

**NEWMARK**

28000 Woodward Ave  
Royal Oak, MI

**FOR SALE OR LEASE**

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# Property Highlights

- Rare 14,778 Sf Royal Oak office building available
- 1<sup>st</sup> Floor – 6,356 SF
- 2<sup>nd</sup> Floor- 8,422 SF
- For Sale or Lease
- High image landmark building “The Triangle”
- Excellent Woodward exposure
- 2-Story building with approximate 7,300 SF floorplates
- Single tenant opportunity or divisible by floor
- Building has ADA complaint elevator
- Wonderful building Woodward signage & branding opportunity
- Existing monument sign facing Woodward
- Unique & creative triangular floorplate with great glass line
- Free executive covered parking & ample surface lot to the east
- East Parking lot is freshly paved with new code complaint drainage system
- Built in 1990; B-1 zoning
- Walkable to several restaurants & retail
- Convenient direct access to I-696
- 2 min to Downtown Royal Oak, 5 min to Birmingham & 16 min to Downtown Detroit
- Currently an owner-occupied building, well maintained, capitalized Landlord
- Ownership seeking long term credit Tenant; seller financing is possible
- Contact Brokers for pricing & terms

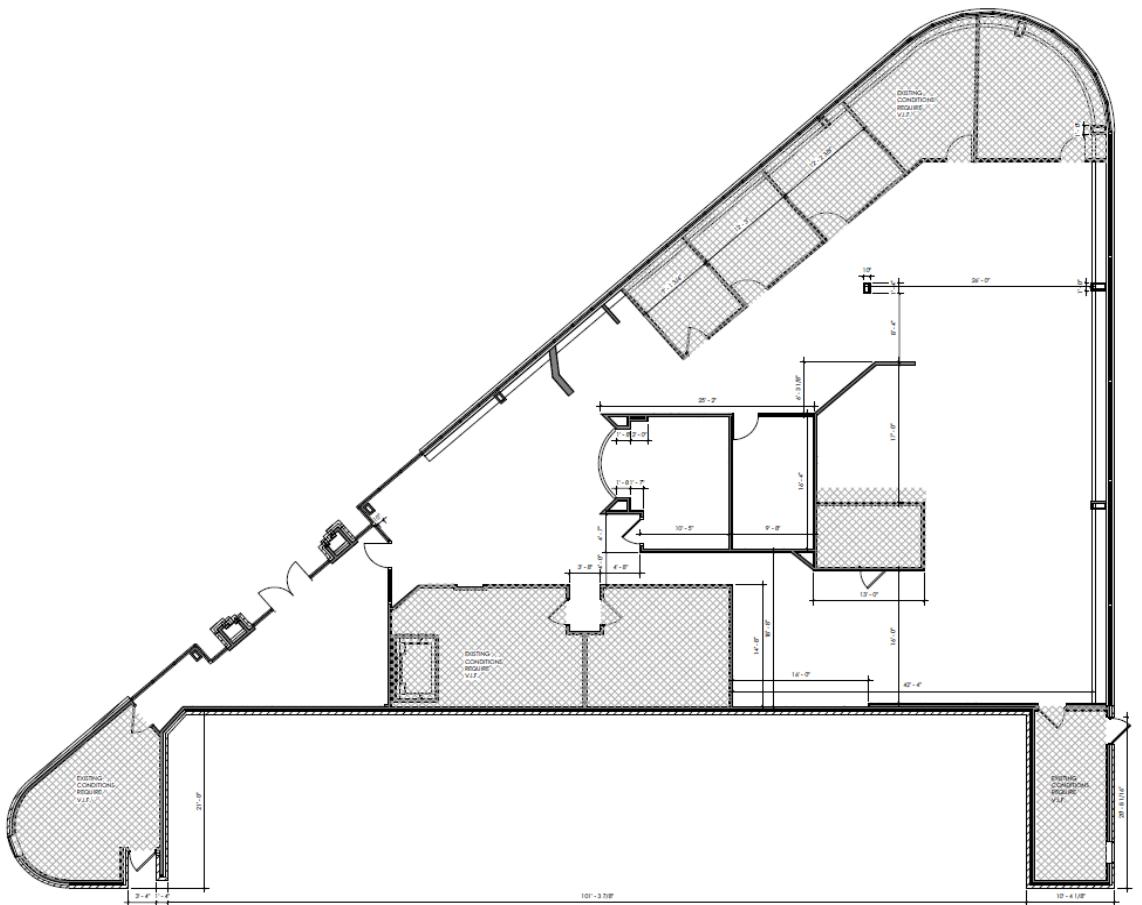


# Interior Photos



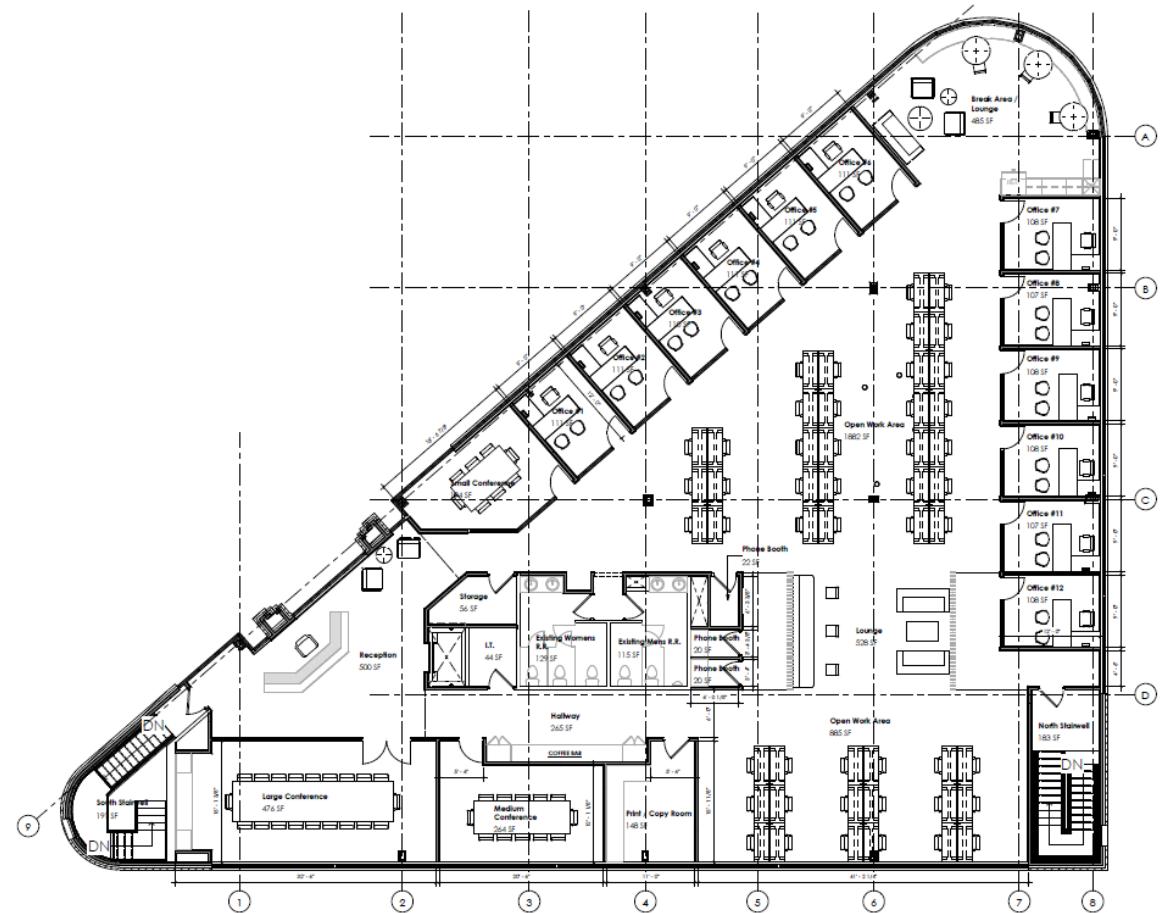
*\*Conceptual Renderings by Krieger Klatt Architects*

# Floor Plans



First Floor

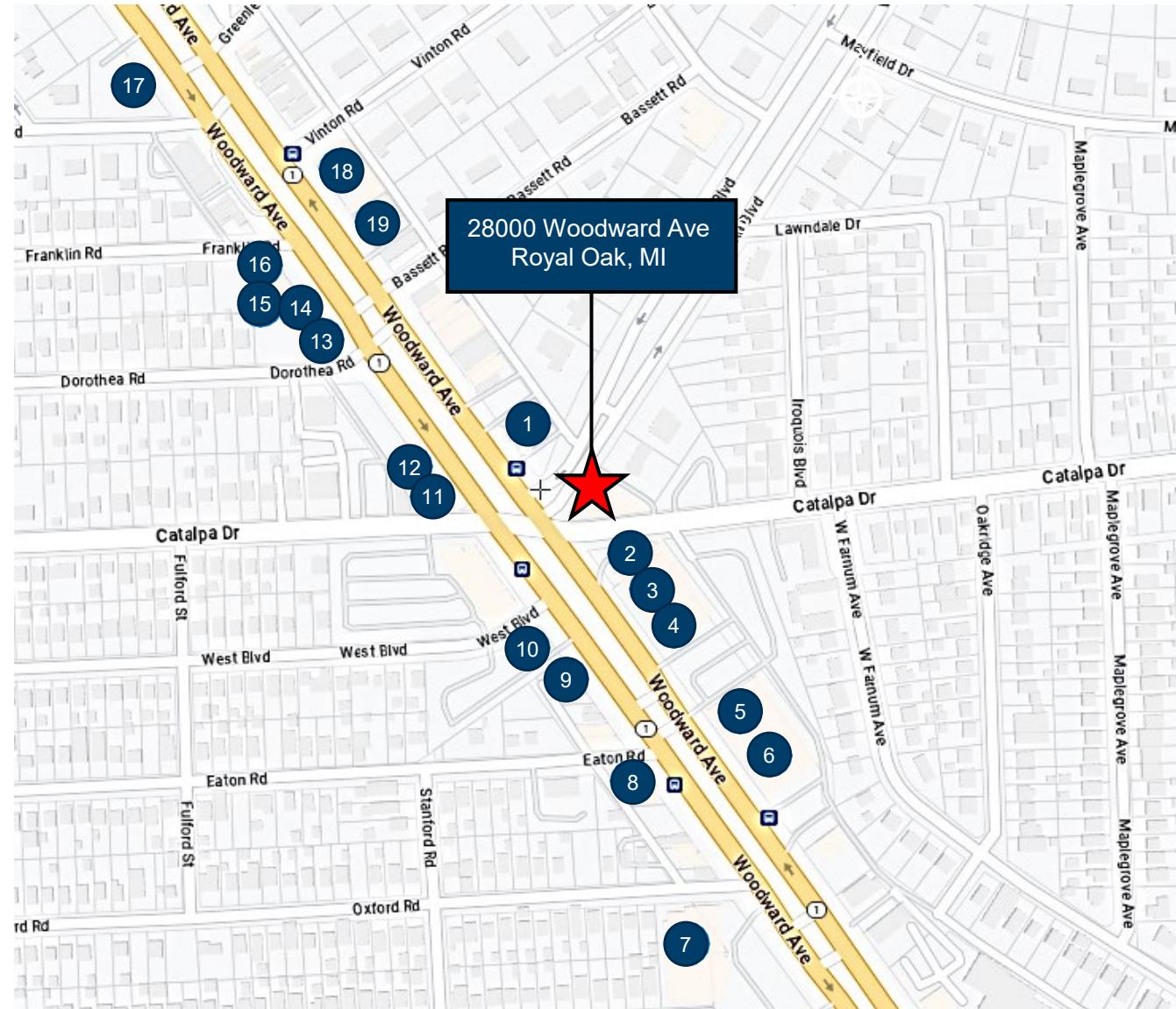
\*Conceptual Space Plans by Krieger Klatt Architects



Second Floor

# Nearby Amenities

1. Kruse & Muer
2. Sherwin Williams
3. PetSmart
4. O'Reilly Auto Parts
5. Trader Joe's
6. Ulta Beauty
7. Westborn Market
8. Vinsetta Garage
9. T-Mobil
10. Henry Ford GoHealth Urgent Care
11. State Farm
12. Donut Cutter
13. TD Nails
14. Subway
15. Tiger Thai
16. Red Wing Shoes
17. Flagstar Bank
18. Monty's Grill
19. AutoZone Auto Parts



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