

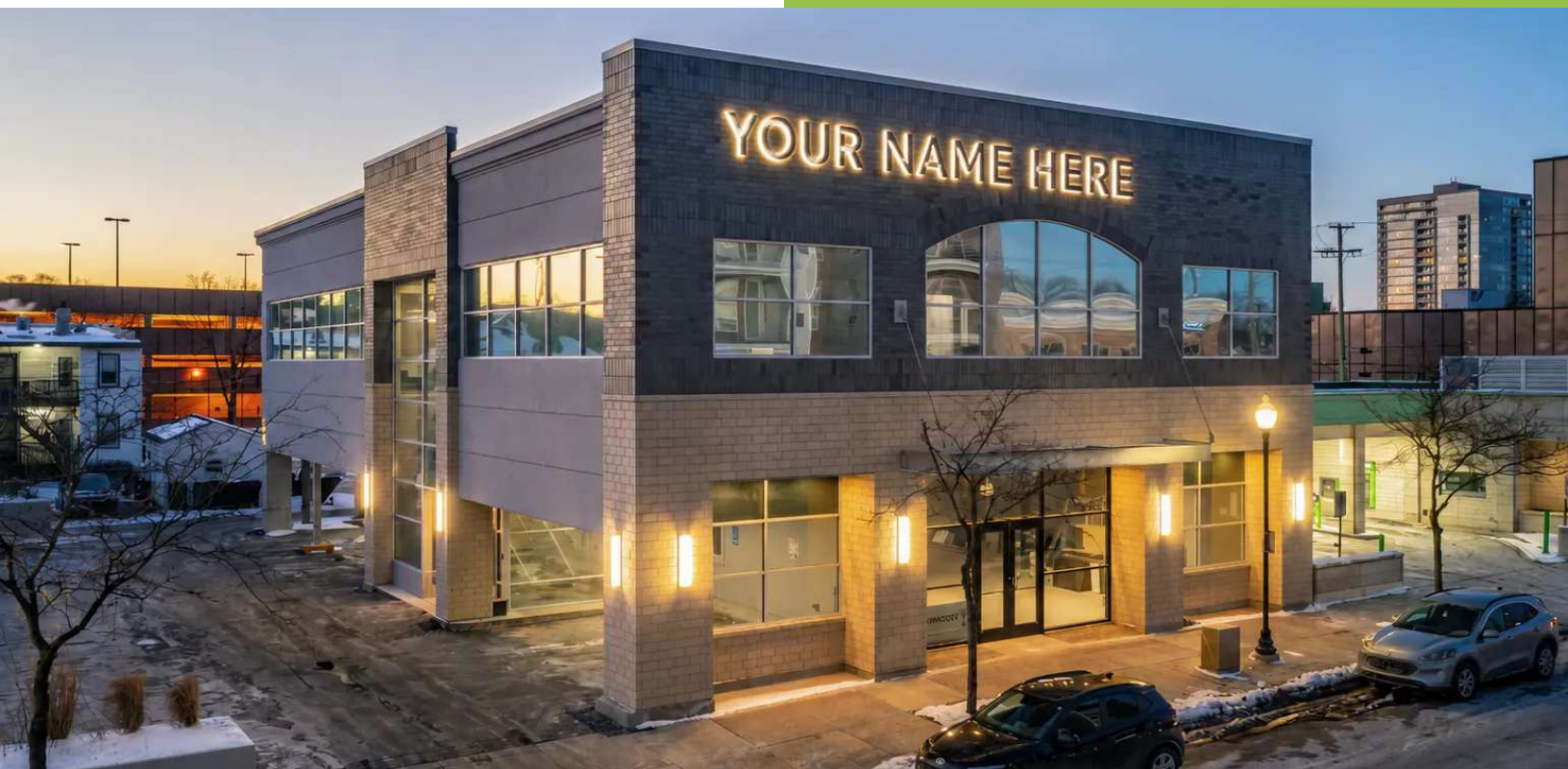
OFFICE PROPERTY // FOR LEASE

A STAND-OUT OFFICE IN THE HEART OF ROYAL OAK

9,000 SF FULL-BUILDING OPPORTUNITY

812 S MAIN ST

ROYAL OAK, MI 48067



- ±9,000 SF stand-alone office building available in its entirety
- Ideal opportunity for a corporate headquarters, professional services firm, or creative office user
- Recently renovated with high-end, contemporary finishes throughout
- Functional two-story layout featuring a mix of private offices, open work areas, conference rooms, and collaborative spaces
- Prominent Main Street frontage and building signage opportunity
- 28 on-site parking spaces, including covered parking



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26555 Evergreen Road, Suite 1500
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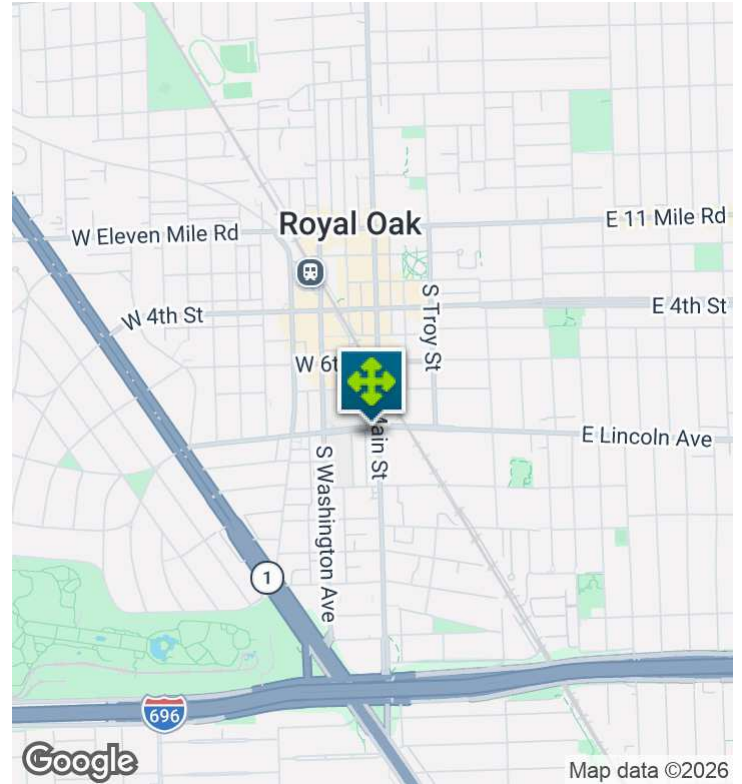
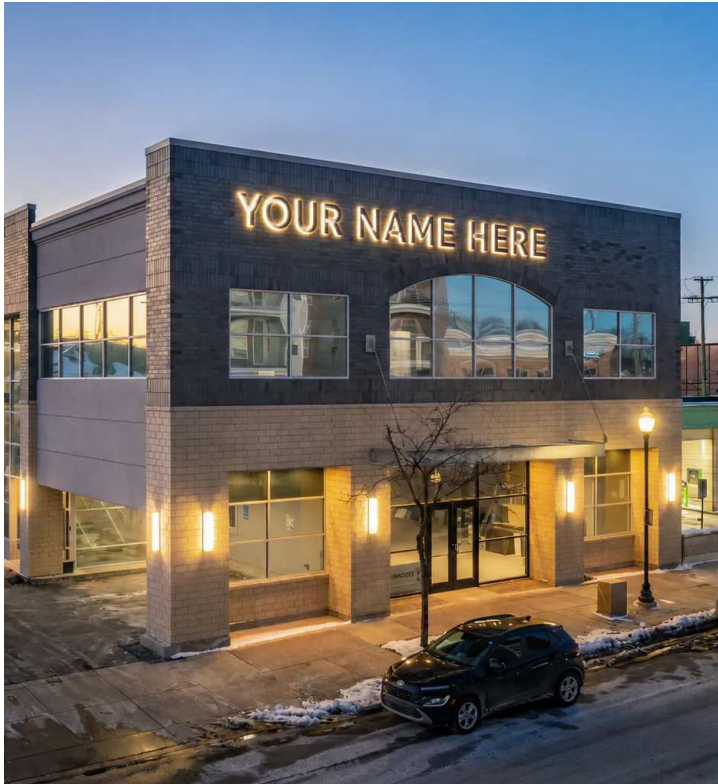
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EXECUTIVE SUMMARY



Lease Rate

**\$32 SF/YR
(GROSS)**

OFFERING SUMMARY

Building Size:	9,000 SF
Available SF:	9,000 SF
Lot Size:	8,948 SF
Year Built:	2000
Renovated:	2026
Zoning:	BI
Market:	Detroit
Submarket:	Royal Oak

PROPERTY OVERVIEW

Located in the heart of Downtown Royal Oak, 812 S. Main Street offers ±9,000 SF of beautifully renovated office space in a stand-alone building with great visibility along Main Street.

The building features a modern, creative interior with high-end finishes, a mix of private offices and collaborative workspaces, conference and meeting areas, and plenty of natural light. With the entire building available, a new tenant has the opportunity to create a true headquarters environment with its own identity, prominent building signage, and dedicated on-site parking.

Just steps from Downtown Royal Oak's restaurants, shops, entertainment, and other amenities, the property gives employees and clients the convenience of a walkable downtown location while still offering the privacy and presence of a stand-alone office building.

LOCATION OVERVIEW

Centrally located in Downtown Royal Oak, across from Oakland Community College. Within walking distance to popular restaurants, coffee shops, fitness studios, and boutique shops. Quick access to I-696, I-75, and Woodward Ave.



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ADDITIONAL PHOTOS



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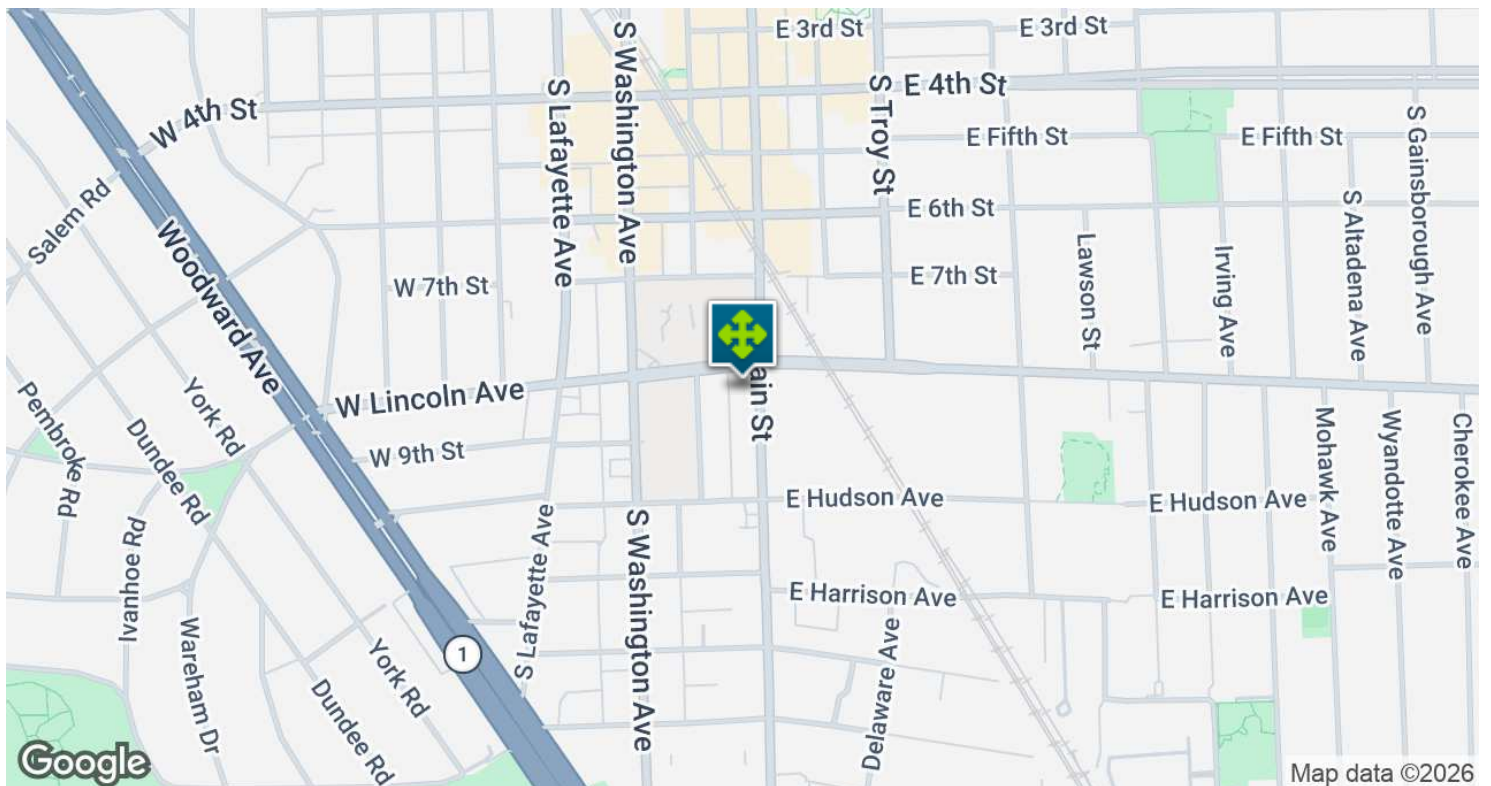
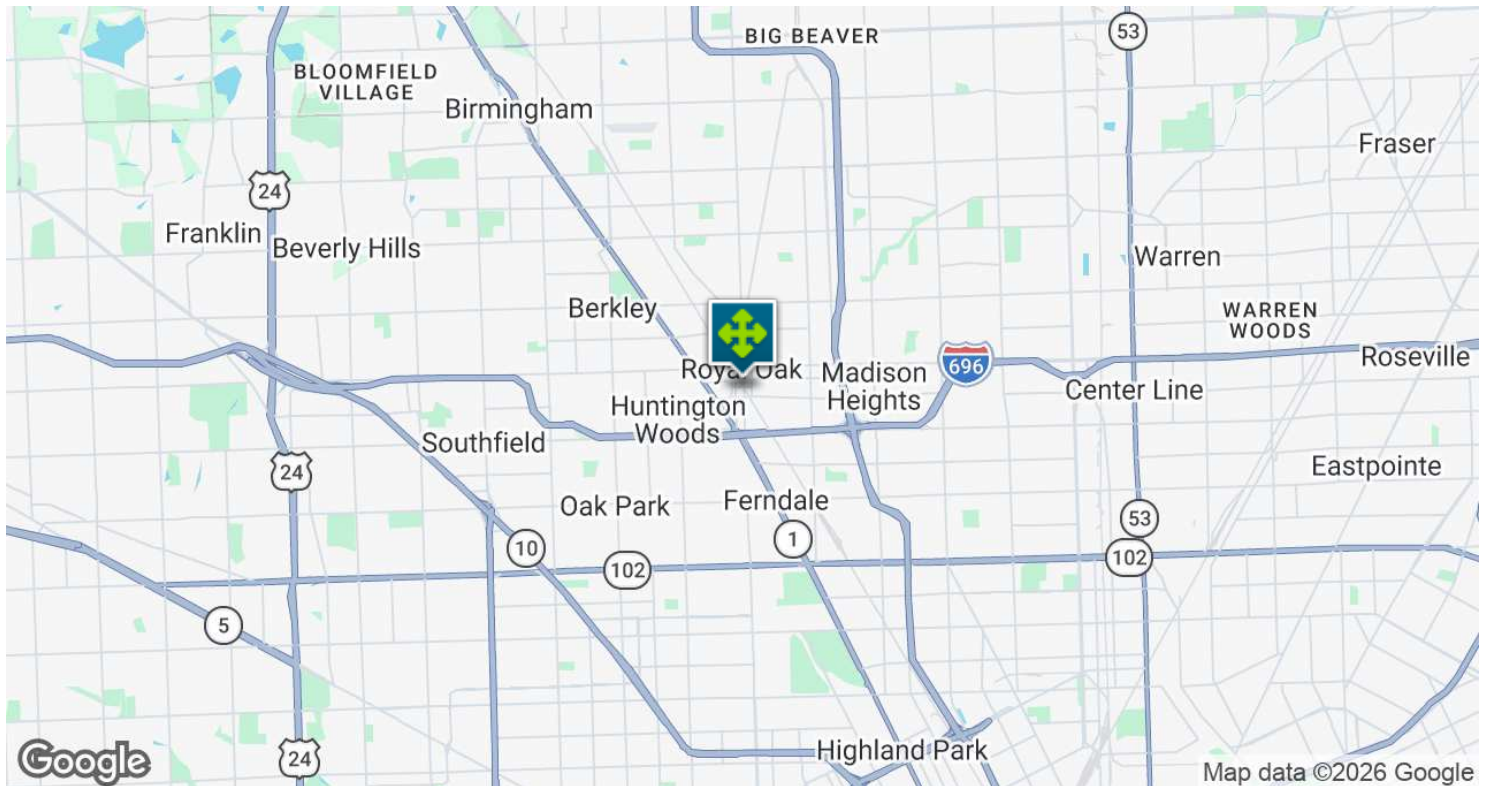
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RETAILER MAP



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LOCATION MAP



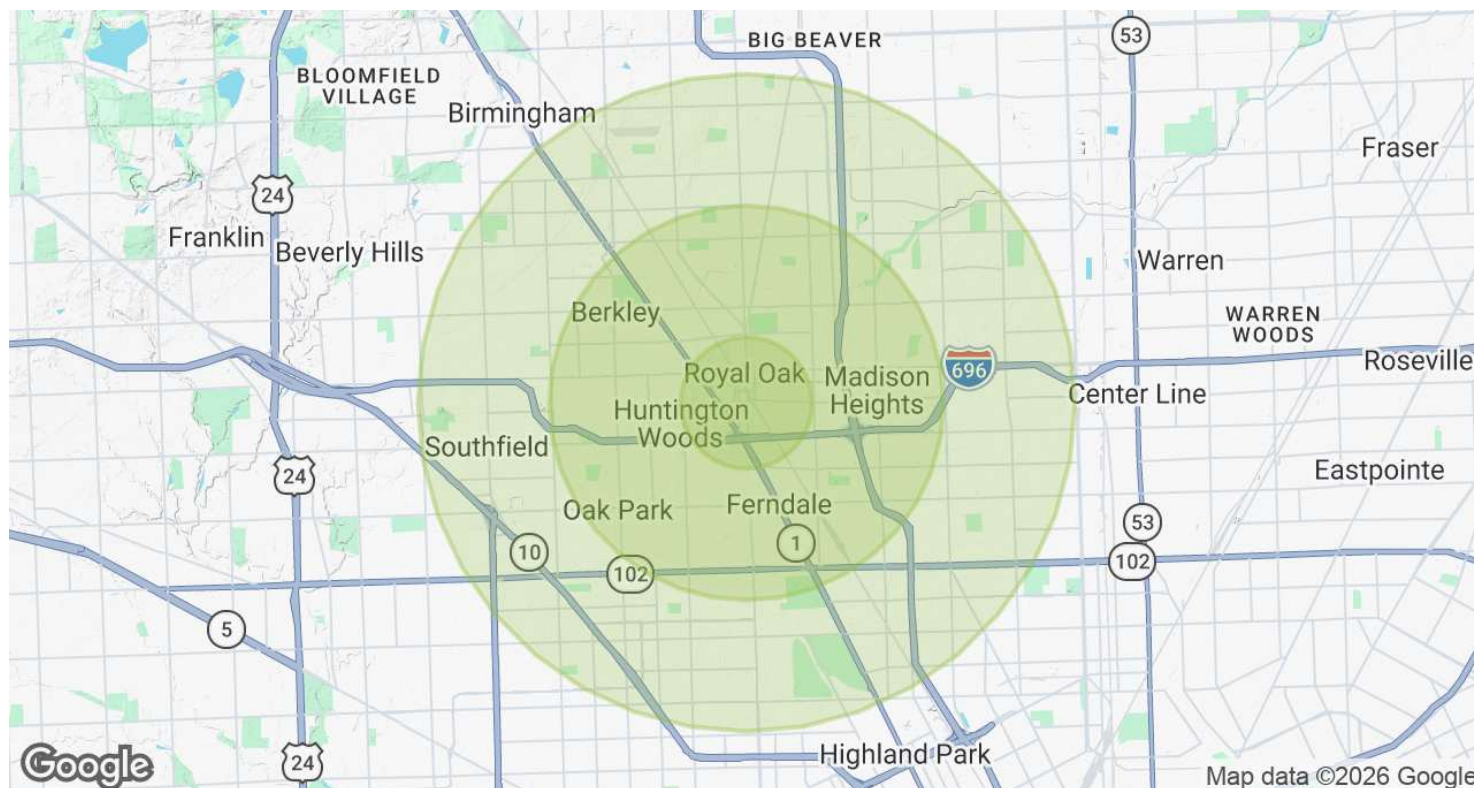
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,076	143,600	365,352
Average Age	40.5	39.1	39.5
Average Age (Male)	39.5	37.7	37.5
Average Age (Female)	42.1	40.7	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,529	67,747	162,006
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$147,689	\$111,177	\$94,882
Average House Value	\$396,723	\$280,393	\$239,722

2023 American Community Survey (ACS)



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CONTACT US



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