



**TRANSFORMING
THE WORKPLACE
EXPERIENCE**

CREATING VALUE BEYOND REAL ESTATE

We believe our success starts and ends with happy tenants. To ensure superior employee recruitment and retention, Galleria focuses on hospitality and bringing our tenants an incomparable workplace experience.





AWARD WINNING LOBBY DESIGN

Galleria's new design activates the space with modern lighting, greenery, and features that create an uplifting, dynamic user experience. Digital photos on perforated metal panels adorn the entry walls, and sculptural staggered glass pendants draw the eye upward. The flooring pattern and wall tile assist in wayfinding by visually alerting visitors to the offset corridor placement. A security desk with backlit panels, slab porcelain, and a digital directory complete the light and bright, updated look.





MORE THAN AN OFFICE BUILDING

CAFÉ CLARE

Hungry? Conveniently located on-site in two locations at Galleria. Café Clare has a variety of fresh choices for breakfast and lunch.

LOCKER DROP DRY CLEANING

Locker drop dry cleaning is helping busy people, like you, save time for the fun in life. Convenient on-site drop off and pick up gives you more time for the things you enjoy.



SHARED TENANT CONFERENCE CENTER

Galleria offers a shared conference center for tenant use at no cost, allowing tenants an easy way to host client and employees meetings and events for up to 30 people.

TENANT LOUNGE

Take some time to unwind in the tenant lounge. Comfortable seating, wifi, and foosball are available for the enjoyment of all tenants. Just steps from the cafe, this space is perfect for a quiet lunch or relaxing work break.



SUNDRY SHOP

Galleria's Sundry Shop is stocked with personal items you didn't realize you needed. Find fresh to-go foods, snacks, candies and cold beverages plus books, postcards, and toiletries beyond the basics.

HEALTH & WELLNESS

GALLERIA HEALTH CLUB COMING 2019

Galleria Health Club is a full service fitness club accessible by all tenants to help them achieve their health and wellness goals.

YOGA CLASSES

Galleria offers complimentary yoga classes to all tenants. Bring your yoga mat and join a certified instructor who will lead you through slow, gentle movements appropriate for students of all levels.

WALKING TRAILS

Taking a 30-minute walk a day is kind of like that proverbial apple: There's a good chance it'll keep the doctor away. From helping you lose weight and destress to lowering your blood pressure and reducing your risk of many chronic diseases—going for regular walks at Galleria is one of the best and easiest things you can do for your health.





SOCIAL CLUBS & EVENTS

TENANT EVENTS

We love our tenants. Galleria offers tenants many free events to show our appreciation. Past events include BBQs, ice cream socials, cider & donuts, chili cook offs, and holiday events just to name a few.



GALLERIA BOOK CLUB

Decrease stress and gain new perspectives. Join the Galleria book club. A place where tenants unite. Discuss, at liberty, anything. What you loved, what confused you, what plot device you thought ruined the story, and much more.

SECURITY & MANAGEMENT

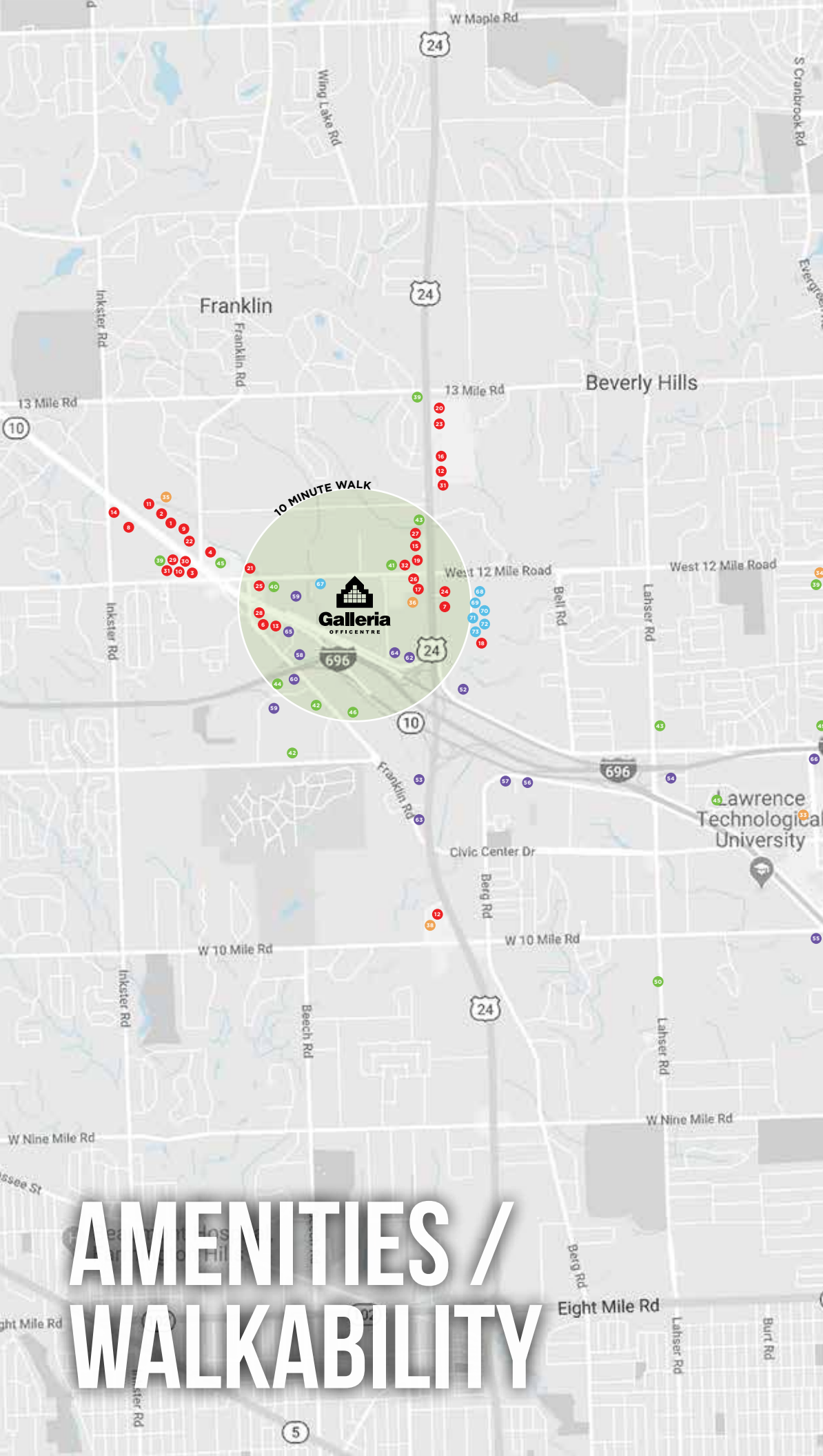
ON-SITE MANAGEMENT

Galleria offers professional on site management. The management office is centrally located in the 300/400 building's main lobby, and is accessible to all tenants, visitors, and vendors of Galleria.

HELP HUB

Our dedicated 24/7 service team is standing by to help our tenants with all service requests day or night. Our on-site maintenance and administration staff are ready to resolve any tenant concern quickly and efficiently.





AMENITIES / WALKABILITY

RESTAURANTS

- 1 Bacco Ristorante
- 2 Beans & Cornbread
- 3 Bellacino's Pizza & Grinders
- 4 Bigalora
- 5 Cafe Clare
- 6 Cafe Thai
- 7 Chipotle Mexican Grill
- 8 Duo Restaurant & Lounge
- 9 Fishbone's
- 10 Grape Leaves
- 11 Jamaica Fenton's
- 12 Jimmy John's
- 13 Leo's Coney Island
- 14 Little Daddy's
- 15 Maria's Cafe
- 16 Noodles & Company
- 17 Panera Bread
- 18 Pho Lucky
- 19 Potbelly
- 20 QDOBA
- 21 Ram's Horn
- 22 Red Balloon Saloon
- 23 Rusty Bucket
- 24 Shish Kabob Express
- 25 Soup Dive
- 26 Star Deli
- 27 Starbucks
- 28 Subway
- 29 Sweet Magnolias
- 30 Tim Horton's
- 31 Tropical Smoothie Cafe
- 32 Zoup!
- 33 7 Bar and Grill

GYMS / FITNESS

- 34 Crossfit Inner Stallion
- 35 Every BODY
- 36 Franklin Athletic Club
- 37 LA Fitness
- 38 Planet Fitness
- 39 Powerhouse Gym

BANKS

- 40 Bank of America
- 41 Chase Bank
- 42 Chemical Bank
- 43 Citizens Bank
- 44 Comerica Bank
- 45 Hantz Bank
- 46 Huntington Bank
- 47 American 1 CU
- 48 Community Choice CU
- 49 FME Federal CU
- 50 Michigan First CU
- 51 People Driven CU
- 52 Zeal CU

HOTELS

- 53 Baymont by Wyndham
- 54 Best Western
- 55 Candlewood Suites
- 56 Comfort Suites
- 57 Courtyard by Marriott
- 58 Detroit Marriott
- 59 Embassy Suites
- 60 Extended Stay America
- 61 Hilton Garden Inn
- 62 Holiday Inn Express
- 63 Marvin's Garden Inn
- 64 Quality Inn
- 65 Red Roof Inn
- 66 SpringHill Suites by Marriott
- 67 Springwood Suites

SHOPPING/ ENTERTAINMENT

- 68 AMC Star Theatre
- 69 Best Buy
- 70 Lowes
- 71 Meijer
- 72 Office Depot
- 73 Pier 1 Imports
- 74 Tel-Twelve Mall



PROPERTY FEATURES

- Individual suites ranging from 1,000 SF up to $\pm 232,000$ SF contiguous
- Entire floor plates consisting of 58,000 SF
- Prominent building signage available along Northwestern Hwy and 12 Mile Road
- Generators on-site for tenant use
- Full-service, cafeteria, banking facility, and convenience store within office complex
- Executive covered parking garage within building 100 and 300 and an overall 4.7/1000 parking ratio
- Ability for tenants to use amphitheater with Star Theaters located on property
- Located in the heart of Southfield Office Market with proximity to all area freeways: I-696, Northwestern Hwy, John C Lodge Fwy
- Centrally located to all south-eastern Michigan's major markets







12 MILE ROAD

CASE ROAD

LOCKDALE ROAD

STAR THEATRE

CAFÉ

400

300

300

200

CAFÉ

100

SERVICE ROAD

10

696

JOHN LODGE FREEWAY



BE A PART OF THE GALLERIA COMMUNITY

FOR MORE INFORMATION PLEASE CONTACT:

ROBERT GAGNIUK | robert.gagniuk@freg.com

248.324.2000 | eCODE 89

