



FOR LEASE

# 7800 W Outer Drive Detroit, MI

Office/Medical Space Available

## Property Highlights

- 721 - 11,164 SF Available
- 24/HR Security Guard on Site
- Secure Employee Parking
- Green Light Security
- Building or Onsite Amenities Include:
  - On Site Day Care
  - Day Porter
  - Sundry Shop
  - Pharmacy

## CONTACT US

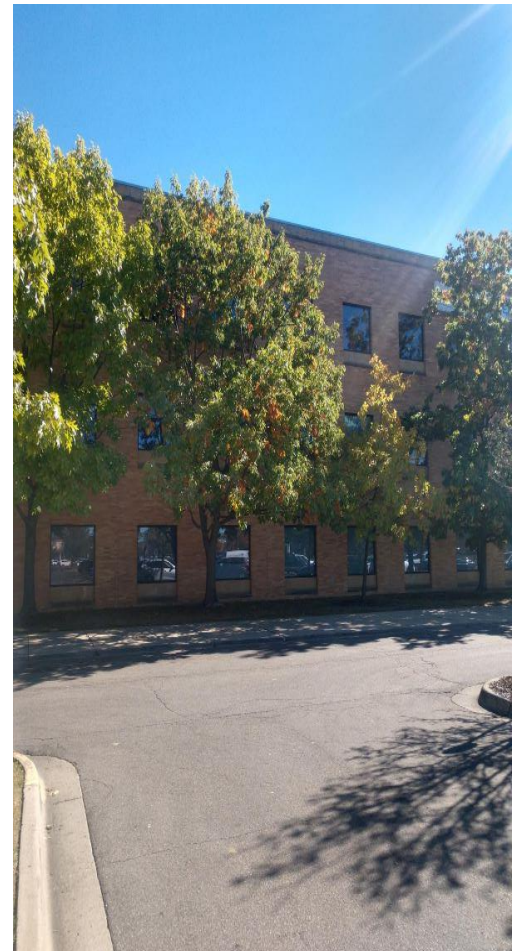
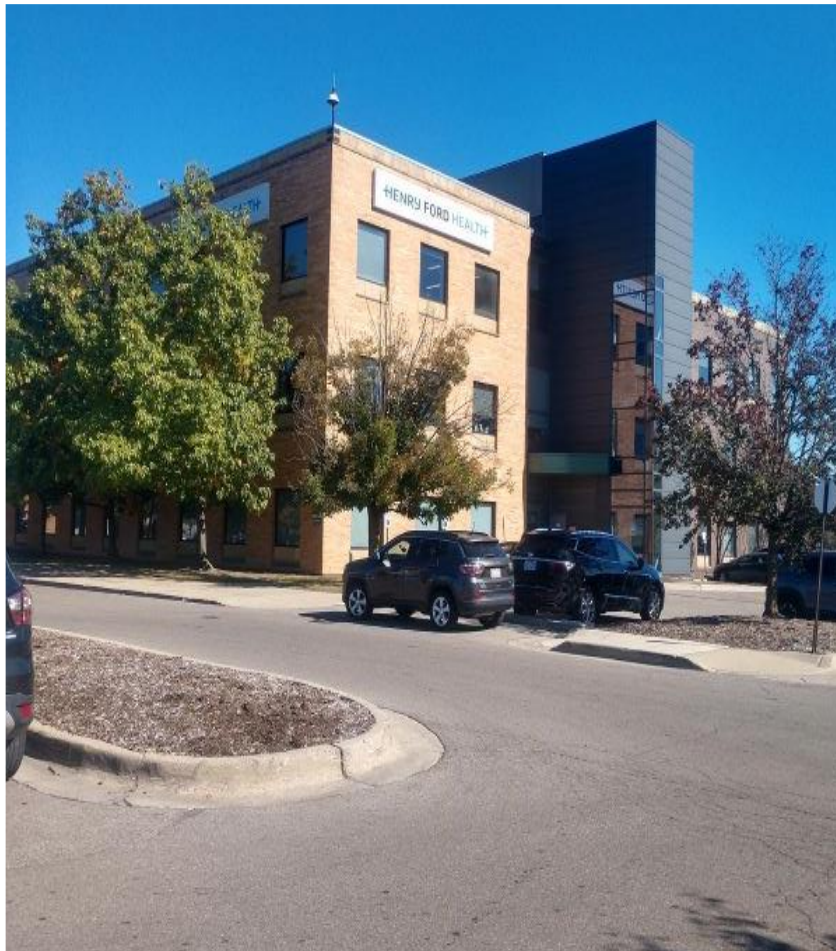


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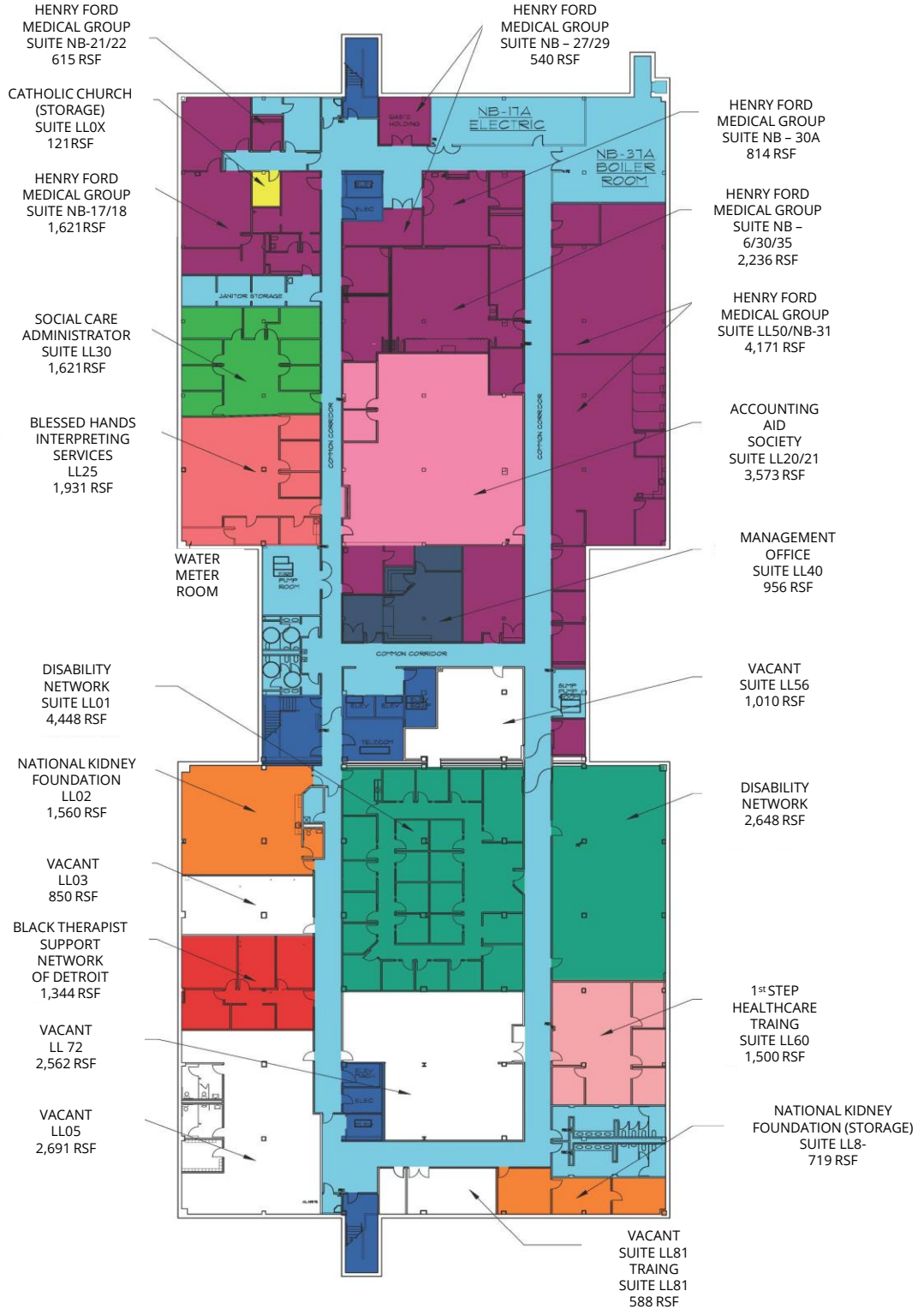
**Colliers Detroit**  
400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
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# Exterior Photos

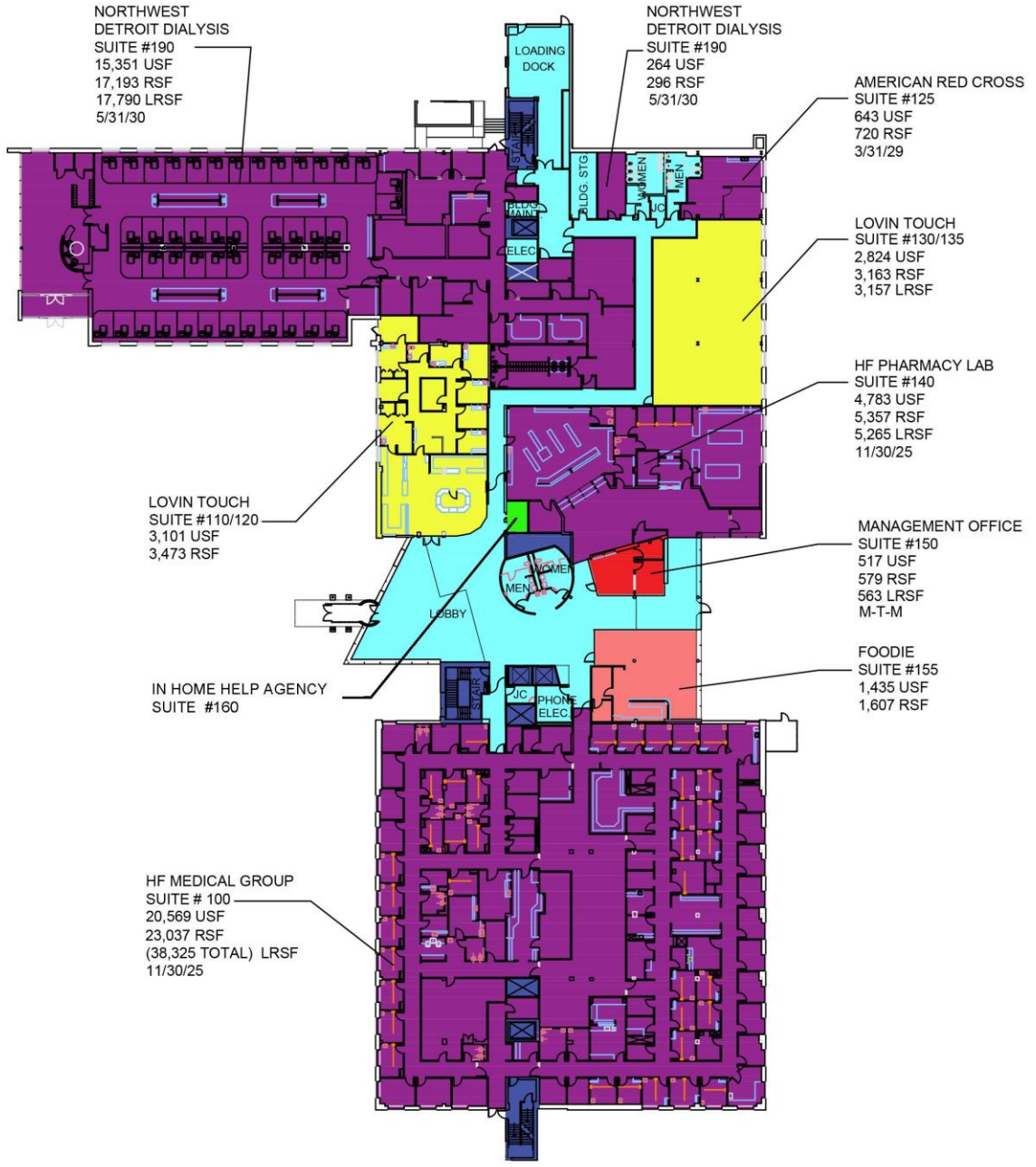


# Floor Plan



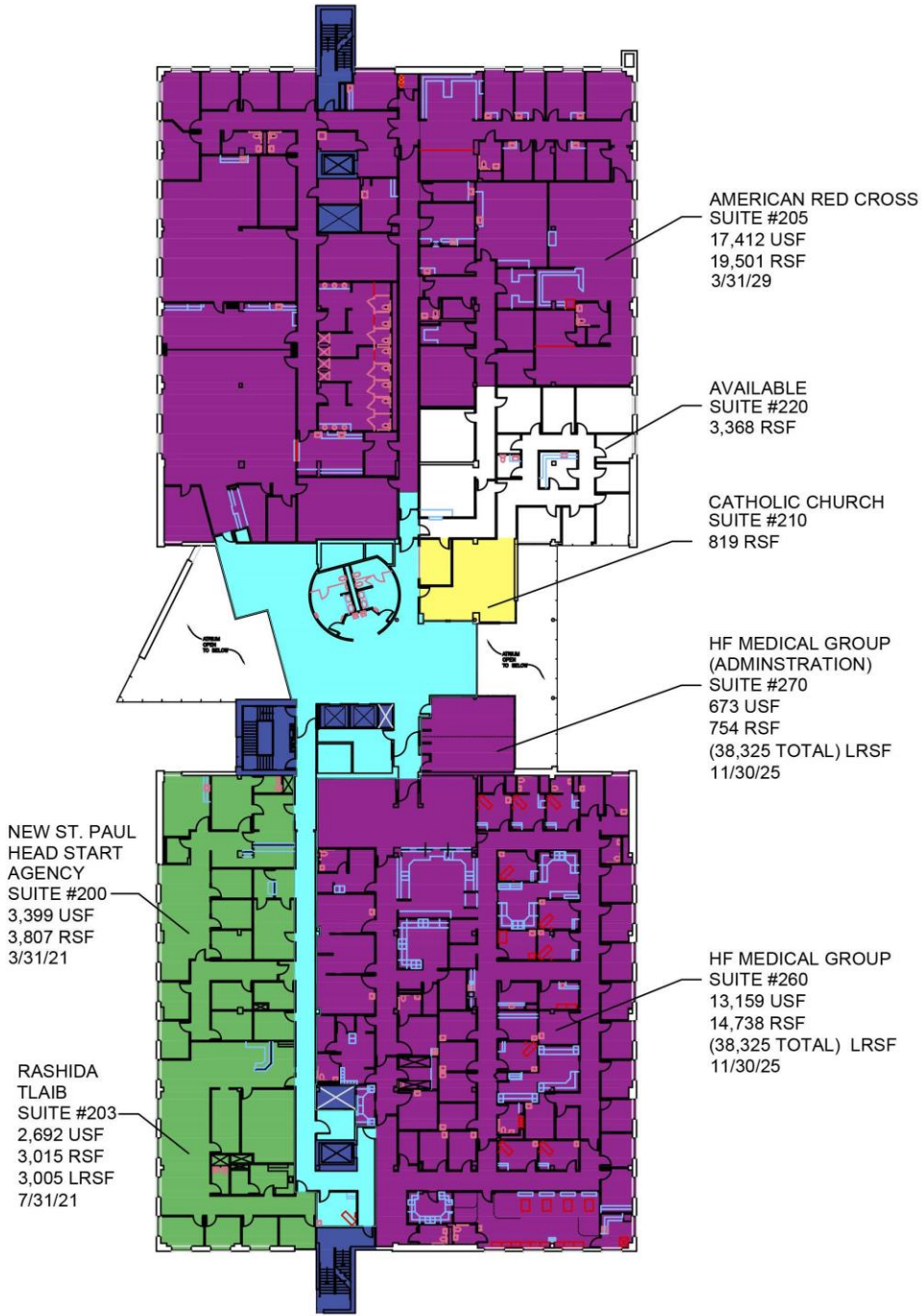
Lower Level  
850 – 2,697 SF

# Floor Plan



2<sup>nd</sup> Floor  
3,368 SF

# Floor Plan



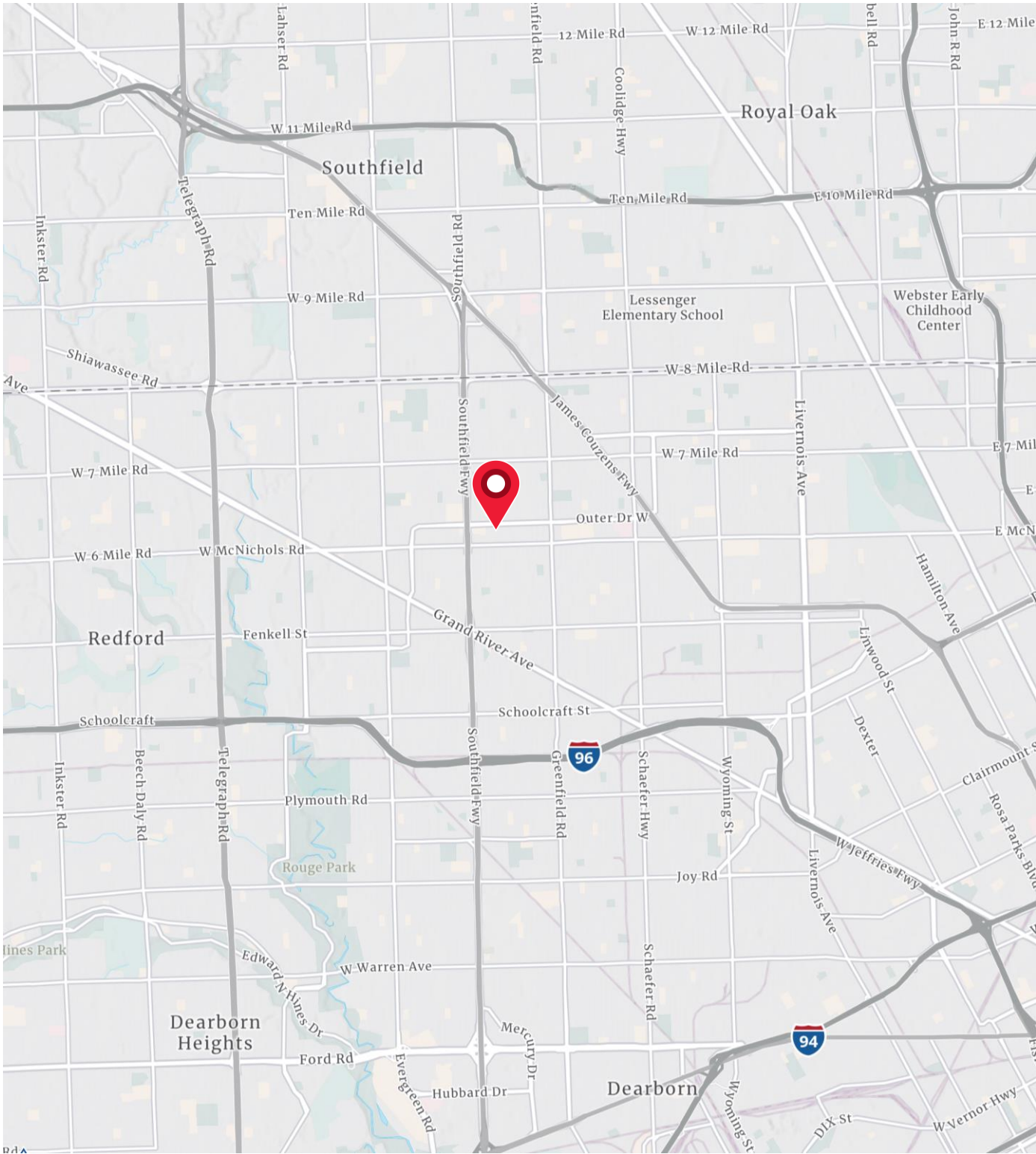
3<sup>rd</sup> Floor  
721 – 11,164 SF

# Available Space

AVAILABLE SPACE					
Floor	Suite #	Size (SqFt)	Size %	Rate	Total per Floor Size
<b>Lower Level</b>	LL03 (ready)	850	0.46%	\$8.50 PSF	<b>5,513</b>
	LL56 (needs work)	1,010	0.55%	\$1,305 Monthly	
	LL40 (ready)	956	0.52%	\$10.35 PSF	
	LL05 (with bathrooms)	2,697	1.47%	\$3,371 Monthly	
<b>1<sup>st</sup> Floor</b>	<b>Fully Leased</b>			0	0
<b>2<sup>nd</sup> Floor</b>	220 (prepped)	3,368	1.84%	\$18 PSF	<b>3,368</b>
<b>3<sup>rd</sup> Floor</b>	300 (very good)	11,164	6.09%	\$18 PSF	<b>23,538</b>
	360 (ready)	1,597	0.87%	\$18 PSF	
	380 (prepped)	2,753	1.50%	\$18 PSF	
	385 (ready)	721	0.39%	\$18 PSF	
	390 (ready)	3,259	1.78%	\$18 PSF	
	396 (very good)	960	0.52%	\$18 PSF	
	398 (prepped)	3,083	1.68%	\$18 PSF	
<b>Total Vacant</b>		<b>33,007</b>	<b>18.01%</b>		<b>32,419</b>



# Location Map



# Aerial Map



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