

# Downtown Royal Oak for Lease\_February 2026

1 210-212 E 3rd St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 24,366 SF (100%)                 |
| Built          | 1950                             |
| Stories        | 2                                |
| Elevators      | None                             |
| Typical Floor  | 12,180 SF                        |
| Tenancy        | Multiple                         |
| Available      | 850 SF                           |
| Max Contiguous | 850 SF                           |
| Asking Rent    | \$24.00 SF/Year/MG               |
| Parking Spaces | 1.02/1,000 SF; 25 Surface Spaces |



## Property Details

|              |                     |                |               |
|--------------|---------------------|----------------|---------------|
| Land Area    | 0.67 AC (29,185 SF) | Owner Occupied | No            |
| Building FAR | 0.83                | Zoning         | BI            |
| Slab to Slab | 9'                  | Parcel         | 25-22-106-006 |

## For Lease Summary

|                  |        |                  |                 |
|------------------|--------|------------------|-----------------|
| Number of Spaces | 1      | % Leased         | 100%            |
| Smallest Space   | 850 SF | Asking Rent      | \$24.00 SF/Year |
| Max Contiguous   | 850 SF | Service Type     | Modified Gross  |
| Vacant           | 0 SF   | Office Available | 850 SF          |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term        |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|-------------|
| P 1   | 210   | Office | Direct | 850          | 850              | 850                 | \$24.00 MG   | 30 Days   | 1 - 5 Years |

## Amenities

- Signage

## Transportation

|                 |   |
|-----------------|---|
| Parking Details | 1.02/1,000 SF; 25 Surface Spaces  |
| Traffic Volume  | 5,653 on E 4th St (2020); 2,131 on E 3rd St (2025); 6,240 on E 4th St (2025); 1,966 on E 4th St (2025); 1,829 on E 4th St (2020); 4,052 on Williams St (2024); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 3,595 on Williams St (2025); 15,133 on W 3rd St (2025) |
| Walk Score ®    | Walker's Paradise (97)  |

## Tenants

| Tenant Name               | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------|-------|-------------|-----------|-----------|------------|
| Mark Ridley Comedy Castle | 1     | 8,754       | 45        | Aug 2010  | -          |
| FanCrater, LLC            | 2     | 2,214       | -         | Sep 2017  | -          |



# Downtown Royal Oak for Lease\_February 2026

## Tenants (Continued)

| Tenant Name   | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------|-------|-------------|-----------|-----------|------------|
| Matchrx       | 1     | 1,650       | 11        | Aug 2013  | -          |
| Pektron, Inc. | 2     | 1,302       | -         | May 2018  | -          |
| Cal Chemical  | 2     | 600         | 4         | Jul 2016  | -          |

Showing 5 of 13 Tenants

## Contacts

| Type           | Name                            | Location            | Phone          |
|----------------|---------------------------------|---------------------|----------------|
| Recorded Owner | Corp. One Property Company, LLC | Royal Oak, MI 48067 | -              |
| True Owner     | Corp. One, Inc                  | Royal Oak, MI 48067 | (248) 543-2274 |

## Property Notes

- Ample Close Parking at Royal Oak Farmer



# Downtown Royal Oak for Lease\_February 2026

2

## 104 W 4th St - Main Professional Building

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                |                             |
|----------------|-----------------------------|
| GLA (% Leased) | 18,000 SF (86.1%)           |
| Built          | 1918                        |
| Tenancy        | Multiple                    |
| Available      | 400 - 2,500 SF              |
| Max Contiguous | 550 SF                      |
| Asking Rent    | \$16.36 - 24.00 SF/Year/NNN |
| Frontage       | 115' on 4th St              |
| Frontage       | 67' on Main St              |
| Parking Spaces | Surface Spaces Available    |



### Property Details

|              |                    |        |               |
|--------------|--------------------|--------|---------------|
| Land Area    | 0.15 AC (6,534 SF) | Zoning | BI            |
| Building FAR | 2.75               | Parcel | 25-21-234-012 |

### For Lease Summary

|                  |          |                  |                         |
|------------------|----------|------------------|-------------------------|
| Number of Spaces | 5        | % Leased         | 86.1%                   |
| Smallest Space   | 400 SF   | Asking Rent      | \$16.36 - 24.00 SF/Year |
| Max Contiguous   | 550 SF   | Service Type     | Triple Net              |
| Vacant           | 2,500 SF | Office Available | 2,500 SF                |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 3   | 304   | Office | Direct | 550          | 550              | 550                 | \$21.80 NNN  | Vacant    | Negotiable |
| P 3   | 302   | Office | Direct | 550          | 550              | 550                 | \$16.36 NNN  | Vacant    | Negotiable |
| P 3   | 333   | Office | Direct | 500          | 500              | 500                 | \$24.00 NNN  | Vacant    | Negotiable |
| P 3   | 303   | Office | Direct | 500          | 500              | 500                 | \$21.60 NNN  | Vacant    | Negotiable |
| P 3   | 300   | Office | Direct | 400          | 400              | 400                 | \$22.50 NNN  | Vacant    | Negotiable |

### Amenities

- Bus Line
- Signage

### Transportation

|                 |   |
|-----------------|---|
| Parking Details | Surface Spaces Available  |
| Traffic Volume  | 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 5,875 on W 4th St (2025); 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 3,595 on Williams St (2025); 4,556 on S Main St (2024); 4,501 on Williams St (2023); 4,052 on Williams St (2024); 15,133 on W 3rd St (2025) |
| Frontage        | 115' on 4th St; 67' on Main St  |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

|               |                            |              |
|---------------|----------------------------|--------------|
| Commuter Rail |                            | 4 min walk   |
|               |                            | 13 min drive |
| Airport       | Windsor International      | 43 min drive |
|               | Detroit Metro Wayne County | 47 min drive |
| Walk Score ®  | Walker's Paradise (98)     |              |

## Tenants

| Tenant Name              | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------|-------|-------------|-----------|-----------|------------|
| Victra                   | Unkwn | 2,500       | -         | Nov 2017  | -          |
| Bingo Pet Salon          | 1     | 2,000       | 2         | Oct 2011  | -          |
| Verizon                  | 1     | 1,800       | 3         | Jun 2011  | -          |
| Peabody Management, Inc. | 3     | 1,500       | 10        | Mar 2023  | -          |
| Farmers Insurance        | Unkwn | 1,000       | -         | Apr 2021  | -          |

Showing 5 of 14 Tenants

## Contacts

| Type            | Name                        | Location            | Phone          |
|-----------------|-----------------------------|---------------------|----------------|
| Recorded Owner  | John Peabody Jr             | -                   | (248) 890-1555 |
| Contacts        | John Peabody (248) 890-1555 |                     |                |
| True Owner      | John Peabody Jr             | -                   | (248) 890-1555 |
| Contacts        | John Peabody (248) 890-1555 |                     |                |
| Primary Leasing | Peabody Management, Inc.    | Royal Oak, MI 48067 | (888) 582-8947 |
| Contacts        | Cary Knipe (989) 494-9868   |                     |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

3 117 W 4th St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

|                 |                          |
|-----------------|--------------------------|
| RBA (% Leased)  | 15,000 SF (53.2%)        |
| Built/Renovated | 1922/2004                |
| Stories         | 3                        |
| Elevators       | 1 passenger              |
| Typical Floor   | 5,000 SF                 |
| Tenancy         | Multiple                 |
| Available       | 2,014 - 7,014 SF         |
| Max Contiguous  | 5,000 SF                 |
| Asking Rent     | \$25.00 SF/Year/NNN      |
| Parking Spaces  | Surface Spaces Available |



## Property Details

|                |                    |        |               |
|----------------|--------------------|--------|---------------|
| Land Area      | 0.15 AC (6,316 SF) | Zoning | CBD           |
| Building FAR   | 2.37               | Parcel | 25-21-239-002 |
| Owner Occupied | No                 |        |               |

## For Lease Summary

|                  |           |                  |                 |
|------------------|-----------|------------------|-----------------|
| Number of Spaces | 2         | % Leased         | 53.2%           |
| Smallest Space   | 2,014 SF  | Asking Rent      | \$25.00 SF/Year |
| Max Contiguous   | 5,000 SF  | Service Type     | Triple Net      |
| Total Available  | 7,014 SF  | Office Available | 5,000 SF        |
| Vacant           | 12,014 SF | Retail Available | 2,014 SF        |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | 100   | Retail | Direct | 2,014        | 2,014            | 2,014               | Withheld     | Vacant    | Negotiable |
| E 3   | -     | Office | Direct | 5,000        | 5,000            | 5,000               | \$25.00 NNN  | Vacant    | Negotiable |

## Amenities

No Data Available

## Transportation

|                 |   |
|-----------------|---|
| Parking Details | Surface Spaces Available  |
| Traffic Volume  | 5,875 on W 4th St (2025); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 1,172 on S Center St (2020); 1,239 on S Center St (2025); 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 1,474 on S Center St (2024); 1,469 on S Center St (2025); 1,483 on S Center St (2023) |
| Commuter Rail   | 4 min walk<br>13 min drive  |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

|              |                            |              |
|--------------|----------------------------|--------------|
| Airport      | Windsor International      | 43 min drive |
|              | Detroit Metro Wayne County | 47 min drive |
| Walk Score ® | Walker's Paradise (98)     |              |

## Tenants

| Tenant Name                           | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------------|-------|-------------|-----------|-----------|------------|
| Pitt McGhee Palmer Rivers             | 2     | 2,300       | 19        | May 2016  | -          |
| Christopher Frank Bankruptcy Attorney | 2     | -           | 4         | Jul 2016  | -          |
| Curewell                              | Unkwn | -           | 14        | Aug 2017  | -          |
| McManus Law, PLLC                     | 2     | -           | 4         | Jan 2017  | -          |

Showing 4 of 4 Tenants

## Contacts

| Type            | Name                        | Location                   | Phone          |
|-----------------|-----------------------------|----------------------------|----------------|
| Recorded Owner  | PDMM Investments LLC        | Royal Oak, MI 48067        | (248) 398-9800 |
| Contacts        | Michael Pitt (248) 398-9800 |                            |                |
| True Owner      | PDMM Investments LLC        | Royal Oak, MI 48067        | (248) 398-9800 |
| Contacts        | Michael Pitt (248) 398-9800 |                            |                |
| Primary Leasing | NAI Farbman                 | Farmington Hills, MI 48334 | (248) 353-0500 |
| Contacts        | Rick Ax (248) 842-0314      |                            |                |
| Sales           | NAI Farbman                 | Farmington Hills, MI 48334 | (248) 353-0500 |
| Contacts        | Rick Ax (248) 842-0314      |                            |                |

## Property Notes

Site in the heart of downtown Oak. New major developments next door. Street and deck parking close by. Building undergoing complete renovation. Access to rear from alley.



# Downtown Royal Oak for Lease\_February 2026

## 4 125 W 4th St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                |                             |
|----------------|-----------------------------|
| GLA (% Leased) | 36,708 SF (71.7%)           |
| Built          | 2007                        |
| Tenancy        | Multiple                    |
| Available      | 2,450 - 10,401 SF           |
| Max Contiguous | 7,951 SF                    |
| Asking Rent    | \$24.00 - 28.00 SF/Year/NNN |
| Frontage       | 54' on 4th St               |
| Frontage       | 90' on 5th St               |



### Property Details

|              |                     |        |               |
|--------------|---------------------|--------|---------------|
| Land Area    | 0.46 AC (20,038 SF) | Zoning | AI            |
| Building FAR | 1.83                | Parcel | 25-21-239-016 |

### For Lease Summary

|                  |           |                         |                         |
|------------------|-----------|-------------------------|-------------------------|
| Number of Spaces | 2         | % Leased                | 71.7%                   |
| Smallest Space   | 2,450 SF  | Asking Rent             | \$24.00 - 28.00 SF/Year |
| Max Contiguous   | 7,951 SF  | Service Type            | Triple Net              |
| Vacant           | 10,401 SF | Office/Retail Available | 10,401 SF               |

### Available Spaces

| Floor | Suite | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term        |
|-------|-------|---------------|--------|--------------|------------------|---------------------|--------------|-----------|-------------|
| P 1   | 130   | Office/Retail | Direct | 7,951        | 7,951            | 7,951               | \$28.00 NNN  | Vacant    | 2 - 5 Years |
| P 1   | 405   | Office/Retail | Direct | 2,450        | 2,450            | 2,450               | \$24.00 NNN  | Vacant    | 3 - 5 Years |

### Amenities

- Signage

### Transportation

|                |   |              |
|----------------|---|--------------|
| Traffic Volume | 5,875 on W 4th St (2025); 1,239 on S Center St (2025); 1,172 on S Center St (2020); 1,474 on S Center St (2024); 1,469 on S Center St (2025); 1,483 on S Center St (2023); 1,176 on W 5th St (2025); 1,215 on W 5th St (2024); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025) |              |
| Frontage       | 54' on 4th St; 90' on 5th St; 251' on Center St   | 4 min walk   |
| Commuter Rail  |   | 13 min drive |
| Airport        | Windsor International   | 43 min drive |
|                | Detroit Metro Wayne County  | 48 min drive |
| Walk Score ®   | Walker's Paradise (98)  |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name           | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------|-------|-------------|-----------|-----------|------------|
| Douglas J             | 1-2   | 21,292      | 25        | Nov 2014  | Jan 2030   |
| Transition Allies LLC | 1     | 500         | -         | Apr 2024  | -          |

Showing 2 of 2 Tenants

## Contacts

| Type            | Name                         | Location             | Phone          |
|-----------------|------------------------------|----------------------|----------------|
| Recorded Owner  | Center Realty Group Llc      | Birmingham, MI 48009 | -              |
| Recorded Owner  | South Center, LLC            | Troy, MI 48017       | -              |
| True Owner      | Atesian Properties           | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966   |                      |                |
| True Owner      | RSM Development & Management | Birmingham, MI 48009 | (248) 645-2600 |
| Contacts        | Scott Marcus (248) 730-2227  |                      |                |
| Primary Leasing | Atesian Properties           | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966   |                      |                |

## Property Notes

25-21-239-011 and 25-21-239-015



# Downtown Royal Oak for Lease\_February 2026

5 301-303 W 4th St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

|                 |                    |
|-----------------|--------------------|
| RBA (% Leased)  | 63,017 SF (68.7%)  |
| Built/Renovated | 1929/2002          |
| Stories         | 4                  |
| Elevators       | Yes                |
| Typical Floor   | 15,755 SF          |
| Tenancy         | Multiple           |
| Available       | 200 - 25,350 SF    |
| Max Contiguous  | 15,000 SF          |
| Asking Rent     | \$28.00 SF/Year/MG |



## Property Details

|              |                     |                |               |
|--------------|---------------------|----------------|---------------|
| Land Area    | 0.39 AC (16,988 SF) | Owner Occupied | No            |
| Building FAR | 3.71                | Zoning         | BL            |
| Slab to Slab | 10'                 | Parcel         | 25-21-236-012 |

## For Lease Summary

|                  |           |                  |                 |
|------------------|-----------|------------------|-----------------|
| Number of Spaces | 5         | Asking Rent      | \$28.00 SF/Year |
| Smallest Space   | 200 SF    | Service Type     | Modified Gross  |
| Max Contiguous   | 15,000 SF | CAM              | \$6.00/SF       |
| Total Available  | 25,350 SF | Office Available | 19,750 SF       |
| Vacant           | 19,750 SF | Retail Available | 5,600 SF        |
| % Leased         | 68.7%     |                  |                 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available   | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term         |
|-------|-------|--------|--------|----------------|------------------|---------------------|--------------|-----------|--------------|
| P LL  | LL 65 | Office | Direct | 200            | 200              | 200                 | \$28.00 MG   | Vacant    | 1 - 5 Years  |
| P 1   | 100   | Retail | Direct | 5,600          | 5,600            | 5,600               | \$28.00 NNN  | 04/2026   | 3 - 10 Years |
| P 1   | 120   | Office | Direct | 3,000          | 3,000            | 3,000               | \$28.00 MG   | Vacant    | 3 - 5 Years  |
| E 3   | 300   | Office | Direct | 7,100 - 15,000 | 15,000           | 15,000              | \$28.00 MG   | Vacant    | 3 - 5 Years  |
| P 4   | 450   | Office | Direct | 1,550          | 1,550            | 1,550               | \$28.00 MG   | Vacant    | 2 - 5 Years  |

## Amenities

- Bus Line
- Commuter Rail



# Downtown Royal Oak for Lease\_February 2026

## Transportation

|                |   |              |
|----------------|---|--------------|
| Traffic Volume | 5,189 on S Washington Ave (2025); 4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 11,286 on W 5th St (2025); 4,747 on S West St (2020); 1,469 on S Center St (2025); 1,483 on S Center St (2023); 1,474 on S Center St (2024) |              |
| Commuter Rail  |   | 2 min walk   |
|                |   | 12 min drive |
| Airport        | Windsor International   | 43 min drive |
|                | Detroit Metro Wayne County  | 47 min drive |
| Walk Score ®   | Walker's Paradise (98)  |              |

## Tenants

| Tenant Name                                | Floor | SF Occupied | Employees | Move Date | Expiration |
|--|-------|-------------|-----------|-----------|------------|
| The Great Escape Room                      | LL    | 6,750       | 15        | Dec 2014  | -          |
| Law Office Of Patrick G. Gagniuk, P.L.L.C. | 4     | 1,500       | 10        | Sep 2017  | -          |
| CEF & Associates                           | 4     | 1,100       | 7         | Feb 2021  | -          |
| Joe Alisa Photography                      | 4     | 650         | -         | Feb 2021  | -          |
| Studio 804                                 | LL    | 650         | 4         | Feb 2021  | -          |

Showing 5 of 9 Tenants

## Contacts

| Type            | Name                       | Location             | Phone          |
|-----------------|----------------------------|----------------------|----------------|
| Recorded Owner  | 301 Fourth LLC             | Troy, MI 48084       | -              |
| True Owner      | Atesian Properties         | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966 |                      |                |
| Primary Leasing | Atesian Properties         | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966 |                      |                |

## Property Notes

301 4th St is a historic building with loft office spaces located in downtown Royal Oak. The building construction includes granite entry with key fab and security doors. The entire building has hardwood floors.

This property is located at the corner of Washington Ave and West 4th St in downtown Royal Oak. The property is in close proximity with Royal Oak's downtown restaurants and retail stores.



# Downtown Royal Oak for Lease\_February 2026

## 6 304 W 4th St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |                     |
|----------------|---------------------|
| RBA (% Leased) | 24,860 SF (82.8%)   |
| Built          | 1927                |
| Stories        | 1                   |
| Elevators      | 2 passenger         |
| Typical Floor  | 4,270 SF            |
| Tenancy        | Multiple            |
| Available      | 4,270 SF            |
| Max Contiguous | 4,270 SF            |
| Asking Rent    | \$24.00 SF/Year/NNN |



### Property Details

|              |                     |                |    |
|--------------|---------------------|----------------|----|
| Land Area    | 1.46 AC (63,598 SF) | Owner Occupied | No |
| Building FAR | 0.39                | Zoning         | BI |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 82.8%           |
| Smallest Space   | 4,270 SF | Asking Rent      | \$24.00 SF/Year |
| Max Contiguous   | 4,270 SF | Service Type     | Triple Net      |
| Vacant           | 4,270 SF | Retail Available | 4,270 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| E 1   | -     | Retail | Direct | 4,270        | 4,270            | 4,270               | \$24.00 NNN  | Vacant    | Negotiable |

### Amenities

No Data Available

### Transportation

|                |  |              |
|----------------|--|--------------|
| Traffic Volume | 5,189 on S Washington Ave (2025); 4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 790 on S Washington Ave (2024); 786 on S Washington Ave (2025); 4,696 on Lafayette Ave (2025); 11,286 on W 5th St (2025); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 2,981 on W 3rd St (2025) | 2 min walk   |
| Commuter Rail  |  | 12 min drive |
| Airport        | Windsor International  | 43 min drive |
|                | Detroit Metro Wayne County   | 47 min drive |
| Walk Score ®   | Walker's Paradise (98)   |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

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No Data Available

## Contacts

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No Data Available

## Property Notes

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No Data Available



# Downtown Royal Oak for Lease\_February 2026

**424 W 5th St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

|                |                       |
|----------------|-----------------------|
| RBA (% Leased) | 5,714 SF (73.8%)      |
| Built          | 1989                  |
| Stories        | 2                     |
| Typical Floor  | 3,247 SF              |
| Tenancy        | Multiple              |
| Available      | 1,500 SF              |
| Max Contiguous | 1,500 SF              |
| Asking Rent    | \$19.95 SF/Year/+UTIL |



## Property Details

|              |                    |                |               |
|--------------|--------------------|----------------|---------------|
| Land Area    | 0.14 AC (6,098 SF) | Owner Occupied | No            |
| Building FAR | 0.94               | Zoning         | BI            |
| Slab to Slab | 10'                | Parcel         | 25-21-235-007 |

## For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 73.8%           |
| Smallest Space   | 1,500 SF | Asking Rent      | \$19.95 SF/Year |
| Max Contiguous   | 1,500 SF | Service Type     | Plus Utilities  |
| Vacant           | 1,500 SF | Office Available | 1,500 SF        |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year  | Occupancy | Term         |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|--------------|
| P 2   | 200   | Office | Direct | 1,500        | 1,500            | 1,500               | \$19.95 +UTIL | Vacant    | 2 - 10 Years |

## Amenities

- Signage

## Transportation

|                |  |              |
|----------------|--|--------------|
| Traffic Volume | 541 on W 5th St (2025); 544 on W 5th St (2024); 350 on S West St (2025); 354 on S West St (2023); 352 on S West St (2024); 5,022 on S West St (2025); 4,793 on 5th Ave (2024); 4,747 on S West St (2020); 4,432 on 5th Ave (2020); 5,050 on 5th Ave (2021) | 4 min walk   |
| Commuter Rail  |  | 12 min drive |
| Airport        | Windsor International  | 43 min drive |
|                | Detroit Metro Wayne County   | 48 min drive |
| Walk Score ®   | Walker's Paradise (95)   |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name           | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------|-------|-------------|-----------|-----------|------------|
| Barry Charlip, PC     | 1     | 500         | -         | Jan 2011  | -          |
| Denise Acierno, DDS   | 1     | 500         | -         | Jan 2011  | -          |
| Lilleyman, Barbara Ma | 2     | -           | 2         | Apr 2016  | -          |

Showing 3 of 3 Tenants

## Contacts

| Type            | Name   | Location                  | Phone          |
|-----------------|--|---------------------------|----------------|
| Recorded Owner  | 424 W Fifth Street Llc                               | -                         | -              |
| True Owner      | 414-420 Fifth Street Llc                             | Royal Oak, MI 48067       | (248) 399-3300 |
| Contacts        | Darren Findling (248) 399-3300                       |                           |                |
| Primary Leasing | Winston-Traitel Realty Inc                           | West Bloomfield, MI 48322 | (248) 624-7200 |
| Contacts        | Mark Lusky (248) 739-1060, Jeff Raitt (248) 444-2280 |                           |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

## 8 209 W 6th St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |   |
|----------------|---|
| RBA (% Leased) | 12,200 SF (50.0%)   |
| Built          | 1990  |
| Stories        | 2   |
| Elevators      | 1 passenger   |
| Typical Floor  | 6,100 SF  |
| Tenancy        | Multiple  |
| Available      | 2,979 - 6,100 SF  |
| Max Contiguous | 6,100 SF  |
| Asking Rent    | \$21.50 SF/Year/NNN                                       |
| Parking Spaces | 0.49/1,000 SF; 6 Surface Spaces; Covered Spaces Available |



### Property Details

|              |                     |                |               |
|--------------|---------------------|----------------|---------------|
| Land Area    | 0.23 AC (10,004 SF) | Owner Occupied | No            |
| Building FAR | 1.22                | Zoning         | CB, Royal Oak |
| Slab to Slab | 10'                 | Parcel         | 25-21-283-005 |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 50.0%           |
| Smallest Space   | 2,979 SF | Asking Rent      | \$21.50 SF/Year |
| Max Contiguous   | 6,100 SF | Service Type     | Triple Net      |
| Vacant           | 6,100 SF | Office Available | 6,100 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available  | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|---------------|------------------|---------------------|--------------|-----------|------------|
| E 2   | -     | Office | Direct | 2,979 - 6,100 | 6,100            | 6,100               | \$21.50 NNN  | Vacant    | Negotiable |

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning

### Transportation

|                 |  |              |
|-----------------|--|--------------|
| Parking Details | 0.49/1,000 SF; 6 Surface Spaces; Covered Spaces Available  |              |
| Traffic Volume  | 760 on W 6th St (2025); 636 on W 6th St (2025); 644 on W 6th St (2023); 762 on S Center St (2025); 1,176 on W 5th St (2025); 1,215 on W 5th St (2024); 729 on S Lafayette Ave (2023); 719 on S Lafayette Ave (2025); 2,111 on S Washington Ave (2024); 1,474 on S Center St (2024) |              |
| Commuter Rail   |  | 5 min walk   |
|                 |  | 13 min drive |
| Airport         | Windsor International  | 42 min drive |
|                 | Detroit Metro Wayne County   | 47 min drive |
| Walk Score ®    | Walker's Paradise (98)   |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name                       | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------------|-------|-------------|-----------|-----------|------------|
| Ascend Performance Materials, Inc | 1     | 6,100       | -         | Aug 2019  | Aug 2027   |

Showing 1 of 1 Tenants

## Contacts

| Type            | Name  | Location            | Phone          |
|-----------------|---|---------------------|----------------|
| Recorded Owner  | Z on Sixth  | Novi, MI 48377      | -              |
| True Owner      | MJZ Properties Llc  | Novi, MI 48377      | (248) 890-7077 |
| Contacts        | Mark Z (248) 890-7077                                       |                     |                |
| Primary Leasing | Colliers  | Royal Oak, MI 48067 | (248) 540-1000 |
| Contacts        | Gary Grochowski (248) 981-6468, Bryan Barnas (810) 623-8013 |                     |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

9

## 333 W 7th St - The Lafayette Building

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                 |  |
|-----------------|--|
| RBA (% Leased)  | 42,000 SF (83.6%)  |
| Built/Renovated | 1925/1998  |
| Stories         | 3  |
| Typical Floor   | 14,000 SF  |
| Tenancy         | Multiple   |
| Available       | 1,700 - 6,900 SF   |
| Max Contiguous  | 3,000 SF   |
| Asking Rent     | \$25.00 SF/Year/MG   |
| Parking Spaces  | 1.19/1,000 SF; 50 Surface Spaces; Covered Spaces Available |



### Property Details

|              |                     |                |               |
|--------------|---------------------|----------------|---------------|
| Land Area    | 0.98 AC (42,689 SF) | Owner Occupied | No            |
| Building FAR | 0.98                | Zoning         | Commercial    |
| Slab to Slab | 10'                 | Parcel         | 25-21-285-012 |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 3        | % Leased         | 83.6%           |
| Smallest Space   | 1,700 SF | Asking Rent      | \$25.00 SF/Year |
| Max Contiguous   | 3,000 SF | Service Type     | Modified Gross  |
| Vacant           | 6,900 SF | Office Available | 6,900 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | 120   | Office | Direct | 3,000        | 3,000            | 3,000               | \$25.00 MG   | Vacant    | Negotiable |
| P 1   | 100   | Office | Direct | 2,200        | 2,200            | 2,200               | \$25.00 MG   | Vacant    | Negotiable |
| P 1   | 180   | Office | Direct | 1,700        | 1,700            | 1,700               | \$25.00 MG   | Vacant    | Negotiable |

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Central Heating

### Transportation

|                 |  |                         |              |
|-----------------|--|-------------------------|--------------|
| Parking Details | 1.19/1,000 SF; 50 Surface Spaces; Covered Spaces Available   |                         |              |
| Traffic Volume  | 3,212 on W 7th St (2024); 3,310 on W 7th St (2021); 3,202 on W 7th St (2023); 3,167 on W 7th St (2025); 723 on S Lafayette Ave (2024); 768 on W 7th St (2025); 729 on S Lafayette Ave (2023); 719 on S Lafayette Ave (2025); 1,697 on S Washington Ave (2025); 2,119 on S Lafayette Ave (2024) |                         |              |
| Commuter Rail   | Royal Oak Amtrak   | AMTRAK<br>West Michigan | 6 min walk   |
|                 | Troy Amtrak Station  | AMTRAK<br>West Michigan | 12 min drive |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

|              |                            |              |
|--------------|----------------------------|--------------|
| Airport      | Windsor International      | 42 min drive |
|              | Detroit Metro Wayne County | 46 min drive |
| Walk Score ® | Walker's Paradise (96)     |              |

## Tenants

| Tenant Name             | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------|-------|-------------|-----------|-----------|------------|
| Ambassador Software     | 3     | 3,350       | 22        | Jun 2018  | -          |
| Bidwell Tovarez         | 2     | 3,000       | 20        | Apr 2010  | -          |
| The Reizen Law Group    | 3     | 2,000       | 6         | Aug 2012  | -          |
| Breitmeyer Cushman PLLC | 1     | 1,313       | 3         | Feb 2024  | -          |
| LeverX                  | 3     | 1,200       | 8         | Jul 2025  | -          |

Showing 5 of 17 Tenants

## Contacts

| Type            | Name                        | Location             | Phone          |
|-----------------|-----------------------------|----------------------|----------------|
| Recorded Owner  | Delta Contracting Group Inc | Troy, MI 48099       | -              |
| True Owner      | Atesian Properties          | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966  |                      |                |
| Primary Leasing | Atesian Properties          | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966  |                      |                |

## Property Notes

The Lafayette Building is a historic building built in 1925 located in downtown Royal Oak. The entire building has been remodeled including granite and hardwood flooring. All suites have forced heating and air conditioning. Updated historic office building in a great location. Professionally managed and maintained. Parking structure located one block from building. Located on the corner of Seventh and Lafayette. Calm surroundings with all the benefits of being downtown.



# Downtown Royal Oak for Lease\_February 2026



## 215 S Center St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 18,795 SF (84.6%)                |
| Built          | 1956                             |
| Stories        | 3                                |
| Elevators      | None                             |
| Typical Floor  | 6,132 SF                         |
| Tenancy        | Multiple                         |
| Available      | 2,900 SF                         |
| Max Contiguous | 2,900 SF                         |
| Asking Rent    | \$15.00 SF/Year/NNN              |
| Parking Spaces | 1.25/1,000 SF; 15 Surface Spaces |



### Property Details

|              |                     |                |               |
|--------------|---------------------|----------------|---------------|
| Land Area    | 0.30 AC (13,068 SF) | Owner Occupied | No            |
| Building FAR | 1.44                | Zoning         | B-1           |
| Slab to Slab | 9'                  | Parcel         | 25-21-233-003 |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 84.6%           |
| Smallest Space   | 2,900 SF | Asking Rent      | \$15.00 SF/Year |
| Max Contiguous   | 2,900 SF | Service Type     | Triple Net      |
| Vacant           | 2,900 SF | Office Available | 2,900 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P LL  | -     | Office | Direct | 2,900        | 2,900            | 2,900               | \$15.00 NNN  | Vacant    | Negotiable |

### Amenities

- Property Manager on Site
- Signage

### Transportation

|                 |  |              |
|-----------------|--|--------------|
| Parking Details | 1.25/1,000 SF; 15 Surface Spaces   |              |
| Traffic Volume  | 2,821 on S Center St (2024); 7,536 on S Main St (2025); 7,686 on S Main St (2023); 3,020 on W 3rd St (2024); 2,981 on W 3rd St (2025); 15,133 on W 3rd St (2025); 4,782 on S Washington Ave (2025); 3,570 on W 2nd St (2025); 3,595 on Williams St (2025); 4,556 on S Main St (2024) |              |
| Commuter Rail   |  | 4 min walk   |
|                 |  | 13 min drive |
| Airport         | Windsor International  | 43 min drive |
|                 | Detroit Metro Wayne County   | 48 min drive |
| Walk Score ®    | Walker's Paradise (97)   |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
| Sabio, Inc  | 3     | 4,900       | -         | Jul 2022  | -          |
| Factory     | 2     | 500         | 6         | Mar 2021  | -          |

Showing 2 of 2 Tenants

## Contacts

| Type           | Name                     | Location            | Phone          |
|----------------|--------------------------|---------------------|----------------|
| Recorded Owner | CSV Property Company LLC | Royal Oak, MI 48067 | -              |
| True Owner     | Corp. One, Inc           | Royal Oak, MI 48067 | (248) 543-2274 |

## Property Notes

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



# Downtown Royal Oak for Lease\_February 2026

11

## 322 W Lincoln Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |  |
|----------------|--|
| RBA (% Leased) | 17,214 SF (66.7%)  |
| Built          | 1962   |
| Stories        | 3  |
| Typical Floor  | 5,738 SF   |
| Tenancy        | Multiple   |
| Available      | 5,738 SF   |
| Max Contiguous | 5,738 SF   |
| Asking Rent    | \$20.50 SF/Year/+ELEC                                      |
| Parking Spaces | 1.45/1,000 SF; 25 Surface Spaces; Covered Spaces Available |



### Property Details

|                |                     |        |               |
|----------------|---------------------|--------|---------------|
| Land Area      | 0.43 AC (18,731 SF) | Zoning | B-1           |
| Building FAR   | 0.92                | Parcel | 25-21-285-013 |
| Owner Occupied | No                  |        |               |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 66.7%           |
| Smallest Space   | 5,738 SF | Asking Rent      | \$20.50 SF/Year |
| Max Contiguous   | 5,738 SF | Service Type     | Plus Electric   |
| Vacant           | 5,738 SF | Office Available | 5,738 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year  | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| E 2   | -     | Office | Direct | 5,738        | 5,738            | 5,738               | \$20.50 +ELEC | Vacant    | Negotiable |

### Amenities

- Signage

### Transportation

|                 |   |  |              |
|-----------------|---|--|--------------|
| Parking Details | 1.45/1,000 SF; 25 Surface Spaces; Covered Spaces Available  |  |              |
| Traffic Volume  | 768 on W 7th St (2025); 3,212 on W 7th St (2024); 3,202 on W 7th St (2023); 3,167 on W 7th St (2025); 3,310 on W 7th St (2021); 723 on S Lafayette Ave (2024); 719 on S Lafayette Ave (2025); 729 on S Lafayette Ave (2023); 11,009 on W Hudson Ave (2025); 11,102 on W Hudson Ave (2024) |  |              |
| Airport         | Windsor International   |  | 42 min drive |
|                 | Detroit Metro Wayne County  |  | 47 min drive |
| Walk Score ®    | Walker's Paradise (95)  |  |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name            | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------|-------|-------------|-----------|-----------|------------|
| Demorest Law Firm PLLC | Unkwn | 900         | 6         | Jul 2016  | -          |
| Granite Networks Inc   | Unkwn | 750         | 5         | Nov 2016  | -          |
| Homesure Lending       | 3     | 500         | -         | Sep 2021  | -          |
| Reosti James & Sirlin  | Unkwn | 450         | 3         | Jul 2016  | -          |

Showing 4 of 4 Tenants

## Contacts

| Type           | Name                             | Location            | Phone          |
|----------------|----------------------------------|---------------------|----------------|
| Recorded Owner | Cardelli Lanfear & Buikema, P.C. | Royal Oak, MI 48067 | (248) 544-1100 |
| True Owner     | Cardelli Lanfear & Buikema, P.C. | Royal Oak, MI 48067 | (248) 544-1100 |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

12

## 219 S Main St - Sullivan Building

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |                       |
|----------------|-----------------------|
| RBA (% Leased) | 16,023 SF (51.3%)     |
| Built          | 1995                  |
| Stories        | 3                     |
| Typical Floor  | 5,341 SF              |
| Tenancy        | Multiple              |
| Available      | 1,380 - 7,798 SF      |
| Max Contiguous | 7,798 SF              |
| Asking Rent    | \$23.00 SF/Year/+ELEC |



### Property Details

|              |                    |                |               |
|--------------|--------------------|----------------|---------------|
| Land Area    | 0.13 AC (5,663 SF) | Owner Occupied | No            |
| Building FAR | 2.83               | Zoning         | BL            |
| Slab to Slab | 12'                | Parcel         | 25-22-102-006 |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 3        | % Leased         | 51.3%           |
| Smallest Space   | 1,380 SF | Asking Rent      | \$23.00 SF/Year |
| Max Contiguous   | 7,798 SF | Service Type     | Plus Electric   |
| Vacant           | 7,798 SF | Office Available | 7,798 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year  | Occupancy | Term    |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|---------|
| P 2   | C     | Office | Direct | 1,418        | 2,798            | 7,798               | \$23.00 +ELEC | Vacant    | 3 Years |
| P 2   | B     | Office | Direct | 1,380        | 2,798            | 7,798               | \$23.00 +ELEC | Vacant    | 3 Years |
| P 3   | A     | Office | Direct | 5,000        | 5,000            | 7,798               | \$23.00 +ELEC | Vacant    | 3 Years |

### Amenities

- Bus Line
- Signage

### Transportation

|                |  |            |
|----------------|--|------------|
| Traffic Volume | 15,133 on W 3rd St (2025); 3,595 on Williams St (2025); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 4,052 on Williams St (2024); 7,686 on S Main St (2023); 1,966 on E 4th St (2025); 1,829 on E 4th St (2020); 20,353 on W 2nd St (2025); 2,821 on S Center St (2024) | 6 min walk |
| Commuter Rail  | 13 min drive   |            |
| Airport        | 43 min drive   |            |
|                | 48 min drive   |            |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

Walk Score ®

Walker's Paradise (97)

## Tenants

| Tenant Name                | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------------|-------|-------------|-----------|-----------|------------|
| Clear2 Mortage Inc         | 1     | 3,878       | -         | Sep 2021  | -          |
| Evry Media, LLC            | 2     | 2,837       | -         | May 2024  | May 2027   |
| Trillium Charities Inc     | 3     | 2,572       | 2         | Apr 2016  | -          |
| K. Capps Counseling PLLC   | 2     | 1,380       | -         | Jun 2024  | May 2027   |
| Simply Technology Services | Unkwn | -           | 2         | Jul 2017  | -          |

Showing 5 of 5 Tenants

## Contacts

| Type            | Name   | Location             | Phone          |
|-----------------|--|----------------------|----------------|
| Recorded Owner  | Sullivan Investments                                       | Royal Oak, MI 48067  | (313) 268-9843 |
| True Owner      | Sullivan Investments                                       | Royal Oak, MI 48067  | (313) 268-9843 |
| Contacts        | Todd Sullivan (313) 268-9843                               |                      |                |
| Primary Leasing | Signature Associates                                       | Southfield, MI 48076 | (248) 948-9000 |
| Contacts        | Peter Vanderkaay (248) 321-7415, Dan Morrow (248) 891-3553 |                      |                |
| Sales           | Signature Associates                                       | Southfield, MI 48076 | (248) 948-9000 |
| Contacts        | Peter Vanderkaay (248) 321-7415, Dan Morrow (248) 891-3553 |                      |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

13

## 419 S Main St - Bandit Tavern & Hideaway

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                 |  |
|-----------------|--|
| GLA (% Leased)  | 15,000 SF (0.0%)                                   |
| Built/Renovated | 1939/2005  |
| Tenancy         | Multiple   |
| Available       | 5,000 - 15,000 SF                                  |
| Max Contiguous  | 15,000 SF  |
| Asking Rent     | \$17.00 SF/Year/NNN                                |
| Frontage        | 135' on 5th St                                     |
| Frontage        | 85' on Main St                                     |
| Parking Spaces  | Surface Spaces Available; Covered Spaces Available |



### Property Details

|              |                    |        |               |
|--------------|--------------------|--------|---------------|
| Land Area    | 0.21 AC (9,148 SF) | Zoning | B1            |
| Building FAR | 1.64               | Parcel | 25-22-108-013 |

### For Lease Summary

|                  |           |                  |                 |
|------------------|-----------|------------------|-----------------|
| Number of Spaces | 1         | % Leased         | 0.0%            |
| Smallest Space   | 5,000 SF  | Asking Rent      | \$17.00 SF/Year |
| Max Contiguous   | 15,000 SF | Service Type     | Triple Net      |
| Vacant           | 15,000 SF | Retail Available | 15,000 SF       |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available   | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term    |
|-------|-------|--------|--------|----------------|------------------|---------------------|--------------|-----------|---------|
| E 1   | -     | Retail | Direct | 5,000 - 15,000 | 15,000           | 15,000              | \$17.00 NNN  | Vacant    | 5 Years |

### Amenities

|                    |                    |                    |            |
|--------------------|--------------------|--------------------|------------|
| • Air Conditioning | • Air Conditioning | • Air Conditioning | • Bus Line |
| • Signage          |                    |                    |            |

### Transportation

|                 |   |
|-----------------|---|
| Parking Details | Surface Spaces Available; Covered Spaces Available  |
| Traffic Volume  | 1,473 on Williams St (2025); 1,712 on Williams St (2024); 1,759 on Williams St (2019); 1,502 on Williams St (2020); 1,480 on Williams St (2024); 14,762 on E 4th St (2025); 14,886 on E 4th St (2024); 562 on E 6th St (2024); 554 on E 6th St (2025); 577 on E 6th St (2021) |
| Frontage        | 135' on 5th St; 85' on Main St  |
| Airport         | Detroit City  |
|                 | 23 min drive  |
|                 | Detroit Metro Wayne County  |
| Walk Score ®    | Walker's Paradise (98)  |
|                 | 43 min drive  |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

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No Data Available

## Contacts

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| Type            | Name   | Location             | Phone          |
|-----------------|--|----------------------|----------------|
| Recorded Owner  | 419 S Main, LLC  | Canton, MI 48187     | -              |
| True Owner      | Mheisen, Kamal Belal   | Canton, MI 48187     | (313) 218-0481 |
| Contacts        | Belal Mheisen (734) 927-0723                                   |                      |                |
| Primary Leasing | Signature Associates   | Southfield, MI 48076 | (248) 948-9000 |
| Contacts        | Peter Vanderkaay (248) 321-7415, Marvin Petrous (248) 505-4400 |                      |                |
| Sales           | Signature Associates   | Southfield, MI 48076 | (248) 948-9000 |
| Contacts        | Peter Vanderkaay (248) 321-7415, Marvin Petrous (248) 505-4400 |                      |                |

## Property Notes

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\* Prime corner location in Downtown Royal Oak. New office/retail. Available Spring 1999.



# Downtown Royal Oak for Lease\_February 2026



## 306 S Washington Ave - Washington Square Plaza

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                 |  |
|-----------------|--|
| RBA (% Leased)  | 104,000 SF (96.3%)                                 |
| Built/Renovated | 1927/1987  |
| Stories         | 6  |
| Elevators       | 2 passenger  |
| Typical Floor   | 17,333 SF  |
| Tenancy         | Multiple   |
| Available       | 722 - 4,701 SF                                     |
| Max Contiguous  | 2,169 SF   |
| Asking Rent     | \$22.00 - 23.00 SF/Year/NNN                        |
| Parking Spaces  | Surface Spaces Available; Covered Spaces Available |



### Property Details

|                |                     |        |               |
|----------------|---------------------|--------|---------------|
| Land Area      | 1.25 AC (54,450 SF) | Zoning | BI            |
| Building FAR   | 1.91                | Parcel | 25-21-227-006 |
| Owner Occupied | Yes                 |        |               |

### For Lease Summary

|                  |          |                         |                         |
|------------------|----------|-------------------------|-------------------------|
| Number of Spaces | 4        | % Leased                | 96.3%                   |
| Smallest Space   | 722 SF   | Asking Rent             | \$22.00 - 23.00 SF/Year |
| Max Contiguous   | 2,169 SF | Service Type            | Triple Net              |
| Total Available  | 4,701 SF | Office Available        | 3,741 SF                |
| Vacant           | 7,942 SF | Office/Retail Available | 960 SF                  |

### Available Spaces

| Floor  | Suite            | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|--------|------------------|---------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P GRND | 302 S Washington | Office/Retail | Direct | 960          | 960              | 960                 | \$22.00 NNN  | Vacant    | Negotiable |
| P 2    | 224              | Office        | Direct | 850          | 850              | 850                 | \$22.00 MG   | 60 Days   | Negotiable |
| P 2    | 208              | Office        | Direct | 722          | 722              | 722                 | \$23.00 MG   | Vacant    | Negotiable |
| P 3    | 300              | Office        | Direct | 2,169        | 2,169            | 2,169               | \$22.00 MG   | Vacant    | Negotiable |

### Amenities

- Atrium
- Atrium
- Conferencing Facility
- Property Manager on Site



# Downtown Royal Oak for Lease\_February 2026

## Transportation

|                 |   |              |
|-----------------|---|--------------|
| Parking Details | Surface Spaces Available; Covered Spaces Available  |              |
| Traffic Volume  | 5,189 on S Washington Ave (2025); 5,050 on 5th Ave (2021); 4,663 on 5th Ave (2025); 790 on S Washington Ave (2024); 786 on S Washington Ave (2025); 4,696 on Lafayette Ave (2025); 11,286 on W 5th St (2025); 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 4,432 on 5th Ave (2020) |              |
| Commuter Rail   |   | 2 min walk   |
|                 |   | 12 min drive |
| Airport         | Windsor International   | 42 min drive |
|                 | Detroit Metro Wayne County  | 47 min drive |
| Walk Score ®    | Walker's Paradise (98)  |              |

## Tenants

| Tenant Name         | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------|-------|-------------|-----------|-----------|------------|
| Legghio & Israel PC | 2     | 5,801       | 16        | Jan 2009  | -          |
| Sciometrix          | 6     | 5,692       | 37        | May 2022  | -          |
| Uloop Inc           | 4     | 1,500       | 10        | Feb 2020  | -          |
| State Farm          | 2     | 1,362       | 9         | Mar 2023  | -          |
| 4Flow               | 1     | 1,200       | 7         | Feb 2023  | -          |

Showing 5 of 22 Tenants

## Contacts

| Type            | Name                               | Location            | Phone          |
|-----------------|------------------------------------|---------------------|----------------|
| Recorded Owner  | Washington Square Plaza LLC        | Royal Oak, MI 48067 | -              |
| True Owner      | Hanna Development & Management Co. | Royal Oak, MI 48067 | (248) 548-9900 |
| Contacts        | Jack Hanna (248) 990-1379          |                     |                |
| Primary Leasing | Hanna Development & Management Co. | Royal Oak, MI 48067 | (248) 548-9900 |
| Contacts        | Jack Hanna (248) 990-1379          |                     |                |

## Property Notes

Historic Washington Square Plaza building in the heart of Downtown Royal Oak - Oakland County's most vibrant retail, restaurant and business destination! Architectural excellence complements the many building amenities including conference center, outdoor deck, atrium, high-visibility retail, and on-site owner management. Six floors of office with ground-floor office/retail/restaurant. Also home to the Royal Oak Music Theatre.

Northwest corner of Washington Avenue and Fourth Street in downtown Royal Oak.



# Downtown Royal Oak for Lease\_February 2026



## 515-525 S Washington Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |                     |
|----------------|---------------------|
| RBA (% Leased) | 13,500 SF (100%)    |
| Built          | 1926                |
| Stories        | 2                   |
| Elevators      | Yes                 |
| Typical Floor  | 6,750 SF            |
| Tenancy        | Multiple            |
| Available      | 5,600 SF            |
| Max Contiguous | 5,600 SF            |
| Asking Rent    | \$28.00 SF/Year/NNN |



### Property Details

|                |                    |
|----------------|--------------------|
| Land Area      | 0.16 AC (6,970 SF) |
| Building FAR   | 1.94               |
| Owner Occupied | No                 |

|        |               |
|--------|---------------|
| Zoning | BI            |
| Parcel | 25-21-278-006 |

### For Lease Summary

|                  |          |
|------------------|----------|
| Number of Spaces | 1        |
| Smallest Space   | 5,600 SF |
| Max Contiguous   | 5,600 SF |
| Vacant           | 0 SF     |
| % Leased         | 100%     |

|                  |                 |
|------------------|-----------------|
| Asking Rent      | \$28.00 SF/Year |
| Service Type     | Triple Net      |
| CAM              | \$5.50/SF       |
| Retail Available | 5,600 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term        |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|-------------|
| P 1   | -     | Retail | Direct | 5,600        | 5,600            | 5,600               | \$28.00 NNN  | 04/2026   | 3 - 5 Years |

### Amenities

No Data Available

### Transportation

|                |   |            |
|----------------|---|------------|
| Traffic Volume | 2,111 on S Washington Ave (2024); 1,483 on S Center St (2023); 1,469 on S Center St (2025); 1,474 on S Center St (2024); 2,119 on S Lafayette Ave (2024); 1,176 on W 5th St (2025); 1,215 on W 5th St (2024); 1,697 on S Washington Ave (2025); 644 on W 6th St (2023); 11,286 on W 5th St (2025) | 4 min walk |
| Commuter Rail  | 13 min drive  |            |
| Airport        | Windsor International<br>Detroit Metro Wayne County   |            |
|                | 43 min drive<br>47 min drive  |            |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

Walk Score ®

Walker's Paradise (97)

## Tenants

| Tenant Name         | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------|-------|-------------|-----------|-----------|------------|
| Arrow Strategies    | 1     | 1,800       | 3         | Sep 2023  | -          |
| Mathnasium          | Unkwn | 1,500       | -         | Apr 2021  | -          |
| Skyward Real Estate | 1     | 1,200       | 15        | Feb 2019  | -          |

Showing 3 of 3 Tenants

## Contacts

| Type            | Name                       | Location             | Phone          |
|-----------------|----------------------------|----------------------|----------------|
| Recorded Owner  | Madrid Building Llc        | Troy, MI 48084       | -              |
| True Owner      | Atesian Properties         | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966 |                      |                |
| Primary Leasing | Atesian Properties         | Birmingham, MI 48009 | (248) 362-2870 |
| Contacts        | Ara Atesian (248) 709-8966 |                      |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026



## 600 S Washington Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                |                                 |
|----------------|---------------------------------|
| GLA (% Leased) | 15,983 SF (90.0%)               |
| Built          | 1965                            |
| Tenancy        | Multiple                        |
| Available      | 689 - 1,593 SF                  |
| Max Contiguous | 904 SF                          |
| Asking Rent    | \$20.00 SF/Year/MG              |
| Frontage       | 122' on S. Washington Ave       |
| Frontage       | 129' on W. 6th St               |
| Parking Spaces | 0.31/1,000 SF; 5 Surface Spaces |



### Property Details

|              |                     |        |               |
|--------------|---------------------|--------|---------------|
| Land Area    | 0.34 AC (14,810 SF) | Zoning | CBD           |
| Building FAR | 1.08                | Parcel | 25-21-282-002 |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 2        | % Leased         | 90.0%           |
| Smallest Space   | 689 SF   | Asking Rent      | \$20.00 SF/Year |
| Max Contiguous   | 904 SF   | Service Type     | Modified Gross  |
| Vacant           | 1,593 SF | Office Available | 1,593 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term   |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|--------|
| P 2   | 200   | Office | Direct | 904          | 904              | 904                 | \$20.00 MG   | Vacant    | 1 Year |
| P 2   | 210   | Office | Direct | 689          | 689              | 689                 | \$20.00 MG   | Vacant    | 1 Year |

### Amenities

- Bus Line
- Signage

### Transportation

|                 |  |              |
|-----------------|--|--------------|
| Parking Details | 0.31/1,000 SF; 5 Surface Spaces  |              |
| Traffic Volume  | 2,111 on S Washington Ave (2024); 2,119 on S Lafayette Ave (2024); 1,697 on S Washington Ave (2025); 723 on S Lafayette Ave (2024); 719 on S Lafayette Ave (2025); 729 on S Lafayette Ave (2023); 3,212 on W 7th St (2024); 3,202 on W 7th St (2023); 3,167 on W 7th St (2025); 3,310 on W 7th St (2021) |              |
| Frontage        | 123' on Washington Ave; 122' on S. Washington Ave; 129' on W. 6th St   | 5 min walk   |
| Commuter Rail   |  | 12 min drive |
| Airport         | Windsor International  | 42 min drive |
|                 | Detroit Metro Wayne County   | 47 min drive |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

Walk Score ®

Walker's Paradise (97)

## Tenants

| Tenant Name               | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------|-------|-------------|-----------|-----------|------------|
| Acre Management           | 1     | 500         | -         | Sep 2022  | -          |
| Five 15 Media Mojo & More | 1     | 500         | 4         | Oct 2024  | -          |
| Jun Pino Photographer     | 2     | 500         | 2         | Aug 2013  | -          |
| Pronto                    | 1     | 500         | 100       | Jan 2022  | -          |
| Thomison Corp             | 2     | 500         | -         | Oct 2025  | -          |

Showing 5 of 10 Tenants

## Contacts

| Type            | Name                           | Location                       | Phone          |
|-----------------|--------------------------------|--------------------------------|----------------|
| Recorded Owner  | 600 Washington Llc             | Grosse Pointe Shores, MI 48236 | -              |
| True Owner      | Gregory Cooksey                | Detroit, MI 48236              | (313) 378-1466 |
| Contacts        | Gregory Cooksey (313) 378-1466 |                                |                |
| Primary Leasing | CG Emerson Real Estate Group   | Royal Oak, MI 48067            | (248) 770-5533 |
| Contacts        | Evan Kass (248) 770-5533       |                                |                |

## Property Notes

Premier offices located above Pronto restaurant on Washington st in downtown Royal Oak. Walking distance to restaurants and shops. 1 minute from 696 expressway.



# Downtown Royal Oak for Lease\_February 2026

17

## 202 E 3rd St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                 |                                  |
|-----------------|----------------------------------|
| GLA (% Leased)  | 12,000 SF (34.2%)                |
| Built/Renovated | 1928/2008                        |
| Tenancy         | Multiple                         |
| Available       | 2,000 - 7,900 SF                 |
| Max Contiguous  | 5,900 SF                         |
| Asking Rent     | \$20.00 - 28.00 SF/Year/NNN      |
| Frontage        | 104' on 3rd St                   |
| Frontage        | 89' on Williams St               |
| Parking Spaces  | 0.83/1,000 SF; 10 Surface Spaces |



### Property Details

|              |                     |        |               |
|--------------|---------------------|--------|---------------|
| Land Area    | 0.44 AC (19,166 SF) | Zoning | BL            |
| Building FAR | 0.63                | Parcel | 25-22-106-007 |

### For Lease Summary

|                  |          |                  |                         |
|------------------|----------|------------------|-------------------------|
| Number of Spaces | 2        | % Leased         | 34.2%                   |
| Smallest Space   | 2,000 SF | Asking Rent      | \$20.00 - 28.00 SF/Year |
| Max Contiguous   | 5,900 SF | Service Type     | Triple Net              |
| Vacant           | 7,900 SF | Retail Available | 7,900 SF                |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available  | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|---------------|------------------|---------------------|--------------|-----------|------------|
| E LL  | -     | Retail | Direct | 2,000         | 2,000            | 2,000               | \$20.00 NNN  | Vacant    | Negotiable |
| P 1   | -     | Retail | Direct | 2,112 - 5,900 | 5,900            | 5,900               | \$28.00 NNN  | Vacant    | Negotiable |

### Amenities

- Corner Lot
- Restaurant
- Signage

### Transportation

|                 |   |              |
|-----------------|---|--------------|
| Parking Details | 0.83/1,000 SF; 10 Surface Spaces  |              |
| Traffic Volume  | 1,966 on E 4th St (2025); 1,829 on E 4th St (2020); 4,052 on Williams St (2024); 5,653 on E 4th St (2020); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 3,595 on Williams St (2025); 2,131 on E 3rd St (2025); 6,240 on E 4th St (2025); 15,133 on W 3rd St (2025) |              |
| Frontage        | 104' on 3rd St; 89' on Williams St  | 7 min walk   |
| Commuter Rail   |   | 13 min drive |
| Airport         | Windsor International   | 43 min drive |
|                 | Detroit Metro Wayne County  | 48 min drive |
| Walk Score ®    | Walker's Paradise (97)  |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name               | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------|-------|-------------|-----------|-----------|------------|
| Lockhart's BBQ            | 1     | 6,151       | 30        | Jun 2010  | -          |
| Custom Home Health, Inc   | 2     | 6,061       | 20        | Jun 2013  | -          |
| Martec Group Southfield   | 1     | 500         | -         | Sep 2022  | -          |
| Shannon Investment Co LLC | Unkwn | -           | 3         | Jul 2016  | -          |

Showing 4 of 4 Tenants

## Contacts

| Type            | Name                            | Location                   | Phone          |
|-----------------|---------------------------------|----------------------------|----------------|
| Recorded Owner  | Shannon Investment Co           | Royal Oak, MI 48067        | -              |
| True Owner      | Foley Kevin                     | South Lyon, MI 48178       | (248) 437-5977 |
| Contacts        | Kevin Foley (248) 496-7216      |                            |                |
| Primary Leasing | Keystone Commercial Real Estate | Farmington Hills, MI 48334 | (248) 356-8000 |
| Contacts        | Kathleen Garmo (248) 420-1361   |                            |                |

## Property Notes

Beautifully renovated 2nd floor office/loft space available. Located in downtown Royal Oak, over street level restaurant with on-site parking. Building signage available. Property is AKA: 303 S. Williams Street.



# Downtown Royal Oak for Lease\_February 2026

18

## 404-406 E Fourth St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |   |
|----------------|---|
| RBA (% Leased) | 9,810 SF (100%)   |
| Built          | 1950  |
| Stories        | 2   |
| Elevators      | None  |
| Typical Floor  | 4,244 SF  |
| Tenancy        | Multiple  |
| Available      | 4,244 SF  |
| Max Contiguous | 4,244 SF  |
| Asking Rent    | \$14.93 SF/Year/MG  |
| Parking Spaces | 0.61/1,000 SF; 6 Surface Spaces; Covered Spaces Available |



### Property Details

|                |                    |        |               |
|----------------|--------------------|--------|---------------|
| Land Area      | 0.18 AC (7,841 SF) | Zoning | office/retail |
| Building FAR   | 1.25               | Parcel | 25-22-110-004 |
| Owner Occupied | No                 |        |               |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 100%            |
| Smallest Space   | 4,244 SF | Asking Rent      | \$14.93 SF/Year |
| Max Contiguous   | 4,244 SF | Service Type     | Modified Gross  |
| Vacant           | 4,244 SF | Office Available | 4,244 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term          |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|---------------|
| P 1   | 404   | Office | Sublet | 4,244        | 4,244            | 4,244               | \$14.93 MG   | Vacant    | Thru Dec 2026 |

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Smoke Detector
- Smoke Detector

### Transportation

|                 |  |
|-----------------|--|
| Parking Details | 0.61/1,000 SF; 6 Surface Spaces; Covered Spaces Available  |
| Traffic Volume  | 6,240 on E 4th St (2025); 5,653 on E 4th St (2020); 2,131 on E 3rd St (2025); 1,829 on E 4th St (2020); 1,966 on E 4th St (2025); 562 on E 6th St (2024); 577 on E 6th St (2021); 554 on E 6th St (2025); 1,502 on Williams St (2020); 1,480 on Williams St (2024) |
| Commuter Rail   | 8 min walk<br>14 min drive   |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

|              |                            |              |
|--------------|----------------------------|--------------|
| Airport      | Windsor International      | 42 min drive |
|              | Detroit Metro Wayne County | 46 min drive |
| Walk Score ® | Walker's Paradise (97)     |              |

## Tenants

| Tenant Name        | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------|-------|-------------|-----------|-----------|------------|
| Zeoli              | 1     | 4,250       | -         | Jan 2024  | Jan 2027   |
| Thrivent Financial | Unkwn | 2,000       | 2         | Jul 2016  | -          |
| D & S Management   | 1     | 500         | 2         | Nov 2012  | -          |
| Lakefront Studios  | 2     | 500         | -         | Jan 2019  | -          |
| Apyelent Strands   | Unkwn | -           | 1         | Sep 2017  | -          |

Showing 5 of 13 Tenants

## Contacts

| Type           | Name                           | Location                       | Phone          |
|----------------|--------------------------------|--------------------------------|----------------|
| Recorded Owner | Five Mile Group LLC            | Grosse Pointe Shores, MI 48236 | (313) 882-2510 |
| True Owner     | Gregory Cooksey                | Detroit, MI 48236              | (313) 378-1466 |
| Contacts       | Gregory Cooksey (313) 378-1466 |                                |                |

## Property Notes

Very unique mixed use building for sale on Fourth Street in downtown Royal Oak. Nicely renovated office space on the 2nd floor. Very unique retail or office on the 1st floor with antique bar & kitchen. Many potential uses, walking distance to everything downtown Royal Oak has to offer. Small private lot located adjacent to the building.



# Downtown Royal Oak for Lease\_February 2026

19

## 402-408 S Lafayette Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                 |                                  |
|-----------------|----------------------------------|
| RBA (% Leased)  | 10,834 SF (100%)                 |
| Built/Renovated | 1956/2014                        |
| Stories         | 1                                |
| Typical Floor   | 10,834 SF                        |
| Tenancy         | Multiple                         |
| Available       | 2,708 SF                         |
| Max Contiguous  | 2,708 SF                         |
| Asking Rent     | \$30.00 SF/Year/NNN              |
| Parking Spaces  | 1.10/1,000 SF; 12 Surface Spaces |



### Property Details

|                |                     |        |               |
|----------------|---------------------|--------|---------------|
| Land Area      | 0.43 AC (18,731 SF) | Zoning | BI            |
| Building FAR   | 0.58                | Parcel | 25-21-235-005 |
| Owner Occupied | No                  |        |               |

### For Lease Summary

|                  |          |                         |                 |
|------------------|----------|-------------------------|-----------------|
| Number of Spaces | 1        | % Leased                | 100%            |
| Smallest Space   | 2,708 SF | Asking Rent             | \$30.00 SF/Year |
| Max Contiguous   | 2,708 SF | Service Type            | Triple Net      |
| Vacant           | 0 SF     | Office/Retail Available | 2,708 SF        |

### Available Spaces

| Floor | Suite | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term         |
|-------|-------|---------------|--------|--------------|------------------|---------------------|--------------|-----------|--------------|
| P 1   | 408   | Office/Retail | Direct | 2,708        | 2,708            | 2,708               | \$30.00 NNN  | 30 Days   | 1 - 10 Years |

### Amenities

- Signage

### Transportation

|                 |   |              |
|-----------------|---|--------------|
| Parking Details | 1.10/1,000 SF; 12 Surface Spaces  |              |
| Traffic Volume  | 4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 4,747 on S West St (2020); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 5,022 on S West St (2025); 352 on S West St (2024); 5,189 on S Washington Ave (2025); 350 on S West St (2025); 354 on S West St (2023) |              |
| Commuter Rail   |   | 3 min walk   |
|                 |   | 12 min drive |
| Airport         | Windsor International   | 43 min drive |
|                 | Detroit Metro Wayne County  | 48 min drive |
| Walk Score ®    | Walker's Paradise (97)  |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name                                 | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|-------|-------------|-----------|-----------|------------|
| Colonial Life                               | 1     | 3,940       | 26        | Feb 2023  | -          |
| The Office Coffee Shop                      | 1     | 2,708       | 6         | Aug 2020  | -          |
| Unum Group                                  | 1     | 1,300       | 3         | Oct 2023  | -          |
| Sine & Monaghan Realtors Real Living Llc Ro | 1     | 500         | -         | Feb 2024  | -          |
| Lafayette Investors                         | 1     | -           | 2         | Jul 2016  | -          |

Showing 5 of 5 Tenants

## Contacts

| Type            | Name  | Location               | Phone          |
|-----------------|---|------------------------|----------------|
| Recorded Owner  | Lafayette Ro Llc                                      | Birmingham, MI 48009   | (248) 647-8590 |
| True Owner      | E & A Property Management Llc                         | Bham, MI 48009         | (248) 647-8590 |
| Contacts        | Earl Ishbia (248) 647-8590                            |                        |                |
| Primary Leasing | Team CORE, LLC  | Auburn Hills, MI 48326 | (248) 710-8000 |
| Contacts        | Kevin Tamer (734) 624-3729, Sam McLean (248) 935-7237 |                        |                |

## Property Notes

- Onsite parking
- Located in Downtown Royal Oak, a walkable CBD



# Downtown Royal Oak for Lease\_February 2026

20

**117-123 S Main St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

|                |  |
|----------------|--|
| RBA (% Leased) | 18,364 SF (77.0%)                                  |
| Built          | 1925   |
| Stories        | 2  |
| Elevators      | 1 passenger  |
| Typical Floor  | 9,182 SF   |
| Tenancy        | Multiple   |
| Available      | 541 - 4,224 SF                                     |
| Max Contiguous | 1,833 SF   |
| Asking Rent    | \$11.57 - 16.00 SF/Year/+ELEC                      |
| Parking Spaces | Surface Spaces Available; Covered Spaces Available |



## Property Details

|              |                     |                |               |
|--------------|---------------------|----------------|---------------|
| Land Area    | 0.62 AC (27,007 SF) | Owner Occupied | No            |
| Building FAR | 0.68                | Zoning         | CBD           |
| Slab to Slab | 10'                 | Parcel         | 15-15-277-016 |

## For Lease Summary

|                  |          |                         |                         |
|------------------|----------|-------------------------|-------------------------|
| Number of Spaces | 4        | % Leased                | 77.0%                   |
| Smallest Space   | 541 SF   | Asking Rent             | \$11.57 - 16.00 SF/Year |
| Max Contiguous   | 1,833 SF | Service Type            | Plus Electric           |
| Total Available  | 4,224 SF | Office Available        | 918 SF                  |
| Vacant           | 4,224 SF | Office/Retail Available | 3,306 SF                |

## Available Spaces

| Floor | Suite | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year  | Occupancy | Term       |
|-------|-------|---------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P LL  | 100   | Office/Retail | Direct | 1,833        | 1,833            | 1,833               | \$12.11 +ELEC | Vacant    | Negotiable |
| P LL  | 110   | Office/Retail | Direct | 932          | 932              | 932                 | \$11.57 +ELEC | Vacant    | Negotiable |
| P LL  | 130   | Office/Retail | Direct | 541          | 541              | 541                 | \$12.19 +ELEC | Vacant    | Negotiable |
| P 2   | 270   | Office        | Direct | 918          | 918              | 918                 | \$16.00 +ELEC | Vacant    | Negotiable |

## Amenities

- Bus Line
- Signage

## Transportation

|                 |  |
|-----------------|--|
| Parking Details | Surface Spaces Available; Covered Spaces Available   |
| Traffic Volume  | 20,353 on W 2nd St (2025); 16,695 on Williams St (2025); 7,686 on S Main St (2023); 15,133 on W 3rd St (2025); 19,702 on E University Ave (2025); 3,595 on Williams St (2025); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 4,052 on Williams St (2024); 17,511 on Center St (2025) |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

|              |                            |              |
|--------------|----------------------------|--------------|
| Airport      | Detroit City               | 18 min drive |
|              | Detroit Metro Wayne County | 33 min drive |
| Walk Score ® | Walker's Paradise (97)     |              |

## Tenants

| Tenant Name                   | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------------|-------|-------------|-----------|-----------|------------|
| Primary Aim, LLC              | 1     | 3,150       | -         | Jul 2025  | -          |
| Wavelock Advanced Technology  | 2     | 2,710       | 7         | Nov 2019  | -          |
| Care Solutions Group          | 2     | 2,172       | 4         | Nov 2021  | -          |
| Priority Case Management, LLC | 2     | 1,290       | -         | Oct 2023  | -          |
| Dr. Lombardo and Dr. Pohl     | 2     | 1,000       | 6         | Nov 2000  | -          |

Showing 5 of 9 Tenants

## Contacts

| Type            | Name  | Location                  | Phone          |
|-----------------|---|---------------------------|----------------|
| Recorded Owner  | MD McKenna, LLC   | West Bloomfield, MI 48323 | (248) 855-8584 |
| True Owner      | MD McKenna, LLC   | West Bloomfield, MI 48323 | (248) 855-8584 |
| Contacts        | Michael McKenna (248) 855-8584                          |                           |                |
| Primary Leasing | Signature Associates                                    | Southfield, MI 48076      | (248) 948-9000 |
| Contacts        | Dan Morrow (248) 891-3553, Joseph Banyai (248) 515-2152 |                           |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026



## 300-304 S Main St

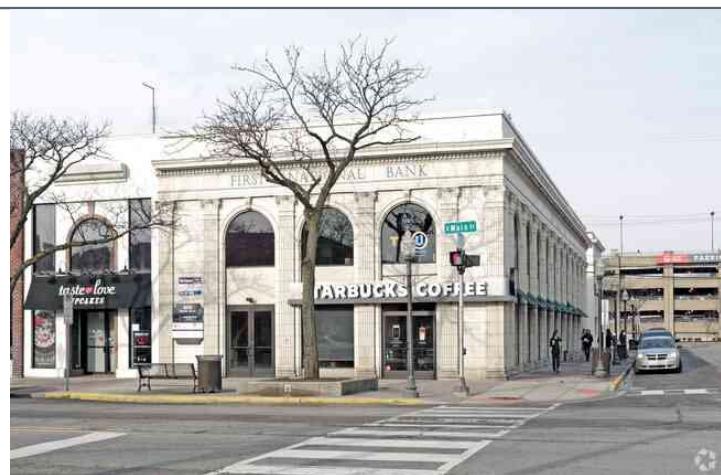
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                |                               |
|----------------|-------------------------------|
| RBA (% Leased) | 19,780 SF (70.5%)             |
| Built          | 1927                          |
| Stories        | 2                             |
| Elevators      | None                          |
| Typical Floor  | 9,890 SF                      |
| Tenancy        | Multiple                      |
| Available      | 2,302 - 5,842 SF              |
| Max Contiguous | 3,540 SF                      |
| Asking Rent    | \$12.50 - 23.00 SF/Year/+UTIL |
| Parking Spaces | Surface Spaces Available      |



### Property Details

|              |                     |                |               |
|--------------|---------------------|----------------|---------------|
| Land Area    | 0.23 AC (10,019 SF) | Owner Occupied | No            |
| Building FAR | 1.97                | Zoning         | BL            |
| Slab to Slab | 10'                 | Parcel         | 15-14-103-011 |

### For Lease Summary

|                  |           |                  |                         |
|------------------|-----------|------------------|-------------------------|
| Number of Spaces | 2         | % Leased         | 70.5%                   |
| Smallest Space   | 2,302 SF  | Asking Rent      | \$12.50 - 23.00 SF/Year |
| Max Contiguous   | 3,540 SF  | Service Type     | Plus Utilities          |
| Vacant           | 19,780 SF | Office Available | 5,842 SF                |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year  | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1   | 100   | Office | Direct | 3,540        | 3,540            | 3,540               | \$12.50 +UTIL | Vacant    | Negotiable |
| P 1   | 201   | Office | Direct | 2,302        | 2,302            | 2,302               | \$23.00 +UTIL | Vacant    | Negotiable |

### Amenities

- Bus Line
- Signage

### Transportation

|                 |   |
|-----------------|---|
| Parking Details | Surface Spaces Available  |
| Traffic Volume  | 15,133 on W 3rd St (2025); 3,020 on W 3rd St (2024); 2,981 on W 3rd St (2025); 3,595 on Williams St (2025); 4,556 on S Main St (2024); 4,501 on Williams St (2023); 4,052 on Williams St (2024); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 5,875 on W 4th St (2025) |
| Airport         | Detroit City 22 min drive<br>Detroit Metro Wayne County 41 min drive  |
| Walk Score ®    | Walker's Paradise (98)  |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name              | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------|-------|-------------|-----------|-----------|------------|
| TRU Design and Marketing | 1-2   | 4,565       | -         | Aug 2015  | -          |
| Starbucks                | 1     | 3,866       | 16        | Oct 2009  | -          |
| Ameristar Management     | 2     | 2,778       | 19        | Sep 2016  | -          |
| freshii                  | 1     | 2,166       | 9         | Oct 2017  | -          |
| Thriveworks              | 1     | 1,025       | 6         | Mar 2021  | Apr 2026   |

Showing 5 of 36 Tenants

## Contacts

| Type            | Name  | Location            | Phone          |
|-----------------|---|---------------------|----------------|
| Recorded Owner  | Royal Oak LLC   | Royal Oak, MI 48067 | -              |
| True Owner      | Bright Ideas Enrichment Center                            | Royal Oak, MI 48067 | (248) 541-0374 |
| Contacts        | Jim Smith (248) 541-0374                                  |                     |                |
| Primary Leasing | Colliers  | Royal Oak, MI 48067 | (248) 540-1000 |
| Contacts        | Peter Kepic (248) 760-8860, Steven Badgero (248) 408-5892 |                     |                |
| Sales           | Colliers  | Royal Oak, MI 48067 | (248) 540-1000 |
| Contacts        | Steven Badgero (248) 408-5892, Peter Kepic (248) 760-8860 |                     |                |

## Property Notes

Excellent Retail Exposure in Downtown Royal Oak

S. Main Street / 3rd Street Location

Adjacent to Starbucks



# Downtown Royal Oak for Lease\_February 2026

22

**308 S Main St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

## Property Summary

|                |                     |
|----------------|---------------------|
| GLA (% Leased) | 7,500 SF (54.7%)    |
| Built          | 1970                |
| Tenancy        | Multiple            |
| Available      | 3,400 SF            |
| Max Contiguous | 3,400 SF            |
| Asking Rent    | \$23.00 SF/Year/NNN |
| Frontage       | 13' on Main St      |



## Property Details

|              |                    |        |                  |
|--------------|--------------------|--------|------------------|
| Land Area    | 0.16 AC (6,970 SF) | Zoning | Central Business |
| Building FAR | 1.08               | Parcel | 25-21-234-009    |

## For Lease Summary

|                  |          |                         |                 |
|------------------|----------|-------------------------|-----------------|
| Number of Spaces | 1        | % Leased                | 54.7%           |
| Smallest Space   | 3,400 SF | Asking Rent             | \$23.00 SF/Year |
| Max Contiguous   | 3,400 SF | Service Type            | Triple Net      |
| Vacant           | 3,400 SF | Office/Retail Available | 3,400 SF        |

## Available Spaces

| Floor | Suite | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term         |
|-------|-------|---------------|--------|--------------|------------------|---------------------|--------------|-----------|--------------|
| E 2   | -     | Office/Retail | Direct | 3,400        | 3,400            | 3,400               | \$23.00 NNN  | Vacant    | 1 - 10 Years |

## Amenities

- Signage

## Transportation

|                |   |
|----------------|---|
| Traffic Volume | 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 15,133 on W 3rd St (2025); 3,595 on Williams St (2025); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 4,052 on Williams St (2024); 5,875 on W 4th St (2025) |
| Frontage       | 13' on Main St  |
| Commuter Rail  | 4 min walk  |
| Airport        | 13 min drive  |
|                | 42 min drive  |
|                | 47 min drive  |
| Walk Score ®   | Walker's Paradise (98)  |

## Tenants

| Tenant Name   | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------|-------|-------------|-----------|-----------|------------|
| Condato Tacos | 1     | 3,200       | -         | Jan 2019  | -          |



# Downtown Royal Oak for Lease\_February 2026

## Tenants (Continued)

| Tenant Name   | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------|-------|-------------|-----------|-----------|------------|
| Condado Tacos | 1     | 500         | -         | Oct 2021  | -          |
| Shibumi       | Unkwn | -           | 9         | Jul 2017  | -          |

Showing 3 of 3 Tenants

## Contacts

| Type            | Name   | Location                   | Phone          |
|-----------------|--|----------------------------|----------------|
| Recorded Owner  | Wind River Properties, LLC                             | -                          | -              |
| True Owner      | Wind River Construction                                | Lawton, OK 73501           | (580) 536-2622 |
| Primary Leasing | Newmark  | Bloomfield Hills, MI 48304 | (248) 350-9500 |
| Contacts        | Mike Valant (248) 885-1395, JP Champine (313) 622-3634 |                            |                |

## Property Notes

Rare Royal Oak Restaurant Opportunity with Class C Liquor License Available

Well Established Premier Restaurant Location in the Heart of Downtown Royal Oak

Located Between 3rd & 4th Street, In Line with Tom's Oyster Bar, Monteray's, Starbucks Coffee, & Metals & Time

2 Story Building With Many Amenities Including: elevator, Hardwood Flooring, Ceramic Tile & Much

More



# Downtown Royal Oak for Lease\_February 2026

23

**311-313 S Main St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

## Property Summary

|                |                                 |
|----------------|---------------------------------|
| GLA (% Leased) | 4,620 SF (50.2%)                |
| Built          | 1900                            |
| Tenancy        | Multiple                        |
| Available      | 2,300 SF                        |
| Max Contiguous | 2,300 SF                        |
| Asking Rent    | \$25.00 SF/Year/NNN             |
| Frontage       | 36' on Main St                  |
| Parking Spaces | 1.08/1,000 SF; 4 Surface Spaces |



## Property Details

|              |                    |        |               |
|--------------|--------------------|--------|---------------|
| Land Area    | 0.11 AC (4,792 SF) | Zoning | Commercial    |
| Building FAR | 0.96               | Parcel | 25-22-105-003 |

## For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 50.2%           |
| Smallest Space   | 2,300 SF | Asking Rent      | \$25.00 SF/Year |
| Max Contiguous   | 2,300 SF | Service Type     | Triple Net      |
| Vacant           | 2,300 SF | Retail Available | 2,300 SF        |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term         |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|--------------|
| P 1   | 313   | Retail | Direct | 2,300        | 2,300            | 2,300               | \$25.00 NNN  | Vacant    | 2 - 10 Years |

## Amenities

|                    |                    |                    |            |
|--------------------|--------------------|--------------------|------------|
| • Air Conditioning | • Air Conditioning | • Air Conditioning | • Bus Line |
| • Signage          |                    |                    |            |

## Transportation

|                 |   |
|-----------------|---|
| Parking Details | 1.08/1,000 SF; 4 Surface Spaces   |
| Traffic Volume  | 3,595 on Williams St (2025); 4,556 on S Main St (2024); 4,501 on Williams St (2023); 4,052 on Williams St (2024); 1,829 on E 4th St (2020); 1,966 on E 4th St (2025); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 15,133 on W 3rd St (2025); 2,981 on W 3rd St (2025) |
| Frontage        | 36' on Main St  |
| Airport         | Windsor International   |
|                 | 43 min drive  |
|                 | Detroit Metro Wayne County  |
| Walk Score ®    | 48 min drive  |
|                 | Walker's Paradise (98)  |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name  | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------|-------|-------------|-----------|-----------|------------|
| Staymobile   | 1     | 2,300       | -         | Jun 2018  | -          |
| FedEx Office | 1     | 500         | 9         | May 2010  | -          |

Showing 2 of 2 Tenants

## Contacts

| Type            | Name  | Location                   | Phone          |
|-----------------|---|----------------------------|----------------|
| Recorded Owner  | Elkus Enterprises   | Farmington Hills, MI 48334 | (248) 865-9960 |
| True Owner      | Elkus Enterprises   | Farmington Hills, MI 48334 | (248) 865-9960 |
| Contacts        | David Elkus (248) 865-9960                                |                            |                |
| Primary Leasing | CBRE  | Southfield, MI 48075       | (248) 353-5400 |
| Contacts        | Gordon Denha (586) 464-7615, Matt Croswell (248) 207-3128 |                            |                |

## Property Notes

This downtown Royal Oak retail property is in the heart of Royal Oak's boutique, restaurants, cafes & bars. Royal Oak continues to reinvent itself with new stores and restaurants as well as new significant amount of high rise residential.

This unique location stands in front of a city parking lot to provide parking for your customers. It is ideal for a restaurant, boutique, hair salon or coffee shop.

Prime retail space available for lease in the heart of Downtown Royal Oak.

2,300 SF space with Main Street frontage.

Great opportunity for retail, restaurant or office.

Contact Rem Murray or Howard Schwartz for further information

Located in a desired location of Royal Oak, on the SEC of 4th St. & Washington Ave.



# Downtown Royal Oak for Lease\_February 2026

24

## 505 S Main St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                |   |
|----------------|---|
| GLA (% Leased) | 14,312 SF (44.8%)   |
| Built          | 2020  |
| Tenancy        | Multiple  |
| Available      | 3,912 - 7,902 SF  |
| Max Contiguous | 3,990 SF  |
| Asking Rent    | \$28.00 SF/Year/NNN   |
| Frontage       | 111' on 5th St  |
| Frontage       | 58' on Main St  |
| Parking Spaces | 0.83/1,000 SF; 12 Surface Spaces;<br>Covered Spaces Available |



### Property Details

|              |                     |        |                         |
|--------------|---------------------|--------|-------------------------|
| Land Area    | 0.45 AC (19,602 SF) | Zoning | BL                      |
| Building FAR | 0.73                | Parcel | 25-22-151-001 (+1 more) |

### For Lease Summary

|                  |          |                          |                 |
|------------------|----------|--------------------------|-----------------|
| Number of Spaces | 2        | % Leased                 | 44.8%           |
| Smallest Space   | 3,912 SF | Asking Rent              | \$28.00 SF/Year |
| Max Contiguous   | 3,990 SF | Service Type             | Triple Net      |
| Total Available  | 7,902 SF | Retail Available         | 3,990 SF        |
| Vacant           | 7,902 SF | Office/Medical Available | 3,912 SF        |

### Available Spaces

| Floor | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|----------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 2   | -     | Retail         | Direct | 3,990        | 3,990            | 3,990               | \$28.00 NNN  | Vacant    | Negotiable |
| P 2   | -     | Office/Medical | Direct | 3,912        | 3,912            | 3,912               | Withheld     | Vacant    | Negotiable |

### Amenities

- Bus Line
- Signage

### Transportation

|                 |  |  |              |
|-----------------|--|--|--------------|
| Parking Details | 0.83/1,000 SF; 12 Surface Spaces; Covered Spaces Available   |  |              |
| Traffic Volume  | 1,473 on Williams St (2025); 1,712 on Williams St (2024); 1,759 on Williams St (2019); 1,480 on Williams St (2024); 1,502 on Williams St (2020); 1,946 on E 6th St (2024); 1,911 on E 6th St (2023); 2,030 on E 6th St (2021); 1,892 on E 6th St (2025); 2,039 on S Center St (2025) |  |              |
| Frontage        | 111' on 5th St; 58' on Main St   |  |              |
| Airport         | Detroit City   |  | 23 min drive |
|                 | Detroit Metro Wayne County   |  | 43 min drive |
| Walk Score ®    | Walker's Paradise (98)   |  |              |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name      | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------|-------|-------------|-----------|-----------|------------|
| Gorman Law Group | 1     | -           | 4         | Jul 2016  | -          |
| Nada & Co LLC    | 1     | -           | -         | Jan 2019  | -          |

Showing 2 of 2 Tenants

## Contacts

| Type            | Name   | Location                  | Phone          |
|-----------------|--|---------------------------|----------------|
| Recorded Owner  | Main & Fifth Ventures LLC                                  | West Bloomfield, MI 48322 | -              |
| True Owner      | Bacall Group   | West Bloomfield, MI 48322 | (248) 847-3565 |
| Contacts        | Eddie Bacall (248) 867-1884                                |                           |                |
| Primary Leasing | Bacall Group   | West Bloomfield, MI 48322 | (248) 847-3565 |
| Contacts        | Dominic Bacall (248) 953-9939, Eddie Bacall (248) 867-1884 |                           |                |

## Property Notes

Building can be used for Multi-Family, Office & Retail



# Downtown Royal Oak for Lease\_February 2026



## 501 S Washington Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                |                          |
|----------------|--------------------------|
| GLA (% Leased) | 6,930 SF (100%)          |
| Built          | 1960                     |
| Tenancy        | Multiple                 |
| Available      | 3,465 SF                 |
| Max Contiguous | 3,465 SF                 |
| Asking Rent    | \$12.00 SF/Year/NNN      |
| Frontage       | 60' on S Washington St   |
| Frontage       | 74' on W 5th Ave         |
| Parking Spaces | Surface Spaces Available |



### Property Details

|              |                    |        |               |
|--------------|--------------------|--------|---------------|
| Land Area    | 0.16 AC (6,970 SF) | Zoning | CBD           |
| Building FAR | 0.99               | Parcel | 25-21-278-001 |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 100%            |
| Smallest Space   | 3,465 SF | Asking Rent      | \$12.00 SF/Year |
| Max Contiguous   | 3,465 SF | Service Type     | Triple Net      |
| Vacant           | 0 SF     | Retail Available | 3,465 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| E 1   | -     | Retail | Direct | 3,465        | 3,465            | 3,465               | \$12.00 NNN  | 30 Days   | Negotiable |

### Amenities

No Data Available

### Transportation

|                 |   |
|-----------------|---|
| Parking Details | Surface Spaces Available  |
| Traffic Volume  | 1,483 on S Center St (2023); 1,469 on S Center St (2025); 1,474 on S Center St (2024); 11,286 on W 5th St (2025); 1,215 on W 5th St (2024); 1,176 on W 5th St (2025); 2,111 on S Washington Ave (2024); 2,119 on S Lafayette Ave (2024); 1,697 on S Washington Ave (2025); 644 on W 6th St (2023) |
| Frontage        | 60' on S Washington St; 74' on W 5th Ave; 55' on Washington Ave   |
| Airport         | Windsor International 42 min drive<br>Detroit Metro Wayne County 47 min drive   |
| Walk Score ®    | Walker's Paradise (97)  |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name      | Floor   | SF Occupied | Employees | Move Date | Expiration |
|------------------|---------|-------------|-----------|-----------|------------|
| L'esprit Academy | BSMT, 1 | 6,930       | 20        | Jul 2012  | -          |

Showing 1 of 1 Tenants

## Contacts

| Type            | Name                            | Location                   | Phone          |
|-----------------|---------------------------------|----------------------------|----------------|
| Recorded Owner  | Jsb Llc                         | Highland, MI 48357         | -              |
| True Owner      | JSB, LLC                        | Royal Oak, MI 48067        | -              |
| Primary Leasing | Landmark Commercial RE Services | Farmington Hills, MI 48334 | (248) 488-2620 |
| Contacts        | Anthony Vitale (313) 971-2108   |                            |                |
| Sales           | Landmark Commercial RE Services | Farmington Hills, MI 48334 | (248) 488-2620 |
| Contacts        | Anthony Vitale (313) 971-2108   |                            |                |

## Property Notes

Basement space to be leased along with ground level space.

Rent based on 3,465 sf. at \$18.00/ sf.

\* Located in the heart of downtown Royal Oak adjacent to new hotel development

\* Corner location with high exposure



# Downtown Royal Oak for Lease\_February 2026

26

## 415 S West St - The Findling Law Firm

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

|                 |  |
|-----------------|--|
| RBA (% Leased)  | 11,000 SF (74.0%)  |
| Built/Renovated | 1998/2023  |
| Stories         | 3  |
| Elevators       | 1 passenger  |
| Typical Floor   | 3,667 SF   |
| Tenancy         | Multiple   |
| Available       | 2,861 SF   |
| Max Contiguous  | 2,861 SF   |
| Asking Rent     | \$22.50 SF/Year/MG   |
| Parking Spaces  | 0.91/1,000 SF; Surface Spaces Available; 10 Covered Spaces @ \$65.00/month |



### Property Details

|                |                    |        |               |
|----------------|--------------------|--------|---------------|
| Land Area      | 0.19 AC (8,276 SF) | Zoning | BL            |
| Building FAR   | 1.33               | Parcel | 25-21-235-004 |
| Owner Occupied | No                 |        |               |

### For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | % Leased         | 74.0%           |
| Smallest Space   | 2,861 SF | Asking Rent      | \$22.50 SF/Year |
| Max Contiguous   | 2,861 SF | Service Type     | Modified Gross  |
| Vacant           | 2,861 SF | Office Available | 2,861 SF        |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term        |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|-------------|
| P 2   | 300   | Office | Direct | 2,861        | 2,861            | 2,861               | \$22.50 MG   | Vacant    | 2 - 5 Years |

### Amenities

|                    |                            |                            |                   |
|--------------------|----------------------------|----------------------------|-------------------|
| • Air Conditioning | • Air Conditioning         | • Air Conditioning         | • Central Heating |
| • DDA Compliant    | • Direct Elevator Exposure | • Drop Ceiling             | • Fully Carpeted  |
| • High Ceilings    | • Natural Light            | • Property Manager on Site | • Reception       |
| • Reception        | • Recessed Lighting        | • Security System          | • Security System |
| • Security System  | • Signage                  |                            |                   |

### Transportation

|                 |  |
|-----------------|--|
| Parking Details | 0.91/1,000 SF; Surface Spaces Available; 10 Covered Spaces @ \$65.00/month   |
| Traffic Volume  | 352 on S West St (2024); 354 on S West St (2023); 350 on S West St (2025); 541 on W 5th St (2025); 544 on W 5th St (2024); 4,747 on S West St (2020); 4,793 on 5th Ave (2024); 4,432 on 5th Ave (2020); 5,022 on S West St (2025); 4,663 on 5th Ave (2025) |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

|               |                            |              |
|---------------|----------------------------|--------------|
| Commuter Rail |                            | 4 min walk   |
|               |                            | 12 min drive |
| Airport       | Windsor International      | 43 min drive |
|               | Detroit Metro Wayne County | 48 min drive |
| Walk Score ®  | Walker's Paradise (97)     |              |

## Tenants

| Tenant Name                   | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------------|-------|-------------|-----------|-----------|------------|
| Dearborn Hts. Holding, LLC    | Unkwn | 3,000       | -         | Nov 2010  | -          |
| Flagstar Bank FSB             | 2     | 3,000       | -         | Jun 2010  | -          |
| I & G Land Co Llc             | Unkwn | 3,000       | -         | Dec 2013  | -          |
| West Chicago Enterprises, LLC | Unkwn | 3,000       | -         | Feb 2014  | -          |
| William J Liedel              | 1     | 2,400       | -         | Jul 2014  | -          |

Showing 5 of 15 Tenants

## Contacts

| Type            | Name   | Location                  | Phone          |
|-----------------|--|---------------------------|----------------|
| Recorded Owner  | David Findling                                       | Royal Oak, MI 48067       | (248) 399-9700 |
| True Owner      | David Findling                                       | Royal Oak, MI 48067       | (248) 399-9700 |
| Primary Leasing | Winston-Traitel Realty Inc                           | West Bloomfield, MI 48322 | (248) 624-7200 |
| Contacts        | Mark Lusky (248) 739-1060, Jeff Raitt (248) 444-2280 |                           |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

27

**150 W 2nd St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 76,288 SF (97.3%)                |
| Built          | 2018                             |
| Stories        | 4                                |
| Typical Floor  | 19,072 SF                        |
| Tenancy        | Multiple                         |
| Available      | 2,045 - 8,515 SF                 |
| Max Contiguous | 6,470 SF                         |
| Asking Rent    | Withheld                         |
| Parking Spaces | 0.99/1,000 SF; 76 Surface Spaces |



## Property Details

|                |                     |        |               |
|----------------|---------------------|--------|---------------|
| Land Area      | 0.61 AC (26,572 SF) | Zoning | BI            |
| Building FAR   | 2.87                | Parcel | 25-21-231-011 |
| Owner Occupied | No                  |        |               |

## For Lease Summary

|                  |           |                  |          |
|------------------|-----------|------------------|----------|
| Number of Spaces | 2         | % Leased         | 97.3%    |
| Smallest Space   | 2,045 SF  | Asking Rent      | Withheld |
| Max Contiguous   | 6,470 SF  | Office Available | 8,515 SF |
| Vacant           | 19,885 SF |                  |          |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term          |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|---------------|
| P 2   | 225   | Office | Direct | 2,045        | 2,045            | 2,045               | Withheld     | Vacant    | Negotiable    |
| P 3   | -     | Office | Sublet | 6,470        | 6,470            | 6,470               | Withheld     | Vacant    | Thru Jan 2029 |

## Amenities

|                     |                   |                         |                            |
|---------------------|-------------------|-------------------------|----------------------------|
| • 24 Hour Access    | • Balcony         | • Balcony               | • Balcony                  |
| • Bicycle Storage   | • Bicycle Storage | • Conferencing Facility | • Property Manager on Site |
| • Shower Facilities | • Signage         |                         |                            |

## Transportation

|                 |  |
|-----------------|--|
| Parking Details | 0.99/1,000 SF; 76 Surface Spaces   |
| Traffic Volume  | 3,570 on W 2nd St (2025); 17,511 on Center St (2025); 2,821 on S Center St (2024); 7,536 on S Main St (2025); 7,686 on S Main St (2023); 20,353 on W 2nd St (2025); 4,782 on S Washington Ave (2025); 19,702 on E University Ave (2025); 15,133 on W 3rd St (2025); 16,695 on Williams St (2025) |
| Walk Score ®    | Walker's Paradise (97)   |



# Downtown Royal Oak for Lease\_February 2026

## Tenants

| Tenant Name          | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------|-------|-------------|-----------|-----------|------------|
| Human8               | 3     | 19,072      | 111       | Aug 2018  | -          |
| Stout                | 4     | 18,572      | 123       | Aug 2018  | -          |
| The Trading Desk     | 3     | 1,200       | -         | Sep 2024  | -          |
| Brooks               | 4     | 500         | 3         | Feb 2024  | -          |
| Robert B Nathan PLLC | 2     | 500         | 2         | Dec 2018  | -          |

Showing 5 of 5 Tenants

## Contacts

| Type            | Name                         | Location            | Phone          |
|-----------------|------------------------------|---------------------|----------------|
| Recorded Owner  | Etkin Acquisition RO, LLC    | -                   | -              |
| True Owner      | Etkin Real Estate Solutions  | Royal Oak, MI 48067 | (248) 358-0800 |
| Primary Leasing | Etkin Real Estate Solutions  | Royal Oak, MI 48067 | (248) 358-0800 |
| Contacts        | Josh Suardini (312) 549-8509 |                     |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

28

## 401 S Lafayette Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

|                |  |
|----------------|--|
| GLA (% Leased) | 9,393 SF (9.0%)                                    |
| Built          | 1965   |
| Tenancy        | Multiple   |
| Available      | 3,544 - 8,544 SF                                   |
| Max Contiguous | 8,544 SF   |
| Asking Rent    | Withheld   |
| Frontage       | 47' on 4th St                                      |
| Frontage       | 83' on Lafayette Ave                               |
| Parking Spaces | Surface Spaces Available; Covered Spaces Available |



### Property Details

|              |                    |        |               |
|--------------|--------------------|--------|---------------|
| Land Area    | 0.15 AC (6,534 SF) | Zoning | CBD           |
| Building FAR | 1.44               | Parcel | 25-21-236-011 |

### For Lease Summary

|                  |          |                         |          |
|------------------|----------|-------------------------|----------|
| Number of Spaces | 2        | % Leased                | 9.0%     |
| Smallest Space   | 3,544 SF | Asking Rent             | Withheld |
| Max Contiguous   | 8,544 SF | Retail Available        | 5,000 SF |
| Total Available  | 8,544 SF | Office/Retail Available | 3,544 SF |
| Vacant           | 8,544 SF |                         |          |

### Available Spaces

| Floor | Suite | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|---------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| E 1   | -     | Retail        | Direct | 5,000        | 5,000            | 8,544               | Withheld     | Vacant    | Negotiable |
| E 2   | -     | Office/Retail | Direct | 3,544        | 3,544            | 8,544               | Withheld     | Vacant    | Negotiable |

### Amenities

- Bus Line
- Commuter Rail

### Transportation

|                 |   |
|-----------------|---|
| Parking Details | Surface Spaces Available; Covered Spaces Available  |
| Traffic Volume  | 4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 5,189 on S Washington Ave (2025); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 4,747 on S West St (2020); 11,286 on W 5th St (2025); 352 on S West St (2024); 350 on S West St (2025); 354 on S West St (2023) |
| Frontage        | 47' on 4th St; 83' on Lafayette Ave   |
| Commuter Rail   | 3 min walk<br>12 min drive  |



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

|              |                            |              |
|--------------|----------------------------|--------------|
| Airport      | Windsor International      | 43 min drive |
|              | Detroit Metro Wayne County | 47 min drive |
| Walk Score ® | Walker's Paradise (97)     |              |

## Tenants

| Tenant Name          | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------|-------|-------------|-----------|-----------|------------|
| Imaginate Restaurant | 1     | 500         | -         | Nov 2025  | -          |

Showing 1 of 1 Tenants

## Contacts

| Type            | Name                          | Location            | Phone          |
|-----------------|-------------------------------|---------------------|----------------|
| Recorded Owner  | 401 S. Lafayette, LLC         | Berkley, MI 48072   | (248) 629-9221 |
| True Owner      | AFB Investments               | Berkley, MI 48072   | (248) 629-9221 |
| Contacts        | Aaron Belen (248) 885-8589    |                     |                |
| Primary Leasing | AFB Investments LLC           | Royal Oak, MI 48073 | (248) 216-1112 |
| Contacts        | Aaron F. Belen (248) 496-4175 |                     |                |

## Property Notes

No Data Available



# Downtown Royal Oak for Lease\_February 2026

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## 360 N Main St - Main North

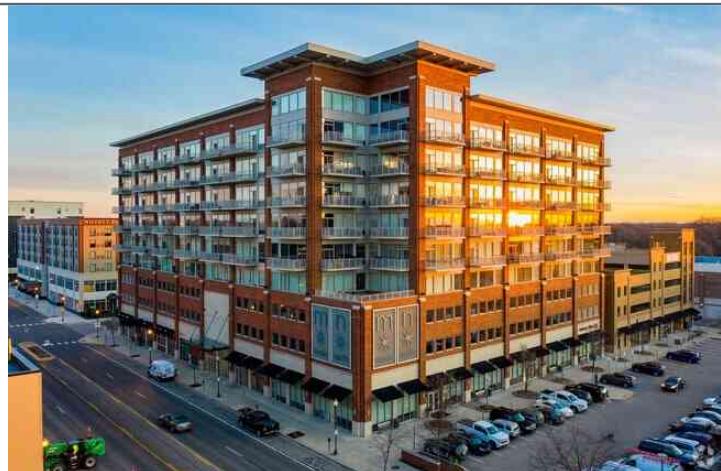
Royal Oak, Michigan 48067 (Oakland County) - Downtown Royal Oak Submarket



Apartments

### Property Summary

|                        |   |
|------------------------|---|
| Units                  | 92  |
| Built                  | 2006  |
| Stories                | 10  |
| Elevators              | None  |
| Market Segment         | All   |
| Commercial Available   | 3,062 - 7,686 SF                                    |
| Commercial Asking Rent | Withheld  |
| Parking Spaces         | Reserved Spaces Available; Covered Spaces Available |



### Property Details

|                     |                     |                   |                         |
|---------------------|---------------------|-------------------|-------------------------|
| Land Area           | 1.42 AC (61,987 SF) | Construction Type | Steel                   |
| Building FAR        | 5.81                | Zoning            | Mixed                   |
| Number of Buildings | 1                   | Parcel            | 25-15-356-032 (+7 more) |
| Units Per Area      | 65/AC               |                   |                         |

### Commercial For Lease Summary

|                  |          |                          |          |
|------------------|----------|--------------------------|----------|
| Number of Spaces | 2        | Vacant                   | 4,624 SF |
| Smallest Space   | 3,062 SF | Asking Rent              | Withheld |
| Max Contiguous   | 4,624 SF | Office Available         | 4,624 SF |
| Total Available  | 7,686 SF | Office/Medical Available | 3,062 SF |

### Available Spaces

| Floor | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|----------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Office/Medical | Direct | 3,062        | 3,062            | 3,062               | Withheld     | 30 Days   | Negotiable |
| P 4   | 400   | Office         | Direct | 4,624        | 4,624            | 4,624               | Withheld     | Vacant    | Negotiable |



# Downtown Royal Oak for Lease\_February 2026

## Amenities

### Unit Amenities

- Air Conditioning
- Disposal
- Kitchen
- Range
- Balcony
- Hardwood Floors
- Microwave
- Refrigerator
- Ceiling Fans
- Heating
- Oven
- Stainless Steel Appliances
- Dishwasher
- Island Kitchen
- Patio
- Washer/Dryer

### Site Amenities

- Air Conditioning
- Conference Rooms
- On-Site Retail
- Balcony
- Elevator
- Property Manager on Site
- Business Center
- Fitness Center
- Clubhouse
- Lounge

## Transportation

|                 |   |
|-----------------|---|
| Parking Details | Reserved Spaces Available; Covered Spaces Available   |
| Traffic Volume  | 19,702 on E University Ave (2025); 16,695 on Williams St (2025); 17,511 on Center St (2025); 20,353 on W 2nd St (2025); 2,302 on E University Ave (2024); 2,161 on E University Ave (2020); 3,570 on W 2nd St (2025); 7,686 on S Main St (2023); 2,286 on E University Ave (2025); 2,462 on E University Ave (2021) |
| Commuter Rail   | 7 min walk  |
|                 | 12 min drive  |
| Airport         | Windsor International   |
|                 | Detroit Metro Wayne County  |
| Walk Score ®    | 46 min drive  |
|                 | Walker's Paradise (96)  |

## Commercial Tenants

| Tenant Name                     | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------|-------|-------------|-----------|-----------|------------|
| Women First Ob/Gyn Center       | 1     | 8,952       | 25        | Dec 2015  | -          |
| EXO Freight                     | 4     | 7,608       | -         | Jan 2023  | -          |
| Bernard Wealth Management Corp. | 4     | 5,597       | 5         | Nov 2021  | -          |
| Mobil                           | Unkwn | 3,200       | -         | Aug 2025  | -          |
| Nosh Pit                        | 1     | 2,917       | -         | Apr 2021  | Apr 2026   |

Showing 5 of 11 Tenants

## Contacts

| Type            | Name  | Location                   | Phone          |
|-----------------|---|----------------------------|----------------|
| Recorded Owner  | North Main Square LLC                                       | -                          | -              |
| True Owner      | A.F. Jonna Development & Management Co.                     | Bloomfield Hills, MI 48302 | (248) 593-6200 |
| Primary Leasing | Cushman & Wakefield   | Southfield, MI 48034       | (248) 358-6100 |
| Contacts        | Garrett Keais (248) 358-6112, John Van Noord (248) 686-6372 |                            |                |

## Property Notes

This property represents the office space at 360 N Main St. Most prominent development in Royal Oak. Opened late 2006. Mixed use center with restaurants and the like on ground floor. Residential above. Entire 4th floor offers office space. Conveniently walk to downtown. Highly finished and youthful. On-site parking garage. Building offers 27,517 sq. ft. of office space and 30,327 sq. ft. of retail space, for a total of 57,844sf.

