

# Downtown Royal Oak for Lease\_February 2026



**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



**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 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



**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
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 (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



**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)
Building FAR	3.71
Slab to Slab	10'

Owner Occupied	No
Zoning	BI
Parcel	25-21-236-012

## For Lease Summary

Number of Spaces	5
Smallest Space	200 SF
Max Contiguous	15,000 SF
Total Available	25,350 SF
Vacant	19,750 SF
% Leased	68.7%

Asking Rent	\$28.00 SF/Year
Service Type	Modified Gross
CAM	\$6.00/SF
Office Available	19,750 SF
Retail Available	5,600 SF

## 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



**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)								
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)								



# 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

**7 424 W 5th St**

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

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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)
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 (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



**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

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**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	119/1,000 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
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## Transportation

Parking Details	119/1,000 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  6 min walk
	Troy Amtrak Station  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



## 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	BI
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)		
Commuter Rail			6 min walk 13 min drive
Airport	Windsor International		43 min drive
	Detroit Metro Wayne County		48 min drive



# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

Walk Score ®	Walker's Paradise (97)
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## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clear2 Mortgage 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 City23 min drive
	Detroit Metro Wayne County43 min drive
Walk Score ®	Walker's Paradise (98)



# Downtown Royal Oak for Lease\_February 2026

## Tenants

No Data Available

## Contacts

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

\* 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)
Building FAR	1.91
Owner Occupied	Yes

Zoning	BI
Parcel	25-21-227-006

### For Lease Summary

Number of Spaces	4
Smallest Space	722 SF
Max Contiguous	2,169 SF
Total Available	4,701 SF
Vacant	7,942 SF

% Leased	96.3%
Asking Rent	\$22.00 - 23.00 SF/Year
Service Type	Triple Net
Office Available	3,741 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
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# 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 compliments 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

15

**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)	Zoning	BI
Building FAR	1.94	Parcel	25-21-278-006
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	Asking Rent	\$28.00 SF/Year
Smallest Space	5,600 SF	Service Type	Triple Net
Max Contiguous	5,600 SF	CAM	\$5.50/SF
Vacant	0 SF	Retail Available	5,600 SF
% Leased	100%		

## 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)							
Commuter Rail	4 min walk 13 min drive							
Airport	Windsor International 43 min drive Detroit Metro Wayne County 47 min drive							





# Downtown Royal Oak for Lease\_February 2026

## Transportation (Continued)

Walk Score ®	Walker's Paradise (97)
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## 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

**16 600 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
Commuter Rail	5 min walk 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)
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## 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 Washingon st in downtown Royal Oak. Walking distance to restaurants and shops. 1 minute from 696 expressway.



# Downtown Royal Oak for Lease\_February 2026



**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	BI
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
Commuter Rail	7 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
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 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



## 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	110/1,000 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	110/1,000 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



## 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

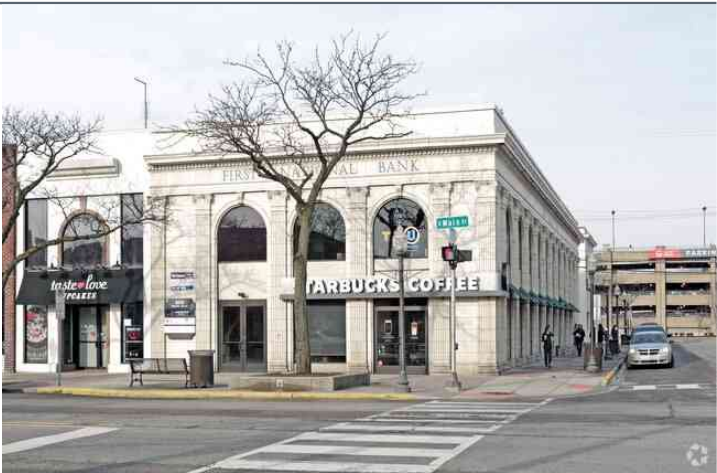
21

**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	BI
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 City22 min drive Detroit Metro Wayne County41 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 13 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
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



## 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 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
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



## 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; Covered Spaces Available



### Property Details

Land Area	0.45 AC (19,602 SF)	Zoning	BI
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

25

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 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	BI
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 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
Imagine 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



## 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)
Building FAR	5.81
Number of Buildings	1
Units Per Area	65/AC

Construction Type	Steel
Zoning	Mixed
Parcel	25-15-356-032 (+7 more)

### Commercial For Lease Summary

Number of Spaces	2
Smallest Space	3,062 SF
Max Contiguous	4,624 SF
Total Available	7,686 SF

Vacant	4,624 SF
Asking Rent	Withheld
Office Available	4,624 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	• Balcony	• Ceiling Fans	• Dishwasher
• Disposal	• Hardwood Floors	• Heating	• Island Kitchen
• Kitchen	• Microwave	• Oven	• Patio
• Range	• Refrigerator	• Stainless Steel Appliances	• Washer/Dryer
Site Amenities			
• Air Conditioning	• Balcony	• Business Center	• Clubhouse
• Conference Rooms	• Elevator	• Fitness Center	• Lounge
• On-Site Retail	• Property Manager on Site		

## 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		42 min drive
	Detroit Metro Wayne County		46 min drive
Walk Score ®	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.

