

# Royal Oak Office for Lease\_February 2026

## 1 2520 Rochester Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

RBA (% Leased)	2,522 SF (73.6%)
Built	1956
Stories	2
Typical Floor	1,261 SF
Tenancy	Multiple
Available	667 SF
Max Contiguous	667 SF
Asking Rent	\$4.12 SF/Year/FS
Parking Spaces	1.59/1,000 SF; 4 Surface Spaces



### Property Details

Land Area	0.14 AC (6,098 SF)	Owner Occupied	No
Building FAR	0.41	Zoning	B
Slab to Slab	10'	Parcel	25-10-326-006

### For Lease Summary

Number of Spaces	1	% Leased	73.6%
Smallest Space	667 SF	Asking Rent	\$4.12 SF/Year
Max Contiguous	667 SF	Service Type	Full Service
Vacant	667 SF	Office Available	667 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Office	Direct	667	667	667	\$4.12 FS	02/2026	Negotiable

### Amenities

- Signage

### Transportation

Parking Details	1.59/1,000 SF; 4 Surface Spaces	
Traffic Volume	1,165 on Rochester Rd (2025); 12,049 on Detroit Ave (2025); 11,461 on Orchard View Dr (2025); 11,558 on Orchard View Dr (2024); 15,164 on Oak Run Ct (2024); 14,946 on Oak Run Ct (2025); 1,054 on Lauren Ct (2025); 884 on Lauren Ct (2025); 11,504 on E Bloomfield Ave (2025); 18,389 on Rochester Rd (2025)	
Commuter Rail		5 min drive
		11 min drive
Airport	Windsor International	45 min drive
	Detroit Metro Wayne County	48 min drive
Walk Score ®	Somewhat Walkable (56)	



# Royal Oak Office for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	Rozina Properties Llc	-	-
Primary Leasing	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Aaron Smith (989) 860-7115		



# Royal Oak Office for Lease\_February 2026

2 1710 E 12 Mile Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

## Property Summary

GLA (% Leased)	2,585 SF (100%)
Built/Renovated	1986/2016
Tenancy	Multiple
Available	195 SF
Max Contiguous	195 SF
Asking Rent	Withheld
Frontage	240' on 12 Mile Rd
Frontage	154' on Campbell Rd
Parking Spaces	10.00/1,000 SF; 27 Surface Spaces



## Property Details

Land Area	0.72 AC (31,363 SF)	Zoning	G-1
Building FAR	0.08	Parcel	25-14-101-031

## For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	195 SF	Asking Rent	Withheld
Max Contiguous	195 SF	Office Available	195 SF
Vacant	0 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	104	Office	Coworking	195	195	195	\$48.92 FS	TBD	-

## Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Conferencing Facility	• Corner Lot	• Tenant Controlled HVAC	

## Transportation

Parking Details	10.00/1,000 SF; 27 Surface Spaces	
Traffic Volume	23,306 on Spoon Ave (2025); 17,354 on E 12 Mile Rd (2025); 18,235 on Red Run Dr (2025); 17,673 on Red Run Dr (2020); 18,455 on Red Run Dr (2020); 18,763 on Red Run Dr (2024); 22,118 on N Campbell Rd (2025); 17,938 on Sherry Ave (2025); 18,090 on Sherry Ave (2024); 19,916 on Derby Ave (2025)	
Frontage	240' on 12 Mile Rd; 154' on Campbell Rd	
Commuter Rail		6 min drive
Airport	Windsor International	40 min drive
	Detroit Metro Wayne County	45 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Walk Score ® Very Walkable (70)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jackson Hewitt	1	800	-	Sep 2021	-
Awakening Movements Feldenkrais & Physical Thera	1	500	-	Aug 2024	-

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	2015 Bellaire LLC	-	-
True Owner	Champion Development Group	Royal Oak, MI 48067	(248) 444-0624
Contacts	Leonard Nadolski (810) 577-7156		
Primary Leasing	Champion - Billings Place	Royal Oak, MI 48067	(248) 951-4200
Contacts	Michael Nadolski (248) 444-0624		

## Property Notes

For sale: Former PNC Branch in Royal Oak  
3 lane drive-thru and drive-up ATM  
2,585± SF situated on .72± acres  
All brick construction with frontage and visibility on 12 Mile Road & Campbell Road  
37 private, on-site parking spaces  
Curb cut into site from 12 Mile and Campbell Road  
Zoned G-1, General Industrial



# Royal Oak Office for Lease\_February 2026

3

## 26622 Woodward Ave

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



Office

### Property Summary

RBA (% Leased)	25,035 SF (81.7%)
Built	1987
Stories	2
Elevators	1 passenger
Typical Floor	12,517 SF
Tenancy	Multiple
Available	4,595 SF
Max Contiguous	4,595 SF
Asking Rent	\$23.50 SF/Year/MG
Parking Spaces	3.99/1,000 SF; 85 Surface Spaces; 15 Covered Spaces



### Property Details

Land Area	1.15 AC (50,094 SF)	Zoning	OS, Royal Oak
Building FAR	0.50	Parcel	25-21-128-010
Owner Occupied	Yes		

### For Lease Summary

Number of Spaces	1	% Leased	81.7%
Smallest Space	4,595 SF	Asking Rent	\$23.50 SF/Year
Max Contiguous	4,595 SF	Service Type	Modified Gross
Vacant	4,595 SF	Office Available	4,595 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	225	Office	Direct	4,595	4,595	4,595	\$23.50 MG	Vacant	Negotiable

### Amenities

- Monument Signage
- Property Manager on Site
- Signage

### Transportation

Parking Details	3.99/1,000 SF; 85 Surface Spaces; 15 Covered Spaces	
Traffic Volume	66,179 on W 4th St (2020); 59,042 on W 4th St (2024); 61,442 on W 4th St (2023); 61,629 on W 4th St (2025); 66,757 on W 4th St (2025); 11,708 on Oak St (2023); 11,651 on Oak St (2025); 11,686 on Oak St (2024); 55,319 on 11 Mile Rd (2025); 10,695 on Oak St (2025)	
Commuter Rail		11 min walk
		11 min drive
Airport	Windsor International	42 min drive
	Detroit Metro Wayne County	47 min drive
Walk Score ®	Very Walkable (77)	



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
McNish Group	2	10,228	30	Aug 2006	-
AltaVista Technology	2	2,229	25	Nov 2018	-
ClaimChoice	1	2,000	14	Aug 2025	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	26622 Woodward Llc	Royal Oak, MI 48067	-
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

Highly visible

Easy access to I-696 covered parking



# Royal Oak Office for Lease\_February 2026

4 210-212 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	-



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026



## 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



# Royal Oak Office 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		



# Royal Oak Office for Lease\_February 2026

6 117 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

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



# Royal Oak Office for Lease\_February 2026

## 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.



# Royal Oak Office 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	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)	



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026

8 301-303 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



# Royal Oak Office 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.



# Royal Oak Office for Lease\_February 2026

9 424 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)	



# Royal Oak Office 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		



# Royal Oak Office 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; Covered Spaces Available; 6 Surface Spaces



## 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; Covered Spaces Available; 6 Surface Spaces
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)
Walk Score ®	Walker's Paradise (98)

## Tenants

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



# Royal Oak Office for Lease\_February 2026

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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		



# Royal Oak Office for Lease\_February 2026



## 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 	6 min walk	
	Troy Amtrak Station 		12 min drive



# Royal Oak Office 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.



# Royal Oak Office for Lease\_February 2026

12

## 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
	Detroit Metro Wayne County
Walk Score ®	43 min drive
	48 min drive



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026

13

**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)		



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026

14

**423 N Main St**

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



Office

## Property Summary

RBA (% Leased)	19,629 SF (66.7%)
Built	2004
Stories	3
Elevators	None
Typical Floor	6,543 SF
Tenancy	Multiple
Available	6,543 SF
Max Contiguous	6,543 SF
Asking Rent	\$28.00 SF/Year/+ELEC
Parking Spaces	1.06/1,000 SF; Covered Spaces Available; 21 Surface Spaces



## Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	BI
Building FAR	1.50	Parcel	16-10-278-034
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	66.7%
Smallest Space	6,543 SF	Asking Rent	\$28.00 SF/Year
Max Contiguous	6,543 SF	Service Type	Plus Electric
Vacant	6,543 SF	Office Available	6,543 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 3	-	Office	Direct	6,543	6,543	6,543	\$28.00 +ELEC	Vacant	Negotiable

## Amenities

- Bus Line
- Signage

## Transportation

Parking Details	1.06/1,000 SF; Covered Spaces Available; 21 Surface Spaces
Traffic Volume	8,428 on Park Ave (2024); 8,393 on PkAve (2023); 8,568 on Park Ave (2021); 8,375 on Park Ave (2025); 8,287 on PkAve (2025); 1,937 on N Troy St (2024); 1,817 on N Troy St (2025); 1,991 on N Troy St (2019); 1,700 on N Troy St (2020); 1,831 on N Troy St (2024)
Commuter Rail	9 min walk
Airport	Windsor International 44 min drive
	Detroit Metro Wayne County 48 min drive
Walk Score ®	Walker's Paradise (94)



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wambatech	1	6,543	20	Jul 2020	-
AssuredPartners	1	4,500	30	Jun 2023	-
Oak Pointe	2	3,150	-	Feb 2024	Jan 2029
Berline Group	3	1,000	30	Mar 2016	-
Utility Workers Union-Amer	2	750	5	Jul 2016	-

Showing 5 of 9 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Verus Development Group	Birmingham, MI 48009	(855) 668-3787
True Owner	Verus Development Group	Birmingham, MI 48009	(855) 668-3787

## Property Notes

- \*Beautiful, modern three story loft-style office building (possible street level retail on 1st floor)
- \*Numerous restaurants, pubs, coffee houses, banking, entertainment and boutique retail right out your front door!
- \*High end finishes, imported granites & wall coverings, oversized hardwood custom doors, expansive windows, 14' ceilings w/exposed ductwork & trusses, granite & wood flooring, original artwork.
- \*21 on-site parking spaces; additional parking available through adjacent property owner and in municipal parking deck



# Royal Oak Office for Lease\_February 2026



## 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	



# Royal Oak Office 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		



# Royal Oak Office for Lease\_February 2026



## 812 S Main St - Executive Office Building

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



Office

### Property Summary

RBA (% Leased)	9,051 SF (37.9%)
Built	2000
Stories	2
Elevators	None
Typical Floor	4,526 SF
Tenancy	Multiple
Available	3,431 - 9,051 SF
Max Contiguous	9,051 SF
Asking Rent	\$26.00 - 32.00 SF/Year/+ELEC
Parking Spaces	3.09/1,000 SF; 22 Surface Spaces; 6 Covered Spaces



### Property Details

Land Area	0.31 AC (13,504 SF)	Owner Occupied	No
Building FAR	0.67	Zoning	BI
Slab to Slab	10'	Parcel	25-21-429-015

### For Lease Summary

Number of Spaces	2	% Leased	37.9%
Smallest Space	3,431 SF	Asking Rent	\$26.00 - 32.00 SF/Year
Max Contiguous	9,051 SF	Service Type	Plus Electric
Vacant	5,620 SF	Office Available	9,051 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	3,431	3,431	9,051	\$26.00 +ELEC	30 Days	Negotiable
E 2	-	Office	Direct	5,620	5,620	9,051	\$32.00 +ELEC	Vacant	Negotiable

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line
- Signage

### Transportation

Parking Details	3.09/1,000 SF; 22 Surface Spaces; 6 Covered Spaces
Traffic Volume	768 on W 7th St (2025); 11,009 on W Hudson Ave (2025); 11,102 on W Hudson Ave (2024); 636 on W 6th St (2025); 719 on S Lafayette Ave (2025); 729 on S Lafayette Ave (2023); 760 on W 6th St (2025); 382 on S Troy St (2024); 358 on S Troy St (2020); 362 on S Troy St (2025)
Commuter Rail	9 min walk 13 min drive



# Royal Oak Office 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)	

## Contacts

Type	Name	Location	Phone
Recorded Owner	812 S Main Ro Llc	Orchard Lake, MI 48323	-
True Owner	Canton Michigan Ave Develop Llc	Westland, MI 48186	(248) 388-8998
Contacts	Fawwaz Jarbou (248) 388-8998		
Primary Leasing	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	Daniel Canvasser (248) 231-7556, Wade Lorimer (248) 912-2861, Jack Bergmann (248) 275-9644		
Sales	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	Daniel Canvasser (248) 231-7556, Wade Lorimer (248) 912-2861, Jack Bergmann (248) 275-9644		

## Property Notes

Suites built to tenant specifications. Individually controlled utilities. Great access to I-696 and I-75.

Newer 2-story building in the heart of downtown Royal Oak. Walking distance to area amenities cornered parking.



# Royal Oak Office for Lease\_February 2026

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## 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



# Royal Oak Office 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.



# Royal Oak Office for Lease\_February 2026

18

## 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



# Royal Oak Office 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.



# Royal Oak Office for Lease\_February 2026

19

## 28000 Woodward Ave

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



Office

### Property Summary

RBA (% Leased)	14,778 SF (100%)
Built	1990
Stories	2
Typical Floor	7,389 SF
Tenancy	Multiple
Available	6,356 - 14,778 SF
Max Contiguous	8,422 SF
Asking Rent	\$24.00 SF/Year/NNN
Parking Spaces	2.17/1,000 SF; 32 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	0.69 AC (30,056 SF)	Owner Occupied	No
Building FAR	0.49	Zoning	B-1
Core Factor	10%	Parcel	25-17-280-005
Slab to Slab	10'		

### For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	6,356 SF	Asking Rent	\$24.00 SF/Year
Max Contiguous	8,422 SF	Service Type	Triple Net
Vacant	0 SF	Office Available	14,778 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	6,356	6,356	6,356	\$24.00 NNN	30 Days	Negotiable
E 2	-	Office	Direct	8,422	8,422	8,422	\$24.00 NNN	30 Days	Negotiable

### Amenities

- Air Conditioning
- Security System
- Air Conditioning
- Security System
- Air Conditioning
- Signage
- Security System

### Transportation

Parking Details	2.17/1,000 SF; 32 Surface Spaces; Covered Spaces Available
Traffic Volume	8,213 on Woodward Ave (2025); 61,232 on Catalpa Dr (2025); 58,088 on Woodward Ave (2025); 67,795 on Sunset Blvd (2025); 7,835 on Woodcrest Dr (2025); 7,885 on Woodcrest Dr (2024); 64,033 on Beverly Blvd (2024); 66,384 on Beverly Blvd (2025); 72,921 on Beverly Blvd (2020); 57,765 on Alfred Ave (2025)
Commuter Rail	5 min drive 10 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	44 min drive
	Detroit Metro Wayne County	49 min drive
Walk Score ®	Very Walkable (78)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Woodward One Media, Inc.	2	3,086	3	Aug 2013	-
HealthCall	1	3,000	7	Apr 2013	-
Todd J. Stearn	2	733	-	Apr 2012	-
Steve Lehto Law Office	2	600	4	Jul 2016	-
lscg	1	500	-	Oct 2024	-

Showing 5 of 6 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	JELS Properties, LLC	-	-
True Owner	HealthCall	Royal Oak, MI 48067	(248) 395-3777
Contacts	Sanford Szirtes (248) 395-3777		
Primary Leasing	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		
Sales	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		

## Property Notes

Signage on Woodward Avenue available.



# Royal Oak Office for Lease\_February 2026



## Hyatt Place Detroit / Royal Oak - 400 N Main St

Royal Oak, Michigan 48067 (Oakland County) - Auburn Hills/Madison Heights Submarket

Upscale

Hotel

### Property Summary

Rooms	123
Built	2018
Stories	5
Brand	Hyatt Place
Operation Type	Franchise
Meeting Space	1,604 SF
Commercial Available	100 - 5,000 SF
Commercial Asking Rent	Withheld
Parking Spaces	1.17/Room; 144 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	3.56 AC (155,074 SF)	Construction Type	Masonry
Building FAR	0.63	Zoning	B1
Primary Corridors	Interior	Parcel	25-15-353-016
Hotel Location Type	Suburban		

### Commercial For Lease Summary

Number of Spaces	1	Vacant	0 SF
Smallest Space	100 SF	Asking Rent	Withheld
Max Contiguous	5,000 SF	Office Available	5,000 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Office	Coworking	100 - 5,000	5,000	5,000	Withheld	TBD	-



# Royal Oak Office for Lease\_February 2026

## Amenities

### Site Amenities

- Business Center
- Fitness Center
- Meeting Event Space
- Pool
- Restaurant

## Transportation

Parking Details	1.17/Room; 144 Surface Spaces; Covered Spaces Available
Traffic Volume	2,302 on E University Ave (2024); 2,161 on E University Ave (2020); 2,286 on E University Ave (2025); 2,462 on E University Ave (2021); 2,456 on Pingree Blvd (2025); 1,817 on N Troy St (2025); 1,937 on N Troy St (2024); 1,991 on N Troy St (2019); 1,831 on N Troy St (2024); 1,700 on N Troy St (2020)
Commuter Rail	9 min walk
	13 min drive
Airport	Windsor International 44 min drive
	Detroit Metro Wayne County 49 min drive
Walk Score ®	Walker's Paradise (94)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Regus	2	19,500	130	Jun 2018	May 2028

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Trailhead RO, LLC	Royal Oak, MI 48067	-
True Owner	Namou Hotel Group	Madison Heights, MI 48071	(248) 281-4168
Primary Leasing	CG Emerson Real Estate Group	Royal Oak, MI 48067	(248) 770-5533
Contacts	Greg Cooksey (313) 378-1446		



# Royal Oak Office for Lease\_February 2026



## 31205 Woodward Ave - Arno Paint Bldg

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

RBA (% Leased)	5,682 SF (100%)
Built	1969
Stories	2
Elevators	None
Typical Floor	2,841 SF
Tenancy	Multiple
Available	3,677 SF
Max Contiguous	3,677 SF
Asking Rent	Withheld
Parking Spaces	2.29/1,000 SF; 13 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	0.25 AC (10,890 SF)	Owner Occupied	No
Building FAR	0.52	Zoning	GB
Slab to Slab	10'	Parcel	25-06-454-031

### For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	3,677 SF	Asking Rent	Withheld
Max Contiguous	3,677 SF	Office Available	3,677 SF
Vacant	0 SF		

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	3,677	3,677	3,677	Withheld	30 Days	Negotiable

### Transportation

Parking Details	2.29/1,000 SF; 13 Surface Spaces; Covered Spaces Available
Traffic Volume	64,886 on Rockingham Rd (2018); 65,379 on W 13 Mile Rd (2025); 27,820 on Kensington Dr (2025); 28,225 on Kensington Dr (2024); 28,874 on Coolidge Hwy (2025); 21,924 on Woodward Ave (2023); 25,067 on Coolidge Hwy (2025); 25,811 on Coolidge Hwy (2021); 25,279 on Coolidge Hwy (2024); 22,538 on Hillside Dr (2025)
Airport	Windsor International 47 min drive Detroit Metro Wayne County 48 min drive
Walk Score ®	Very Walkable (81)

### Contacts

Type	Name	Location	Phone
Recorded Owner	Verd LLC	Royal Oak, MI 48073	(248) 551-9961



# Royal Oak Office for Lease\_February 2026

## Contacts (Continued)

Type	Name	Location	Phone
True Owner	Dr. Donald F Moylan, MD	Royal Oak, MI 48073	(248) 336-0123
Contacts	Donald Moylan (248) 336-0123		



# Royal Oak Office for Lease\_February 2026



## 626 E 4th St - Royal Oak Apartments

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



Apartments

### Property Summary

Units	6
Built	2020
Stories	3
Market Segment	All
Vacancy %	50.0
Asking Rent Per Unit	\$3,000
Commercial Available	864 - 2,261 SF
Commercial Asking Rent	\$27.49 - 29.17 SF/Year/FS
Parking Spaces	11 Surface Spaces



### Property Details

Land Area	0.23 AC (10,019 SF)	Average Unit Size	1,389 SF
Building FAR	0.72	Construction Type	Reinforced Concrete
Number of Buildings	1	Zoning	B1
Units Per Area	26/AC	Parcel	25-22-133-028

### Commercial For Lease Summary

Number of Spaces	2	Asking Rent	\$27.49 - 29.17 SF/Year
Smallest Space	864 SF	Service Type	Full Service
Max Contiguous	1,397 SF	Office Available	2,261 SF
Vacant	2,261 SF		

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Office	Direct	1,397	1,397	1,397	\$27.49 FS	Vacant	2 - 10 Years
P 1	B	Office	Direct	864	864	864	\$29.17 FS	Vacant	2 - 10 Years



# Royal Oak Office for Lease\_February 2026

## Amenities

### Unit Amenities

- Air Conditioning
- Heating
- Kitchen
- Refrigerator

### Site Amenities

- 24 Hour Access
- Air Conditioning
- Controlled Access
- Private Bathroom

## Transportation

Parking Details	11 Surface Spaces	
Traffic Volume	18,788 on Mason Ct (2025); 6,240 on E 4th St (2025); 5,653 on E 4th St (2020); 17,660 on Potter Ave (2025); 4,783 on S Gainsborough Ave (2025); 2,131 on E 3rd St (2025); 868 on Stanley Ct (2025); 1,966 on E 4th St (2025); 1,829 on E 4th St (2020); 4,450 on Irving Ave (2025)	
Commuter Rail		11 min walk
		14 min drive
Airport	Windsor International	42 min drive
	Detroit Metro Wayne County	47 min drive
Walk Score ®	Walker's Paradise (93)	

## Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Allstate Insurance Company	1	1,250	5	Feb 2022	-
F.B. Hubert	Unkwn	500	1	Jan 2020	-
Live Well Custom Homes	1	500	-	Jan 2022	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Live Well Custom Homes Llc	Royal Oak, MI 48067	-
True Owner	Live Well Apartments Llc	Royal Oak, MI 48067	(586) 201-2500
Contacts	Richard Merlini (586) 201-2500		
Primary Leasing	Skyline Property Group, Inc	Troy, MI 48084	(248) 680-9900
Contacts	Christopher Nagorski (248) 722-7892		



# Royal Oak Office for Lease\_February 2026

23

**818 W 11 Mile Rd**

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



Office

## Property Summary

RBA (% Leased)	3,181 SF (0.0%)
Built/Renovated	1940/2000
Stories	1
Elevators	None
Typical Floor	3,181 SF
Tenancy	Single
Available	3,181 SF
Max Contiguous	3,181 SF
Asking Rent	\$28.50 SF/Year/MG
Parking Spaces	4.40/1,000 SF; 14 Surface Spaces



## Property Details

Land Area	0.21 AC (9,148 SF)	Owner Occupied	No
Building FAR	0.35	Zoning	Neighborhood Business
Slab to Slab	10'	Parcel	25-16-460-012

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	3,181 SF	Asking Rent	\$28.50 SF/Year
Max Contiguous	3,181 SF	Service Type	Modified Gross
Vacant	3,181 SF	Office Available	3,181 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	3,181	3,181	3,181	\$28.50 MG	Vacant	2 - 10 Years

## Transportation

Parking Details	4.40/1,000 SF; 14 Surface Spaces
Traffic Volume	8,898 on Oakdale St (2025); 7,130 on Oakdale St (2022); 12,335 on Oakdale St (2025); 10,695 on Oak St (2025); 14,778 on S Pleasant St (2025); 11,708 on Oak St (2023); 11,686 on Oak St (2024); 11,651 on Oak St (2025); 583 on W 3rd St (2025); 15,985 on Baker St (2025)
Commuter Rail	8 min walk
	11 min drive
Airport	Windsor International
	Detroit Metro Wayne County
Walk Score ®	Very Walkable (86)



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wright & Hunter Inc	1	-	8	Dec 2017	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Brune Properties LLC	Troy, MI 48084	(248) 594-5850
True Owner	Scott Brune	Troy, MI 48084	(248) 594-5850
Contacts	Scott Brune (248) 594-5850		

## Property Notes

Attractive building with 3 sides exposed; Creatively done space with open floor plan.



# Royal Oak Office for Lease\_February 2026

24

## 1026 W Eleven Mile Rd

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



Office

### Property Summary

RBA (% Leased)	11,175 SF (19.7%)
Built/Renovated	1950/2007
Stories	2
Elevators	None
Typical Floor	5,588 SF
Tenancy	Multiple
Available	1,094 - 8,974 SF
Max Contiguous	3,195 SF
Asking Rent	\$23.00 SF/Year/NNN
Parking Spaces	3.31/1,000 SF; 37 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	1.14 AC (49,658 SF)	Owner Occupied	No
Building FAR	0.23	Zoning	BI
Slab to Slab	10'	Parcel	25-16-380-032

### For Lease Summary

Number of Spaces	4	% Leased	19.7%
Smallest Space	1,094 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	3,195 SF	Service Type	Triple Net
Total Available	8,974 SF	Office Available	5,779 SF
Vacant	11,175 SF	Office/Medical Available	3,195 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E LL	Lower Level	Office	Direct	1,800	1,800	1,800	\$23.00 NNN	Vacant	Negotiable
P 1	B	Office/Medical	Direct	3,195	3,195	3,195	\$23.00 NNN	Vacant	Negotiable
P 1	A	Office	Direct	2,885	2,885	2,885	\$23.00 NNN	Vacant	Negotiable
P 1	C	Office	Direct	1,094	1,094	1,094	\$23.00 NNN	Vacant	Negotiable

### Transportation

Parking Details	3.31/1,000 SF; 37 Surface Spaces; Covered Spaces Available
Traffic Volume	11,708 on Oak St (2023); 11,686 on Oak St (2024); 11,651 on Oak St (2025); 10,695 on Oak St (2025); 15,985 on Baker St (2025); 12,335 on Oakdale St (2025); 8,898 on Oakdale St (2025); 7,130 on Oakdale St (2022); 55,319 on 11 Mile Rd (2025); 57,765 on Alfred Ave (2025)
Commuter Rail	11 min walk 11 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	43 min drive
	Detroit Metro Wayne County	48 min drive
Walk Score ®	Somewhat Walkable (68)	

## Contacts

Type	Name	Location	Phone
Recorded Owner	Versa Real Estate	Royal Oak, MI 48067	(248) 996-1081
True Owner	Versa Real Estate	Royal Oak, MI 48067	(248) 996-1081
Contacts	Todd Wyett (248) 770-8484		
Primary Leasing	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Mason Capitani (248) 212-7795, Aaron Smith (989) 860-7115		
Sales	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Aaron Smith (989) 860-7115, Mason Capitani (248) 212-7795		

## Property Notes

\*Available for Lease or Sale, perfect owner user setting with income stream.

\*Current law office suite available with six (6) private offices, admin area and impressing conference room with fireplace.

\*Great street presence and abundant parking.

\*Negotiable rate and terms.



# Royal Oak Office for Lease\_February 2026

25

## 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



# Royal Oak Office 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.



# Royal Oak Office 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	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)	
Airport	Detroit City	24 min drive
	Detroit Metro Wayne County	42 min drive
Walk Score ®	Walker's Paradise (97)	



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026

27

**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	Covered Spaces Available; Surface 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	Covered Spaces Available; Surface 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)



# Royal Oak Office 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		



# Royal Oak Office for Lease\_February 2026

28

## 300-304 S Main St

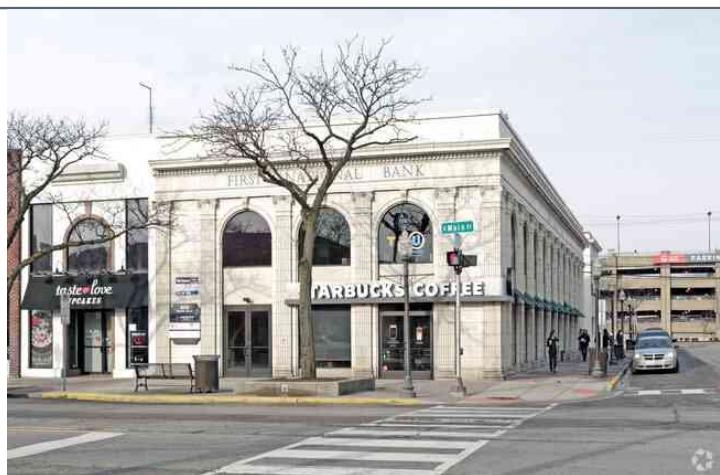
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



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 City 22 min drive Detroit Metro Wayne County 41 min drive
Walk Score ®	Walker's Paradise (98)



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026

29

**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

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	-



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026

30

**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	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)		



# Royal Oak Office 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



# Royal Oak Office for Lease\_February 2026

31

**916 S Main St**

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



Office

## Property Summary

RBA (% Leased)	7,426 SF (91.9%)
Built/Renovated	2012/2015
Stories	2
Elevators	None
Typical Floor	3,713 SF
Tenancy	Multiple
Available	600 SF
Max Contiguous	600 SF
Asking Rent	\$28.08 SF/Year/MG
Parking Spaces	9.83/1,000 SF; 12 Covered Spaces; 61 Surface Spaces; Attached Garage Spaces Available



## Property Details

Land Area	0.75 AC (32,670 SF)	Zoning	MU II
Building FAR	0.23	Parcel	25-21-429-019
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	91.9%
Smallest Space	600 SF	Asking Rent	\$28.08 SF/Year
Max Contiguous	600 SF	Service Type	Modified Gross
Vacant	600 SF	Office Available	600 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Front Office	Office	Direct	600	600	600	\$28.08 MG	Vacant	Negotiable

## Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line
- Signage

## Transportation

Parking Details	9.83/1,000 SF; 12 Covered Spaces; 61 Surface Spaces; Attached Garage Spaces Available		
Traffic Volume	11,009 on W Hudson Ave (2025); 11,102 on W Hudson Ave (2024); 768 on W 7th St (2025); 10,247 on W Harrison Ave (2025); 719 on S Lafayette Ave (2025); 729 on S Lafayette Ave (2023); 382 on S Troy St (2024); 358 on S Troy St (2020); 408 on S Troy St (2021); 362 on S Troy St (2025)		
Airport	Detroit City		23 min drive
	Detroit Metro Wayne County		42 min drive
Walk Score ®	Walker's Paradise (93)		



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Parks Title Company Inc	1	500	15	Sep 2010	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	916 S Main Llc	Royal Oak, MI 48067	-
Primary Leasing	Jim Shaffer & Associates	Royal Oak, MI 48067	(248) 834-3030
Contacts	Jim Shaffer (248) 834-3030		

## Property Notes

Redevelopment completed in 2015 created a truly remarkable first floor "loft" office or medical opportunity in downtown Royal Oak. New everything except the exterior brick and original wood floors. Beautiful windows and a corner space with exclusive parking outside your door. We will design and build your space to suit your specific needs. (All twelve second floor apartments were leased prior to completion of renovation)



# Royal Oak Office for Lease\_February 2026

32

**628 E Parent Ave**

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



Office

## Property Summary

RBA (% Leased)	14,200 SF (94.8%)
Built/Renovated	1942/2010
Stories	1
Elevators	None
Typical Floor	14,200 SF
Tenancy	Multiple
Available	150 - 740 SF
Max Contiguous	200 SF
Asking Rent	\$43.56 - 44.16 SF/Year/FS
Parking Spaces	1.20/1,000 SF; Covered Spaces Available; 20 Surface Spaces



## Property Details

Land Area	0.68 AC (29,621 SF)	Zoning	Mixed Use 1
Building FAR	0.48	Parcel	25-22-377-010
Owner Occupied	No		

## For Lease Summary

Number of Spaces	4	% Leased	94.8%
Smallest Space	150 SF	Asking Rent	\$43.56 - 44.16 SF/Year
Max Contiguous	200 SF	Service Type	Full Service
Vacant	740 SF	Office Available	740 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	109	Office	Direct	200	200	200	\$43.56 FS	Vacant	Negotiable
P 1	107	Office	Direct	200	200	200	\$43.56 FS	Vacant	Negotiable
P 1	103	Office	Direct	190	190	190	\$44.16 FS	Vacant	Negotiable
P 1	202	Office	Direct	150	150	150	\$44.04 FS	Vacant	Negotiable

## Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Conferencing Facility
• Security System	• Security System	• Security System	• Signage

## Transportation

Parking Details	1.20/1,000 SF; Covered Spaces Available; 20 Surface Spaces
Traffic Volume	1,723 on Barber Ave (2025); 1,756 on Barber Ave (2023); 200,138 on Maryland Club Dr (2025); 1,750 on Barber Ave (2020); 168,304 on E 10 Mile Rd (2025); 164,892 on Barber Ave (2023); 181,145 on E 10 Mile Rd (2020); 1,627 on Delaware Ave (2025); 1,629 on Delaware Ave (2024); 1,641 on Delaware Ave (2023)



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	41 min drive
	Detroit Metro Wayne County	45 min drive
Walk Score ®	Somewhat Walkable (63)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
G4 Holdings LLC	1	4,947	33	Jul 2002	-
Chris George	Unkwn	3,000	-	Dec 2017	-
Noel George	Unkwn	3,000	-	Dec 2017	-
Scavone Property Solutions	Unkwn	3,000	-	Feb 2010	-
Fete Industries, Inc.	1	500	-	Apr 2005	-

Showing 5 of 12 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	628 Padres Llc	Alico Viejo, CA 92656	-
Recorded Owner	628 Padres Llc	-	-
True Owner	Deborah Nickles	Royal Oak, MI 48073	(248) 506-1287
Contacts	Deborah Nickles (239) 777-9393		
Sales	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Ryan Brittain (248) 765-5227		
Sales	AERES Real Estate	Birmingham, MI 48009	(248) 971-0306
Contacts	Megan Zurvalec (989) 245-2233, Angela Thomas (810) 650-9000, Erica Dunlap (248) 705-3924		

## Property Notes

Multi tenant office building right at ramps to I-696 and I-75 expressways.

Located 10 minutes from Downtown Detroit and 20 minutes from Airport.

Renovated and updated office building with space for 23 tenants. Features soundproof units, conference area, and kitchen. Each unit will have its own flat screen TV. Everything is included in price including utilities and parking.

There are, also, two residential condos.



# Royal Oak Office for Lease\_February 2026

33

## 1500 N Stephenson Hwy

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



Light Manufacturing

### Property Summary

RBA (% Leased)	79,261 SF (98.2%)
Built	1970
Tenancy	Multiple
Available	120 - 1,453 SF
Max Contiguous	465 SF
Asking Rent	\$23.20 SF/Year/FS
Clear Height	18'
Drive Ins	9 total
Levelers	None
Parking Spaces	2.27/1,000 SF; 180 Surface Spaces



### Property Details

Land Area	4.50 AC (196,020 SF)	Zoning	M-1, Madison Heights
Building FAR	0.40	Parcel	25-14-127-054 (+1 more)
Sprinklers	Wet		

### For Lease Summary

Number of Spaces	5	% Leased	98.2%
Smallest Space	120 SF	Asking Rent	\$23.20 SF/Year
Max Contiguous	465 SF	Service Type	Full Service
Vacant	1,453 SF	Office Available	1,453 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	216	Office	Direct	465	465	465	\$23.20 FS	Vacant	Negotiable
P 2	209	Office	Direct	375	375	375	\$23.20 FS	Vacant	Negotiable
P 2	207	Office	Direct	272	272	272	\$23.20 FS	Vacant	Negotiable
P 2	238	Office	Direct	221	221	221	\$23.20 FS	Vacant	Negotiable
P 2	234	Office	Direct	120	120	120	\$23.20 FS	Vacant	Negotiable

### Amenities

- Fenced Lot
- Security System
- Signage
- Security System
- Security System



# Royal Oak Office for Lease\_February 2026

## Transportation

Parking Details	2.27/1,000 SF; 180 Surface Spaces	
Traffic Volume	3,646 on N Stephenson Hwy (2025); 3,656 on N Stephenson Hwy (2024); 6,157 on W 12 Mile Rd (2024); 6,101 on W 12 Mile Rd (2023); 30,852 on Stephenson Hwy (2025); 1,952 on W 12 Mile Rd (2024); 5,205 on N Stephenson Hwy (2025); 1,698 on W 12 Mile Rd (2021); 26,540 on Stephenson Hwy (2025); 9,645 on Bellaire Ave (2025)	
Commuter Rail		7 min drive
		14 min drive
Airport	Windsor International	40 min drive
	Detroit Metro Wayne County	44 min drive
Walk Score ®	Somewhat Walkable (63)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Modern Skate & Surf	1	66,520	8	Jun 2008	-
Auto Loan Options	1	1,500	14	Feb 2019	-
Advanced Internet Application	2	786	2	Feb 2019	-
Dennis Novelli	2	786	1	Jan 2020	-
Energy Efficiency Experts, LLC	2	786	1	Nov 2018	-

Showing 5 of 8 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	G.M.L. Enterprises, LLC	East Lansing, MI 48826	(248) 669-0124
True Owner	Modern Skate & Surf	Royal Oak, MI 48067	(248) 546-7275
Contacts	George Leichtweis (248) 545-3272		
Primary Leasing	Modern Skate & Surf	Royal Oak, MI 48067	(248) 546-7275
Contacts	George Leichtweis (248) 545-3272		

## Property Notes

- 2-story offices completely updated in 2002
- Building in both Royal Oak & Madison Heights
- 13,014 sq. ft. upstairs with elevator
- 4,128 sq. ft. of secured storage under 2nd floor offices
- New roof on offices
- I-75 signage & exposure



# Royal Oak Office for Lease\_February 2026

34

## 1212 S Washington Ave

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



Office

### Property Summary

RBA (% Leased)	2,800 SF (0.0%)
Built/Renovated	1915/2002
Stories	2
Elevators	None
Typical Floor	1,400 SF
Tenancy	Multiple
Available	2,800 SF
Max Contiguous	2,800 SF
Asking Rent	\$19.50 SF/Year/MG
Parking Spaces	2.85/1,000 SF; 8 Surface Spaces



### Property Details

Land Area	0.17 AC (7,405 SF)	Owner Occupied	No
Building FAR	0.38	Zoning	B1
Slab to Slab	10'	Parcel	25-21-434-016

### For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,800 SF	Asking Rent	\$19.50 SF/Year
Max Contiguous	2,800 SF	Service Type	Modified Gross
Vacant	2,800 SF	Office Available	2,800 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	2,800	2,800	2,800	\$19.50 MG	Vacant	Negotiable

### Amenities

- Bus Line
- Signage

### Transportation

Parking Details	2.85/1,000 SF; 8 Surface Spaces	
Traffic Volume	10,247 on W Harrison Ave (2025); 58,946 on Harrison Ave (2025); 16,164 on Woodward Ave (2020); 18,729 on Woodward Ave (2023); 11,102 on W Hudson Ave (2024); 11,009 on W Hudson Ave (2025); 62,525 on W 10 Mile Rd (2025); 22,142 on I- 696 (2025); 6,256 on Woodward Ave (2025); 14,115 on Woodward Ave (2025)	
Commuter Rail		13 min walk
		12 min drive
Airport	Windsor International	41 min drive
	Detroit Metro Wayne County	46 min drive
Walk Score ®	Very Walkable (87)	



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices of Craig A. Aronoff, PLLC	1-2	2,800	-	Oct 2020	-
Michigan Divorce Helper	Unkwn	300	2	Sep 2016	-
Abrams Mediation	Unkwn	150	1	Jul 2016	-
Special D Events Inc	Unkwn	-	-	Feb 2019	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Elina & Daniel Costello	Royal Oak, MI 48067	(248) 808-4318
True Owner	Elina & Daniel Costello	Royal Oak, MI 48067	(248) 808-4318
Contacts	Elina Costello (248) 808-4318		
Primary Leasing	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Jeffrey Trepeck (248) 987-8737, Christopher Monsour (313) 363-1010		
Sales	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Jeffrey Trepeck (248) 987-8737, Christopher Monsour (313) 363-1010		

## Property Notes

CUSTOM BUILT, COMPLETELY UPDATED, UNIQUE 2 STORY OFFICE BUILDING W/3RD STORY ADD. 300 SQ. FT. LOFT OFFICE. GREAT, HIGH VISIBILITY & LOCATION! 8 TOTAL OFFICES PLUS CONFERENCE RM & KIT. EXCELLENT, MOVE IN CONDITION! JUST S. OF DWN TOWN ROYAL OAK. ZONED CM. 8+ ONSITE PARKING SPACES. FULL BSMT FOR ADD. STORAGE (NOT INCLUDED IN SQ. FT.) LANDLORD TO PROVIDE EXTERIOR MAINTENANCE & SNOW REMOVAL. BUYER/AGENT TO VERIFY ALL INFOR. LOFT SPACE AVAIL FOR SEP. LEASE



# Royal Oak Office for Lease\_February 2026

35

## 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)



# Royal Oak Office 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		



# Royal Oak Office for Lease\_February 2026

36

## 26454 Woodward Ave

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



Office

### Property Summary

RBA (% Leased)	10,295 SF (89.8%)
Built	1986
Stories	1
Elevators	None
Typical Floor	10,295 SF
Tenancy	Multiple
Available	1,050 SF
Max Contiguous	1,050 SF
Asking Rent	\$23.00 SF/Year/NNN
Parking Spaces	8.74/1,000 SF; 90 Surface Spaces



### Property Details

Land Area	1.25 AC (54,450 SF)	Owner Occupied	No
Building FAR	0.19	Zoning	Office Service
Core Factor	13%	Parcel	25-21-131-013

### For Lease Summary

Number of Spaces	1	% Leased	89.8%
Smallest Space	1,050 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	1,050 SF	Service Type	Triple Net
Vacant	1,050 SF	Office/Medical Available	1,050 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C	Office/Medical	Direct	1,050	1,050	1,050	\$23.00 NNN	Vacant	Negotiable

### Amenities

• 24 Hour Access	• Accent Lighting	• Air Conditioning	• Air Conditioning
• Air Conditioning	• Bus Line	• Central Heating	• Monument Signage
• Natural Light	• Signage	• Wheelchair Accessible	• Wheelchair Accessible

### Transportation

Parking Details	8.74/1,000 SF; 90 Surface Spaces	
Traffic Volume	58,384 on Concord Rd (2025); 66,179 on W 4th St (2020); 61,442 on W 4th St (2023); 59,042 on W 4th St (2024); 61,629 on W 4th St (2025); 66,757 on W 4th St (2025); 1,376 on Woodward Ave (2024); 2,471 on Woodward Ave (2025); 2,520 on Woodward Ave (2023); 49,663 on W Lincoln Ave (2025)	
Airport	Windsor International	43 min drive
	Detroit Metro Wayne County	47 min drive
Walk Score ®	Very Walkable (85)	



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Central Medical Imaging	1	10,295	3	Nov 2012	-
Michigan Ime	1	500	6	Jun 2020	-
Skin Boutique	1	500	12	Mar 2024	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
True Owner	CMI Diagnostics	Royal Oak, MI 48067	(586) 718-8300
Contacts	Natalija Nikolovski (586) 777-8888		
Primary Leasing	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Aaron Smith (989) 860-7115, Michael Elle (586) 665-6453		

## Property Notes



# Royal Oak Office for Lease\_February 2026

37

## 26862 Woodward Ave - Beacon Centre Bldg

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



Office

### Property Summary

RBA (% Leased)	18,585 SF (100%)
Built/Renovated	1987/2010
Stories	2
Elevators	1 passenger
Typical Floor	9,292 SF
Tenancy	Multiple
Available	500 SF
Max Contiguous	500 SF
Asking Rent	\$19.20 SF/Year/MG
Parking Spaces	1.80/1,000 SF; 36 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	1.00 AC (43,560 SF)	Owner Occupied	No
Building FAR	0.43	Zoning	Commercial
Slab to Slab	10'	Parcel	25-21-182-014

### For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	500 SF	Asking Rent	\$19.20 SF/Year
Max Contiguous	500 SF	Service Type	Modified Gross
Vacant	500 SF	Office Available	500 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Sublet	500	500	500	\$19.20 MG	Vacant	Negotiable

### Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Balcony
• Balcony	• Balcony	• Bus Line	

### Transportation

Parking Details	1.80/1,000 SF; 36 Surface Spaces; Covered Spaces Available
Traffic Volume	58,384 on Concord Rd (2025); 1,376 on Woodward Ave (2024); 2,471 on Woodward Ave (2025); 2,520 on Woodward Ave (2023); 49,663 on W Lincoln Ave (2025); 51,822 on W Lincoln Ave (2024); 71,130 on W Lincoln Ave (2025); 66,179 on W 4th St (2020); 59,042 on W 4th St (2024); 61,629 on W 4th St (2025)
Commuter Rail	14 min walk
Airport	12 min drive
	41 min drive
	46 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Walk Score ®

Very Walkable (77)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cohen Lerner & Rabinovitz	2	5,000	11	Apr 2000	-
JD Advising, LLC	1	2,650	-	Mar 2019	-
Ribitwer & Sabbota, LLP	2	2,500	17	Oct 2005	-
Kenneth Adams & Associates PC	1	2,000	7	Nov 2008	-
RE/MAX First	1	1,500	10	Aug 2025	-

Showing 5 of 11 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	D.W. Krane & Co.	Royal Oak, MI 48073	(248) 588-6227
Contacts	Douglas Krane (248) 310-8509		
Primary Leasing	Team CORE, LLC	Auburn Hills, MI 48326	(248) 710-8000
Contacts	Kevin Tamer (734) 624-3729		

## Property Notes

Additional parking available across the street.

- First Floor Office Space In One of the Area's Finest
- Traditional Office Buildings
- Just off I-696 at 11 Mile Road
- Convenient Parking
- Available Immediately

Located off Woodward just south of 11 Mile. A convenient location that allows for both heavy traffic off major roads and a nearby downtown with notable restaurants and bars.



# Royal Oak Office for Lease\_February 2026

38

## 27844-27880 Woodward Ave - Woodward Commercial Center

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



Retail

### Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	28,941 SF (79.6%)
Built	1956
Tenancy	Multiple
Available	5,913 - 14,290 SF
Max Contiguous	8,377 SF
Asking Rent	\$22.50 SF/Year/NNN
Frontage	327' on Woodward Ave
Parking Spaces	3.57/1,000 SF; 255 Surface Spaces



### Property Details

Land Area	2.17 AC (94,525 SF)	Zoning	B-1/M-2, Royal Oak
Building FAR	0.31	Parcel	25-17-429-007

### For Lease Summary

Number of Spaces	2	% Leased	79.6%
Smallest Space	5,913 SF	Asking Rent	\$22.50 SF/Year
Max Contiguous	8,377 SF	Service Type	Triple Net
Total Available	14,290 SF	Office Available	8,377 SF
Vacant	5,913 SF	Retail Available	5,913 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	8,377	8,377	8,377	\$22.50 NNN	30 Days	Negotiable
P 1	27862	Retail	Direct	5,913	5,913	5,913	Withheld	Vacant	Negotiable

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Pylon Sign
- Signage

### Transportation

Parking Details	3.57/1,000 SF; 255 Surface Spaces	
Traffic Volume	8,213 on Woodward Ave (2025); 58,088 on Woodward Ave (2025); 61,232 on Catalpa Dr (2025); 67,795 on Sunset Blvd (2025); 57,765 on Alfred Ave (2025); 13,726 on Woodward Ave (2025); 7,835 on Woodcrest Dr (2025); 7,885 on Woodcrest Dr (2024); 15,985 on Baker St (2025); 55,319 on 11 Mile Rd (2025)	
Frontage	327' on Woodward Ave	
Commuter Rail	Royal Oak Amtrak  Troy Amtrak Station 	19 min walk 10 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	43 min drive
	Detroit Metro Wayne County	48 min drive
Walk Score ®	Very Walkable (75)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Trader Joe's	1	11,300	50	Aug 2002	-
ULTA Beauty	1	11,161	25	Aug 2013	-
Woodward Avenue Action Association	1	-	1	Jan 2020	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Berman Company	West Bloomfield, MI 48322	(248) 626-6371
True Owner	Berman Company	West Bloomfield, MI 48322	(248) 626-6371
Contacts	Howard Friedlaender (248) 770-5888		
Primary Leasing	Lee & Associates	Southfield, MI 48076	(248) 351-3500
Contacts	Scott Lyons (248) 909-8180		

## Property Notes

City of Royal Oak.



# Royal Oak Office for Lease\_February 2026

39

## 32538-32552 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

GLA (% Leased)	7,114 SF (60.5%)
Built/Renovated	1983/2013
Tenancy	Multiple
Available	2,812 SF
Max Contiguous	2,812 SF
Asking Rent	\$26.00 SF/Year/NNN
Frontage	165' on Woodward Ave
Parking Spaces	3.80/1,000 SF; 27 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	0.43 AC (18,731 SF)	Zoning	BI
Building FAR	0.38	Parcel	25-06-129-015

### For Lease Summary

Number of Spaces	1	Asking Rent	\$26.00 SF/Year
Smallest Space	2,812 SF	Service Type	Triple Net
Max Contiguous	2,812 SF	CAM	\$6.50/SF
Vacant	2,812 SF	Office/Retail Available	2,812 SF
% Leased	60.5%		

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	32552	Office/Retail	Direct	2,812	2,812	2,812	\$26.00 NNN	Vacant	1 - 10 Years

### Amenities

- Restaurant
- Signage
- Storage Space
- Storage Space
- Tenant Controlled HVAC

### Transportation

Parking Details	3.80/1,000 SF; 27 Surface Spaces; Covered Spaces Available
Traffic Volume	76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,727 on E 14 Mile Rd (2025); 64,278 on E 14 Mile Rd (2023); 64,368 on Normandy Rd (2025); 22,507 on Robinwood Ave (2024); 23,294 on Robinwood Ave (2025); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 20,283 on E 14 Mile Rd (2024)
Frontage	165' on Woodward Ave
Commuter Rail	6 min drive
Airport	9 min drive
	52 min drive
	49 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Walk Score ®

Very Walkable (84)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Taco Bros	1	4,000	-	Aug 2024	Aug 2029
Women's Excellence	1	2,151	-	Nov 2023	-

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	AFA Royal Oak LLC	Detroit, MI 48228	-
Recorded Owner	Afa Royal Oak Llc	Detroit, MI 48228	-
True Owner	Martin & Snyder Product Sales	Detroit, MI 48228	(313) 272-4900
Contacts	George Daiza (248) 866-7000		
Primary Leasing	CMP Real Estate Group	West Bloomfield, MI 48322	(248) 538-2000
Contacts	Lance Numan (248) 388-2442, Christopher Jonna (248) 939-7866		



# Royal Oak Office for Lease\_February 2026

40

**32686 Woodward Ave**

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

## Property Summary

GLA (% Leased)	7,770 SF (58.8%)
Built	2019
Tenancy	Multiple
Available	3,200 SF
Max Contiguous	3,200 SF
Asking Rent	\$30.00 SF/Year/NNN
Frontage	85' on Woodward Ave



## Property Details

Land Area	0.21 AC (9148 SF)	Zoning	GEN BUS
Building FAR	0.85	Parcel	25-06-129-018

## For Lease Summary

Number of Spaces	1	% Leased	58.8%
Smallest Space	3,200 SF	Asking Rent	\$30.00 SF/Year
Max Contiguous	3,200 SF	Service Type	Triple Net
Vacant	3,200 SF	Office/Medical Available	3,200 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office/Medical	Direct	3,200	3,200	3,200	\$30.00 NNN	Vacant	Negotiable

## Transportation

Traffic Volume	76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,727 on E 14 Mile Rd (2025); 64,278 on E 14 Mile Rd (2023); 22,507 on Robinwood Ave (2024); 23,294 on Robinwood Ave (2025); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 64,368 on Normandy Rd (2025); 20,283 on E 14 Mile Rd (2024)
Frontage	85' on Woodward Ave
Commuter Rail	6 min drive
Airport	52 min drive
Walk Score ®	49 min drive
	Very Walkable (84)

## Contacts

Type	Name	Location	Phone
Recorded Owner	Chajonkim Llc	Birmingham, MI 48012	-
Primary Leasing	Bailey Schmidt, LLC	Birmingham, MI 48009	(248) 594-4353



# Royal Oak Office for Lease\_February 2026

## Contacts (Continued)

Type	Name	Location	Phone
Contacts	Peter Noonan (248) 229-0413		



# Royal Oak Office for Lease\_February 2026

41

## 32844-32858 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

GLA (% Leased)	1,432 SF (37.2%)
Built	1963
Tenancy	Multiple
Available	900 SF
Max Contiguous	900 SF
Asking Rent	\$33.33 SF/Year/FS
Frontage	40' on Woodward Ave
Parking Spaces	4.89/1,000 SF; 7 Surface Spaces



### Property Details

Land Area	0.10 AC (4,356 SF)	Zoning	BI
Building FAR	0.33	Parcel	25-06-127-002

### For Lease Summary

Number of Spaces	1	% Leased	37.2%
Smallest Space	900 SF	Asking Rent	\$33.33 SF/Year
Max Contiguous	900 SF	Service Type	Full Service
Vacant	900 SF	Office/Retail Available	900 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office/Retail	Direct	900	900	900	\$33.33 FS	Vacant	Negotiable

### Amenities

- Signage

### Transportation

Parking Details	4.89/1,000 SF; 7 Surface Spaces	
Traffic Volume	76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,727 on E 14 Mile Rd (2025); 64,278 on E 14 Mile Rd (2023); 20,283 on E 14 Mile Rd (2024); 20,607 on E 14 Mile Rd (2023); 19,158 on E 14 Mile Rd (2021); 20,849 on E 14 Mile Rd (2025); 60,691 on Taunton Rd (2025); 23,294 on Robinwood Ave (2025)	
Frontage	40' on Woodward Ave	6 min drive
Commuter Rail		9 min drive
Airport	Windsor International	49 min drive
	Detroit Metro Wayne County	49 min drive
Walk Score ®	Very Walkable (86)	



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Angel Nails	1	716	4	Jul 2010	-
Babbie Repair Inc	1	-	4	Jan 2019	-
Metro Detroit Phone Repair	1	-	4	Jul 2016	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Woodward 14 Associates Llc	Royal Oak, MI 48073	-
True Owner	Weiss Samona Land Development	Royal Oak, MI 48073	(248) 549-3600
Primary Leasing	CMP Real Estate Group	West Bloomfield, MI 48322	(248) 538-2000
Contacts	TJ Yaldo (248) 798-8405, Anthony Sesi (248) 225-0105		



# Royal Oak Office for Lease\_February 2026

42

**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)



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Airport	Detroit City	22 min drive
	Detroit Metro Wayne County	41 min drive
Walk Score ®	Walker's Paradise (97)	

## 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		



# Royal Oak Office for Lease\_February 2026

43

## 830 E Fourth St

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



Office

### Property Summary

RBA (% Leased)	3,426 SF (26.5%)
Built	1987
Stories	1
Elevators	None
Typical Floor	3,426 SF
Tenancy	Multiple
Available	1,193 - 2,519 SF
Max Contiguous	2,519 SF
Asking Rent	Withheld
Parking Spaces	4.09/1,000 SF; 14 Surface Spaces



### Property Details

Land Area	0.29 AC (12,632 SF)	Zoning	Mixed Use Two
Building FAR	0.27	Parcel	25-22-134-005
Owner Occupied	No		

### For Lease Summary

Number of Spaces	1	% Leased	26.5%
Smallest Space	1,193 SF	Asking Rent	Withheld
Max Contiguous	2,519 SF	Office Available	2,519 SF
Vacant	2,519 SF		

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,193 - 2,519	2,519	2,519	Withheld	Vacant	Negotiable

### Amenities

- Signage

### Transportation

Parking Details	4.09/1,000 SF; 14 Surface Spaces	
Traffic Volume	4,783 on S Gainsborough Ave (2025); 17,660 on Potter Ave (2025); 825 on E 2nd St (2025); 18,788 on Mason Ct (2025); 19,969 on N Altadena Ave (2025); 16,523 on E 11 Mile Rd (2025); 16,680 on N Gainsborough Ave (2024); 868 on Stanley Ct (2025); 16,503 on E 11 Mile Rd (2024); 4,450 on Irving Ave (2025)	
Commuter Rail		14 min walk
		14 min drive
Airport	Windsor International	41 min drive
	Detroit Metro Wayne County	46 min drive
Walk Score ®	Very Walkable (87)	



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dickerson Chiropractic	1	200	2	Apr 2003	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Carbon On 4th Llc	Birmingham, MI 48009	-
Primary Leasing	CBRE	Southfield, MI 48075	(248) 353-5400
Contacts	Brendan George (248) 892-2382, Jasper Hanifi (734) 323-0708		

## Property Notes

East of Main St, South of 11 Mile Rd. Walking distance to downtown Royal Oak. Ground floor unit with direct access. Ample lighted parking. Small complex near a park. Air conditioning. Large Windows. Three to Five year lease. Separately metered utilities. Rent includes taxes, insurance and outside maintenance.



# Royal Oak Office for Lease\_February 2026

44

## 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



# Royal Oak Office 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		



# Royal Oak Office for Lease\_February 2026

45

## 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



# Royal Oak Office 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.



# Royal Oak Office for Lease\_February 2026

46

**27332 Woodward Ave**

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



Office

## Property Summary

RBA (% Leased)	1,972 SF (15.8%)
Built	1992
Stories	1
Typical Floor	1,972 SF
Tenancy	Multiple
Available	1,660 SF
Max Contiguous	1,660 SF
Asking Rent	Withheld
Parking Spaces	15.72/1,000 SF; Covered Spaces Available; 31 Surface Spaces



## Property Details

Land Area	0.54 AC (23,522 SF)	Zoning	BI
Building FAR	0.08	Parcel	25-16-356-040
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	15.8%
Smallest Space	1,660 SF	Asking Rent	Withheld
Max Contiguous	1,660 SF	Office Available	1,660 SF
Vacant	1,660 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	200	Office	Direct	1,660	1,660	1,660	Withheld	Vacant	Negotiable

## Amenities

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

## Transportation

Parking Details	15.72/1,000 SF; Covered Spaces Available; 31 Surface Spaces
Traffic Volume	57,765 on Alfred Ave (2025); 13,726 on Woodward Ave (2025); 15,985 on Baker St (2025); 55,319 on 11 Mile Rd (2025); 58,088 on Woodward Ave (2025); 11,708 on Oak St (2023); 11,686 on Oak St (2024); 11,651 on Oak St (2025); 10,695 on Oak St (2025); 66,757 on W 4th St (2025)
Commuter Rail	15 min walk
Airport	10 min drive
	43 min drive
	47 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Walk Score ®

Very Walkable (76)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Merrillwood Pediatrics PC	1	1,500	12	Dec 2006	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Beacon Hill Partnership, LLC	Rochester, MI 48306	(586) 917-5000
Contacts	Michael Walker (586) 907-1964		
True Owner	Beacon Hill Partnership, LLC	Rochester, MI 48306	(586) 917-5000



# Royal Oak Office for Lease\_February 2026



## 28454-28478 Woodward Ave

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



Office

### Property Summary

RBA (% Leased)	6,594 SF (100%)
Built	1954
Stories	1
Typical Floor	6,594 SF
Tenancy	Multiple
Available	6,594 SF
Max Contiguous	6,594 SF
Asking Rent	Withheld
Parking Spaces	3.60/1,000 SF; 25 Surface Spaces



### Property Details

Land Area	0.31 AC (13,504 SF)	Zoning	BI
Building FAR	0.49	Parcel	25-17-276-003 (+1 more)
Owner Occupied	No		

### For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	6,594 SF	Asking Rent	Withheld
Max Contiguous	6,594 SF	Office Available	6,594 SF
Vacant	0 SF		

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	6,594	6,594	6,594	Withheld	30 Days	Negotiable

### Transportation

Parking Details	3.60/1,000 SF; 25 Surface Spaces
Traffic Volume	67,795 on Sunset Blvd (2025); 61,232 on Catalpa Dr (2025); 8,213 on Woodward Ave (2025); 66,384 on Beverly Blvd (2025); 64,033 on Beverly Blvd (2024); 72,921 on Beverly Blvd (2020); 16,531 on Linwood Ave (2025); 73,633 on 12 Mile Rd (2025); 70,205 on Northwood Blvd (2025); 16,923 on Brookline St (2025)
Commuter Rail	5 min drive
Airport	9 min drive
Walk Score ®	44 min drive
	49 min drive
	Very Walkable (74)



# Royal Oak Office for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
M.C.H. LLC	1	2,000	13	May 2016	-
Stonefield	1	600	100	Sep 2016	-
1260 Library St Llc	1	-	3	Apr 2016	-
Curis Co	Unkwn	-	-	Jul 2016	-
Hospital Food Enterprises	1	-	4	Apr 2016	-

Showing 5 of 6 Tenants

## Contacts

Type	Name	Location	Phone
Primary Leasing	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		
Sales	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		



# Royal Oak Office for Lease\_February 2026

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## 30122-30148 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

GLA (% Leased)	9,900 SF (79.8%)
Built	1952
Tenancy	Multiple
Available	1,000 - 3,800 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	55' on Woodward Ave
Parking Spaces	2.12/1,000 SF; 21 Surface Spaces



### Property Details

Land Area	0.13 AC (5,663 SF)	Zoning	BI
Building FAR	1.75	Parcel	25-08-177-004 (+1 more)

### For Lease Summary

Number of Spaces	3	% Leased	79.8%
Smallest Space	1,000 SF	Asking Rent	Withheld
Max Contiguous	2,000 SF	Office Available	3,800 SF
Vacant	2,000 SF		

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,800	1,800	1,800	Withheld	30 Days	Negotiable
P 2	A	Office	Direct	1,000	2,000	2,000	Withheld	Vacant	Negotiable
P 2	B	Office	Direct	1,000	2,000	2,000	Withheld	Vacant	Negotiable

### Amenities

- Signage

### Transportation

Parking Details	2.12/1,000 SF; 21 Surface Spaces
Traffic Volume	69,705 on Bembridge Rd (2025); 4,343 on Benjamin Ave (2025); 21,164 on Trafford Rd (2025); 20,855 on W Webster Rd (2025); 13,985 on Merrill Ave (2025); 16,994 on Edwards Ave (2025); 59,732 on Coolidge Hwy (2025); 19,959 on Woodward Ave (2024); 21,461 on Woodward Ave (2025); 16,447 on Coolidge Hwy (2024)
Frontage	55' on Woodward Ave
Commuter Rail	6 min drive 7 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	49 min drive
	Detroit Metro Wayne County	49 min drive
Walk Score ®	Very Walkable (78)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Synergies	1	1,800	-	Sep 2018	-
Prime Ticket	Unkwn	-	5	Jul 2016	-
Synergies Tech	Unkwn	-	2	Jul 2016	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Middlebelt Landing LLC	-	-
True Owner	Nu-Vest	Farmington Hills, MI 48334	(248) 353-1111
Contacts	John Liadis (248) 396-7778		
True Owner	Band Commercial Real Estate Company, LLC	West Bloomfield, MI 48322	(248) 423-1133
Contacts	Steven Band (248) 423-1133		



# Royal Oak Office for Lease\_February 2026

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## 30701 Woodward Ave - Basha Building North

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Office

### Property Summary

RBA (% Leased)	31,004 SF (83.2%)
Built/Renovated	1954/2012
Stories	4
Elevators	None
Typical Floor	7,751 SF
Tenancy	Multiple
Available	3,400 - 8,603 SF
Max Contiguous	5,203 SF
Asking Rent	Withheld
Parking Spaces	0.55/1,000 SF; 144 Surface Spaces



### Property Details

Land Area	3.00 AC (130,680 SF)	Owner Occupied	No
Building FAR	0.24	Zoning	BI
Slab to Slab	10'	Parcel	25-07-231-002

### For Lease Summary

Number of Spaces	2	% Leased	83.2%
Smallest Space	3,400 SF	Asking Rent	Withheld
Max Contiguous	5,203 SF	Office Available	8,603 SF
Vacant	5,203 SF		

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	350	Office	Direct	5,203	5,203	5,203	Withheld	Vacant	3 - 10 Years
P 4	450	Office	Direct	3,400	3,400	3,400	Withheld	120 Days	5 - 10 Years

### Amenities

- Banking
- Bus Line
- Signage

### Transportation

Parking Details	0.55/1,000 SF; 144 Surface Spaces	
Traffic Volume	59,732 on Coolidge Hwy (2025); 16,518 on Coolidge Hwy (2021); 16,447 on Coolidge Hwy (2024); 14,099 on Coolidge Hwy (2025); 13,746 on Coolidge Hwy (2025); 13,680 on Coolidge Hwy (2023); 24,128 on Woodward Ave (2025); 21,461 on Woodward Ave (2025); 19,959 on Woodward Ave (2024); 18,079 on Woodward Ave (2025)	
Commuter Rail		7 min drive
Airport	Windsor International	46 min drive
	Detroit Metro Wayne County	49 min drive



# Royal Oak Office for Lease\_February 2026

## Transportation (Continued)

Walk Score ®

Very Walkable (84)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eastwood Clinic	Unkwn	3,757	-	Jan 2018	-
Daniel Holdings LLC	3	2,887	-	Nov 2022	-
Michigan Muslim Community Council	3	1,000	-	Jan 2018	-
Project Healthy Community	3	1,000	-	Jan 2018	-
Radio Broadcast Services LLC	3	1,000	5	Aug 2010	-

Showing 5 of 6 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Basha Woodward Llc	Royal Oak, MI 48073	(248) 435-8066
True Owner	Basha Diagnostics PC	Royal Oak, MI 48073	(248) 435-8066
Contacts	Yahya Mossa-Basha (248) 435-8066		
Primary Leasing	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Rick Ax (248) 842-0314, Brad Margolis (248) 787-0795		

## Property Notes

High visibility building close to Beaumont Hospital

Fantastic Woodward Location!

New Buiding added to thislocation has available space for Lease! See Building II

