



# 117 W 4th Street

Royal Oak, Michigan 48067

### **Property Highlights**

- · Prime Location in Downtown Royal Oak, MI
- 3rd Floor Modern and Professional Office Space
- High Visibility on W 4th St
- · Spacious Layout with Natural Light
- Accessible Elevator for Tenant Convenience
- · High-Quality Finishes and Fixtures
- · Ample Area Parking for Employees and Clients
- Close Proximity to Dining and Amenities
- Private Large Outside 3rd Floor Space is Part of Suite For Lease
- Shared Access to 3 Conference Rooms and a Comfortable Reception Area for Clients
- The Building is Available For Purchase



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#### **OFFERING SUMMARY**

Lease Rate:	\$25.00 SF/yr (NNN)		
Number of Units:	4		
Available SF:	5,000 SF		
Lot Size:	6,316 SF		
Building Size:	15,000 SF		

#### DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	537	2,864	9,080
Total Population	875	4,695	17,408
Average HH Income	\$107,980	\$123,665	\$144,401

















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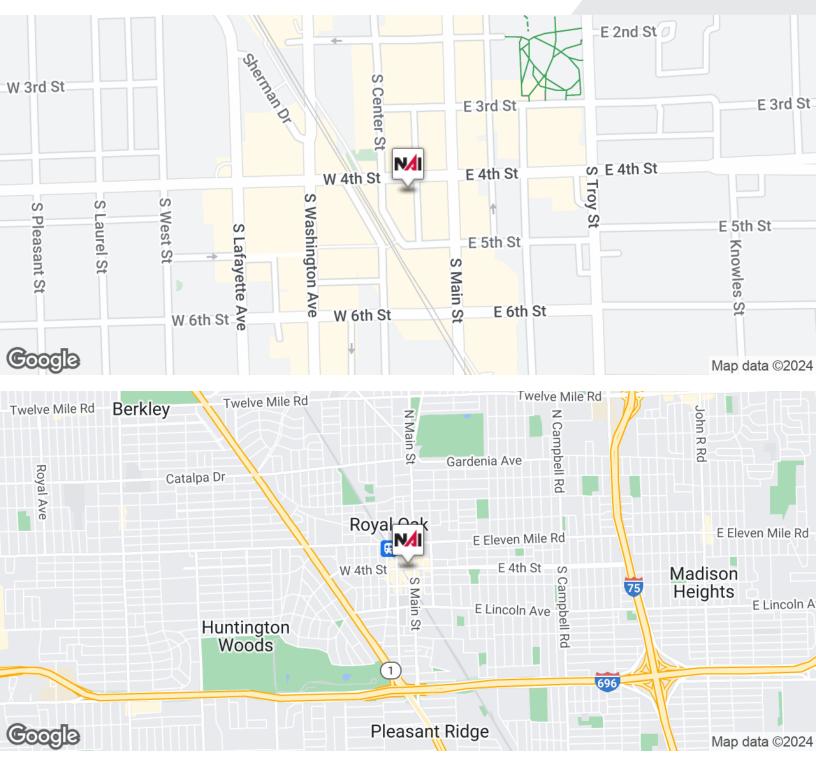




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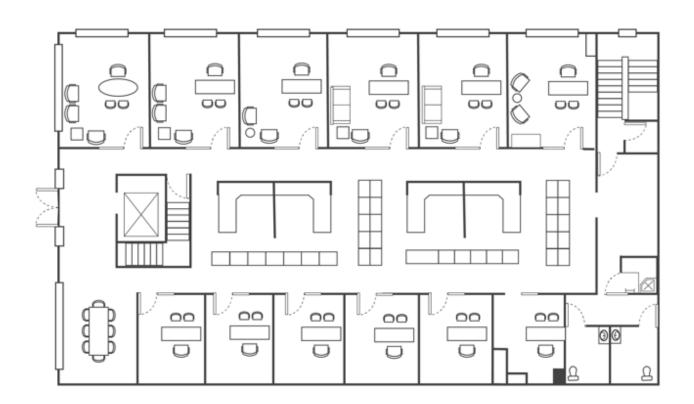
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