

# 5,000 SF MODERN OFFICE



## FOR LEASE / SALE



## 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**

### 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



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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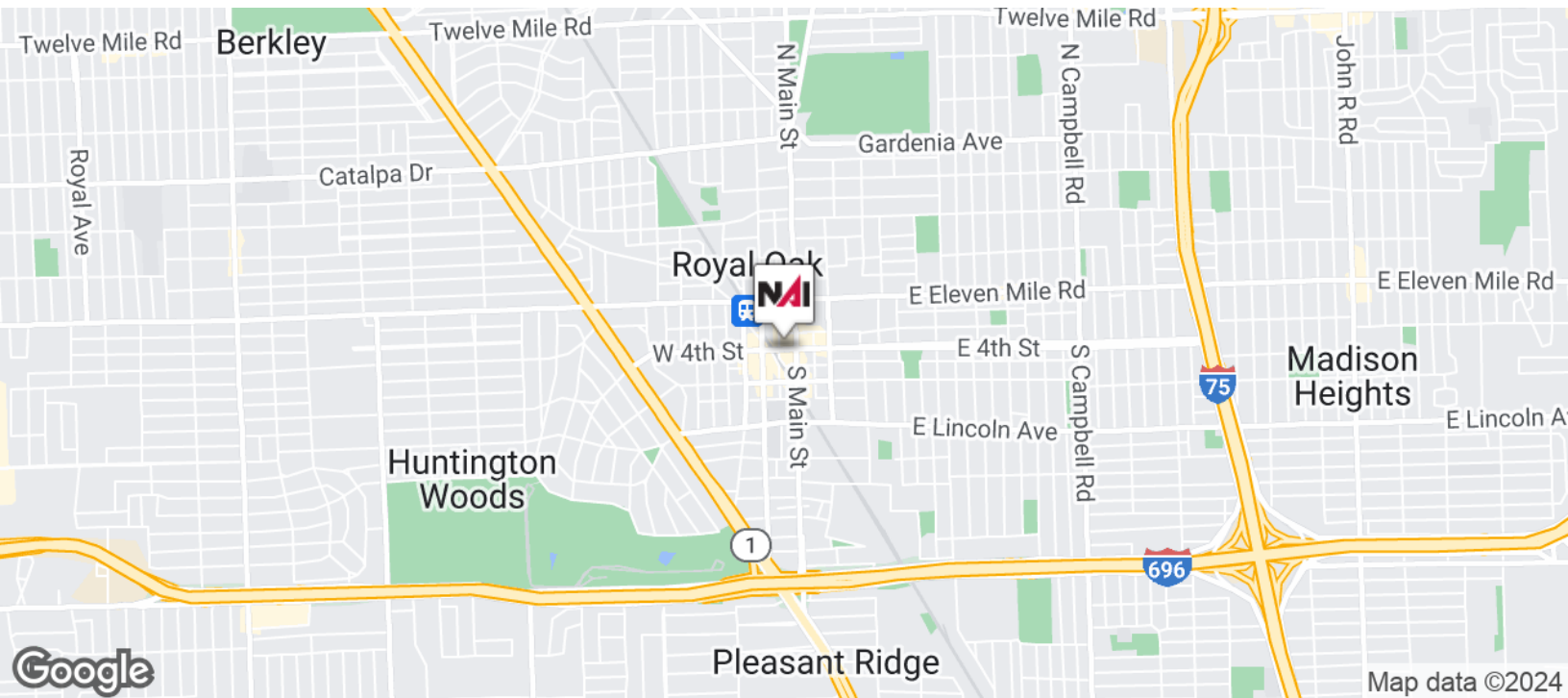
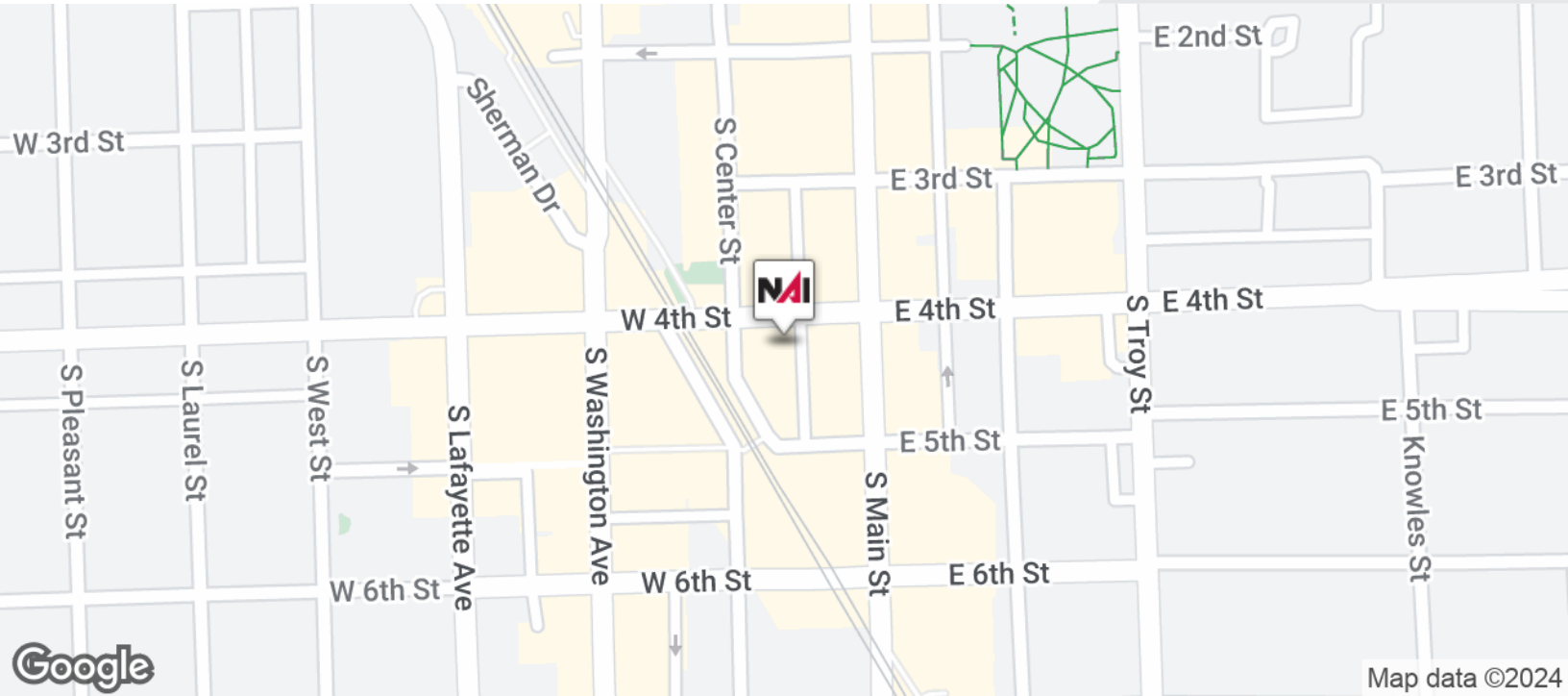
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