

# 5,000 SF MODERN OFFICE



## FOR SALE / LEASE



## 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

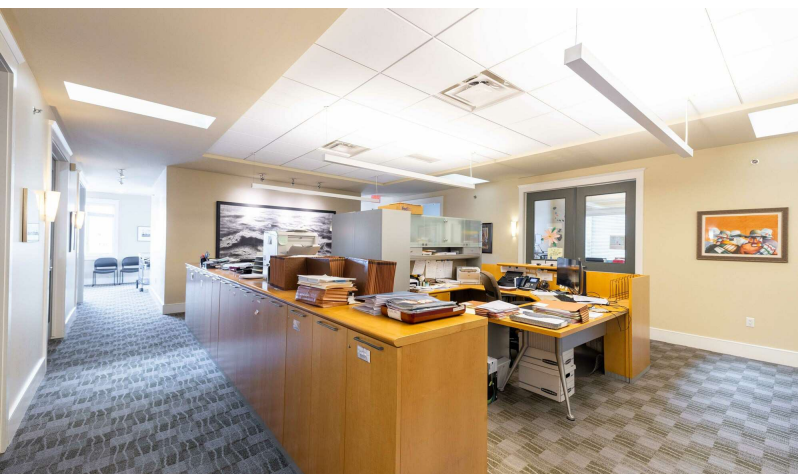
[VIEW PROPERTY VIDEO](#)



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**NAI Farbman**  
Commercial Real Estate Services, Worldwide.

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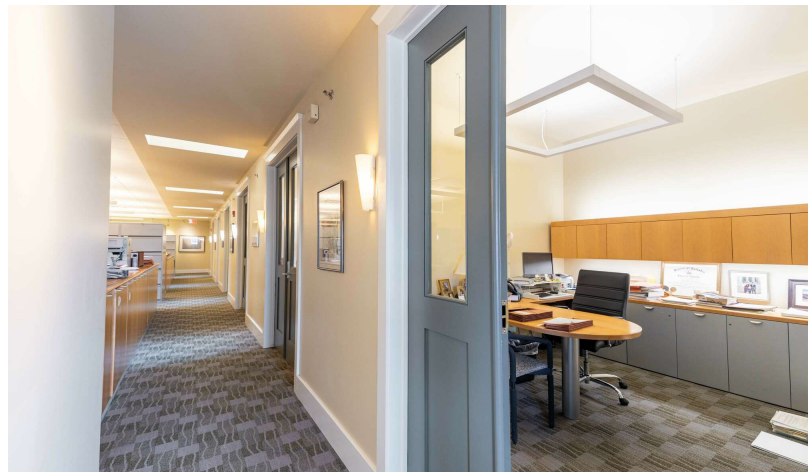
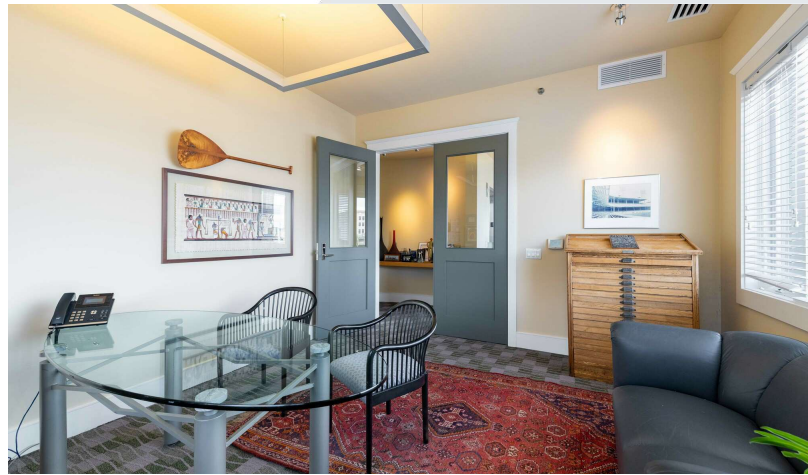
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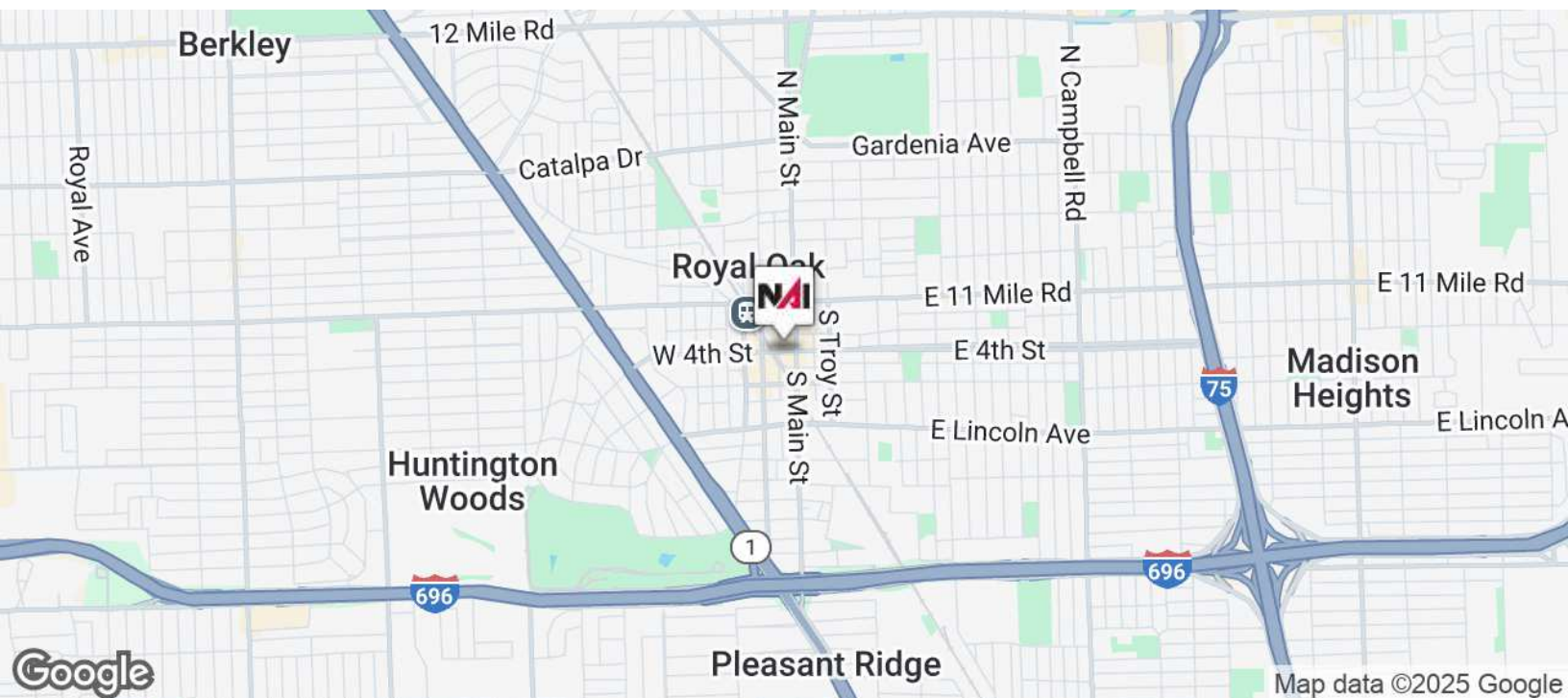
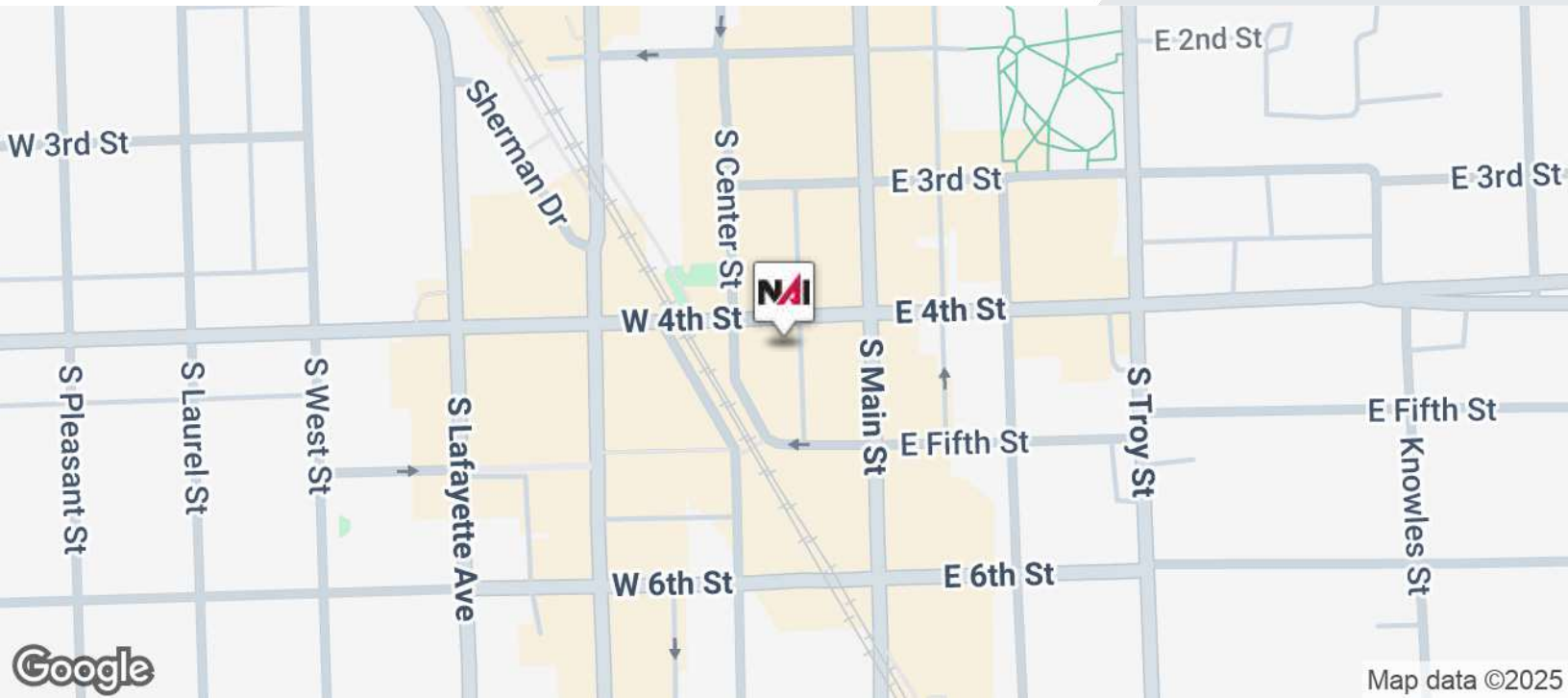




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**Suite 300**  
**5,000 SF**

