including elevator to service second floor. Spaces can be built to suit.</p>										
	<b>1122 S Lapeer Rd, Lapeer, MI 48446</b>				GVA Detroit			Joe Patti 248-331-0209		
	<p><b>10,000 SF Class B Medical Building Built in 2005</b>            For Sale - Active            GVA Detroit: Joe Patti (248) 331-0209</p> <p><b>Building Notes:</b> -</p>									
P 1st	1,500-5,200	\$15.50/nnn	1-5 yrs	Vacant	Some Work	Office/D	GVA Detroit	Joe Patti 248-331-0209	10 Wks	to 1,500
	<b>3334 Fort St, Lincoln Park, MI 48146</b>				GVA Detroit			Tom Wright 248-262-8000		
	<p><b>2,710 SF Class B Office Building</b>            -</p> <p><b>Building Notes:</b> -</p>									
P 1st	100-600	\$14.00/fs	Negotiable	Vacant	As-Is	Office/D	GVA Detroit	Tom Wright 248-262-8000	6 Mths	to 100
<p>Law office has three offices available for lease. One at 100 Sf and two at 250 Sf</p>										

# GVA Detroit's Exclusive Office Listings


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
<b>12801 Newburgh Rd, Livonia, MI 48150</b>										
<b>40,160 SF Class C Office Building Built in 1948</b>										
For Sale - Active GVA Detroit: Tom Wright (248) 262-8000										
<b>Building Notes:</b> Property is located at Newburgh South of I-96 PBX, telephone and CAT 5 data wiring throughout.										
P 1st	5,000- 11,740	\$6.95/+util	Negotiable	Vacant	Some Work	Office/D	GVA Detroit	Tom Wright 248-262-8000	23 Mths	to 5,000
New Carpet & Paint										
										
<b>46325 W Twelve Mile Rd, Novi, MI 48375</b>										
<b>Keystone Medical Center, Keystone Medical Center</b>										
55,000 SF Class B Medical Building Built in 2006 -										
<b>Building Notes:</b> Keystone Medical Center is conveniently located near the intersection of I-96 and the new Beck Road Interchange. Upgraded common area finishes, glass suite entrances, parking on all four sides with covered drop-off pedestrian canopies. Large elevator cab for special needs patients. Tenant equity participation available.										
P 2nd	1,839	\$18.00/+elec	Thru Sep 2011	Negotiable	Some Work	Off/Med/S	GVA Detroit	Levi Smith 248-262-8000	7 Mths	N
New Keystone Medical Office Building. Ample tenant medical improvement allowance. Prime location near I-96 & Beck Road. 2/5 year sub-lease Up to 6,000 Sf available on 2nd floor.										



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
<b>215 S Center St, Royal Oak, MI 48067</b>				<b>GVA Detroit</b>			<b>Levi Smith 248-262-8000</b>			
<b>Former Citizens Bank Bldg</b>										
16,000 SF Class C Office Building Built in 1971										
-										
<b>Building Notes:</b> Building is located on Center St and 3rd St, just 50 yards from Main St.										
Building has onsite parking and First floor has windows on 4 sides										
P LL	1,500	\$24.00/nnn	Negotiable	Vacant	Some Work	Retail/S	GVA Detroit	Levi Smith 248-262-8000	19 Mths	N
E 1st	5,287	\$24.00/fs	Negotiable	Vacant	Some Work	Retail/S	GVA Detroit	Levi Smith 248-262-8000	19 Mths	N
										
<b>26355 American Dr, Southfield, MI 48075</b>				<b>GVA Detroit</b>			<b>Michael J. Ziecik 248-331-0203</b>			
<b>American Commerce Center, Meadowbrook Plaza Phase II</b>										
86,000 SF Proposed Class A Office Building										
-										
<b>Building Notes:</b> Building is Site plan approved. Construction will begin once there is a purchase or lease agreement and should take 9 months from start of construction until building is ready.										
I-696 freeway frontage										
Covered parking										
E 1st	21,500	\$15.50/nnn	Negotiable	Negotiable		Office/N	KIRCO	Paul Choukourian 248-680-7180	19 Mths	N
Building is site plan approved and will take 9 months to complete once there is a signed lease or purchase agreement to build.										
E 2nd	21,500	\$15.50/nnn	Negotiable	Negotiable	NBI	Office/N	KIRCO	Paul Choukourian 248-680-7180	52 Mths	N
Building is site plan approved and will take 9 months to complete once there is a signed lease or purchase agreement to build.										
E 3rd	21,500	\$15.50/nnn	Negotiable	Negotiable	NBI	Office/N	KIRCO	Paul Choukourian 248-680-7180	52 Mths	N
Building is site plan approved and will take 9 months to complete once there is a signed lease or purchase agreement to build.										
E 4th	21,500	\$15.50/nnn	Negotiable	Negotiable	NBI	Office/N	KIRCO	Paul Choukourian 248-680-7180	46 Mths	N

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		<b>29299 Franklin Rd, Southfield, MI 48034</b> 13,546 SF Class C Office Building Renovated in 1992 Built in 1972 -			<b>GVA Detroit</b>			<b>Tyson Butts 248-262-8000</b>			
<p><b>Building Notes:</b> 14,000 Square foot freestanding building with upgraded interior finishes including a data center with raised floor. Ample parking and close proximity to Freeways and Amenities.</p>											
P 1st	3,000-6,773	\$12.00/+elec	Negotiable	Vacant	Some Work	Office/D	GVA Detroit	Tyson Butts 248-262-8000	19 Mths	to 3,000	
<p>* Build to Suit for New Tenant * Building has back-up Generator * Fiber in Building (A T &amp; T)</p>											



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**1000 Town Center, Southfield, MI 48075**

**GVA Detroit**

**Michael J. Ziecik 248-331-0203**

**Southfield Town Center**

598,232 SF Class A Office Building Built in 1989

**Building Notes:** Rental rate recently reduced!

As the largest multi-tenant office complex in Michigan, The Southfield Town Center is Southeast Michigan's premier office address. The complex is located in the heart of Metropolitan Detroit and offers prestige and convenience for the area's leading businesses. The building management provides a streamlined and efficient leasing process along with an in-house construction department that manages tenant build-out requirements.

Practically all of a tenant's needs can be met as the area's most popular residential communities, retail shops, and fine restaurants are within close proximity. Within the Town Center itself is 80,000 square feet of shops and services, from banking to dry cleaning. There is a wide array of food services with everything from fast food to fine dining. The Skyline Club, located atop 2000 Town Center, is an ideal venue for impressive corporate gatherings. The adjacent Southfield Civic Center offers additional convenience with its libraries, courts, city administration, and recreational amenities. The Town Center also provides convenience for out-of-town visitors as it has an independently owned, newly renovated, Westin Hotel which offers full service, 385 rooms, and a conference center.

Fitness center featuring the latest weight training and cardio equipment, luxurious locker rooms and a massage therapy room. New world-class cafeteria is being planned along with a completely renovated Garden atrium with new landscaping, waterfall and seating for over 300 people. Dedicated parking structures for each building including thousands of free, surfaced and covered spaces for visitors. Interior landscaping, florists, 24-hour professional security and engineering personnel. State-of-the art elevator system, heating and cooling plants.

Easy access to Lodge freeway, 696, Northwestern Highway and the Southfield Freeway. 15 minutes from Downtown Detroit, 30 minutes from Detroit Metro Airport, 45 minutes to Ann Arbor, 20 minutes to Troy.

Pankhurst Properties Inc. formed a strategic joint venture with CB Richard Ellis Detroit to market all available space at Southfield Town Center. Please see individual space details for full brokerage contact information.

P 1st/ Suite 100	1,191	\$22.30/+elec	5 yrs	Vacant	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	104 Mths	N
	Open area									
P 3rd/ Suite 350	21,178	\$22.30/+elec	5 yrs	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	46 Mths	N
	Open Area									
P 3rd/ Suite 340	3,353	\$22.30/+elec	5 yrs	Vacant	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	8 Mths	N
	2 Offices, Conference Room, Reception Area, Storage									
P 4th/ Suite 460	2,315	\$22.30/+elec	Negotiable	Vacant	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	7 Mths	N
P 5th/ Suite 540	940	\$22.30/+elec	Negotiable	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	3 Mths	N
P 5th/ Suite 560	2,007	\$22.30/+elec	Negotiable	Vacant	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	7 Mths	N

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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
P 5th/ Suite 520	1,639	\$22.30/+elec	5 yrs	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	33 Mths	N
	Open Area									
P 6th/ Suite 650	9,046	\$22.30/+elec	5 yrs	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	33 Mths	N
	Open area.									
P 7th/ Suite 750	3,747	\$22.30/+elec	5 yrs	Vacant	As-Is	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	98 Mths	N
	3 Offices, conference room, kitchen, IT room, open area. Totally renovated and ready for your client to move in tomorrow.									
E 8th/ Suite 800	21,342	\$22.30/+elec	5 yrs	Vacant	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	8 Mths	N
	29 Offices, Conference Rooms, Reception Area, 3 Kitchens, 29 Work Stations, 5 Training Rooms, Ample Storage.									
P 9th/ Suite 940	1,646	\$22.30/+elec	5 yrs	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	33 Mths	N
	Open Area									
P 10th/ Suite 1070	2,813	\$22.30/+elec	5 yrs	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	33 Mths	N
	Open Area									
P 10th/ Suite 1050	3,500-7,691	\$14.00/nnn	Negotiable	Vacant	As-Is	Office/S	GVA Detroit	Michael J. Zieck 248-331-0203	31 Mths	to 3,500
	Available Immediately * (10) Private Offices * (3) Conference Rooms * (3) Open Cubicles * Open Lobby Layout * Cable/T1 * Unit Can Be Split Into Two 3,750 SF Units * Over \$150,000 of Improvements									
P 18th/ Suite 1820	5,369	\$22.30/+elec	5 yrs	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	32 Mths	N
	6 Offices, Kitchen, IT Room, Open area									
P 23rd	19,142	\$21.11/nnn	Negotiable	30 Days		Office/S	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	9 Mths	N
	Free Deck Parking, Full Svc, Hotel Convention Ctr, Cafe, Restaurants, Barber, Photo GS, Printers, Travel, Airline Ofcs.									
P 23rd/ Suite 2345	593	\$22.30/+elec	5 yrs	Vacant	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	65 Mths	N
	1 office, storage rooms									
P 23rd/ Suite 2350	2,665-3,258	\$22.30/+elec	5 yrs	30 Days	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	9 Mths	to 2,665
	6 offices, conference room, reception area, storage, IT room.									
P 23rd/ Suite 2360	2,411	Negotiable	Negotiable	Vacant	Some Work	Office/S	CB Richard Ellis	Douglas M. Krieger 248-351-2020 Renee L. de Spelder 248-936-6819	5 Mths	N
P 24th/ Suite 2480	2,388	\$22.30/+elec	5 yrs	Vacant		Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	28 Mths	N
	Open Area									
P 24th/ Suite 2450	6,902	Negotiable	Thru Aug 2011	Vacant	Some Work	Office/S	CB Richard Ellis	James H. Dingeman 248-351-2003 Kara Starnes 248-353-5400	3 Mths	N
P 25th/ Suite 2500	17,002	\$22.30/+elec	5 yrs	30 Days	Some Work	Office/D	Pankhurst Properties	William Pankhurst 248-440-1422 Clarence Gleeson 248-440-1411	13 Mths	N
	48 offices, large conference room, training room, IT room and large reception area.									



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		<b>2000 Centerwood Dr, Warren, MI 48091</b> <b>10 Mile / Dequindre</b> 43,146 SF Class B Light Manufacturing Building Built in 1989 For Sale at \$1,950,000 (\$45.20/SF) - Active GVA Detroit: Michael J. Ziecik (248) 331-0203		<b>GVA Detroit</b>			<b>Michael J. Ziecik 248-331-0203</b>				
<p><b>Building Notes:</b> Shop air conditioned/airlines/compressor (15hp)alarmed/concrete parking lot/four (4) new HVAC/three separate office entrances) could multi-tenant office space into three units). Two (2) inch gas line with tow (2) pounds of pressure.</p> <p>2500 Amps: 240/120 3 Phase plus one (1) transformer at 460/480.</p>											
P 1st	8,000-16,000	\$4.95/nnn	Negotiable	Vacant	Some Work	Office/D	GVA Detroit	Michael J. Ziecik 248-331-0203	3 Mths	to 8,000	
Warehouse and office space can be combined for the total building square footage.											
P 1st	14,000-27,146	\$3.95/nnn	Negotiable	Vacant	As-Is	Warehse/D	GVA Detroit	Michael J. Ziecik 248-331-0203	15 Mths	to 14,000	
Shop air conditioned/airlines/compressor (15hp)/alarmed/concrete parking lot/four(4) new HVAC/three separate office entrances (could multi-tenant office space into three units). Warehouse and office space can be combined for the total building square footage.											