

FOR SALE OR LEASE

DOWNTOWN ROYAL OAK OFFICE & RETAIL

400 S MAIN ST | ROYAL OAK, MI



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PROPERTY HIGHLIGHTS

400 S MAIN ST PROPERTY HIGHLIGHTS

- For Sale or Lease - 9,000 SF Office / Retail Building
- High exposure Downtown Royal Oak location at Main & 4th Street
- Unique branding opportunity for an Office or Retail user
- Floors 2 & 3 - Up to 6,500 SF, ideal for creative or professional service office users
- Floor 1 - 2,500 SF of retail space
- Dedicated office lobby entrance along Main Street and 4th Street
- Highly walkable location to numerous dining, shopping, entertainment venues, and parking garages

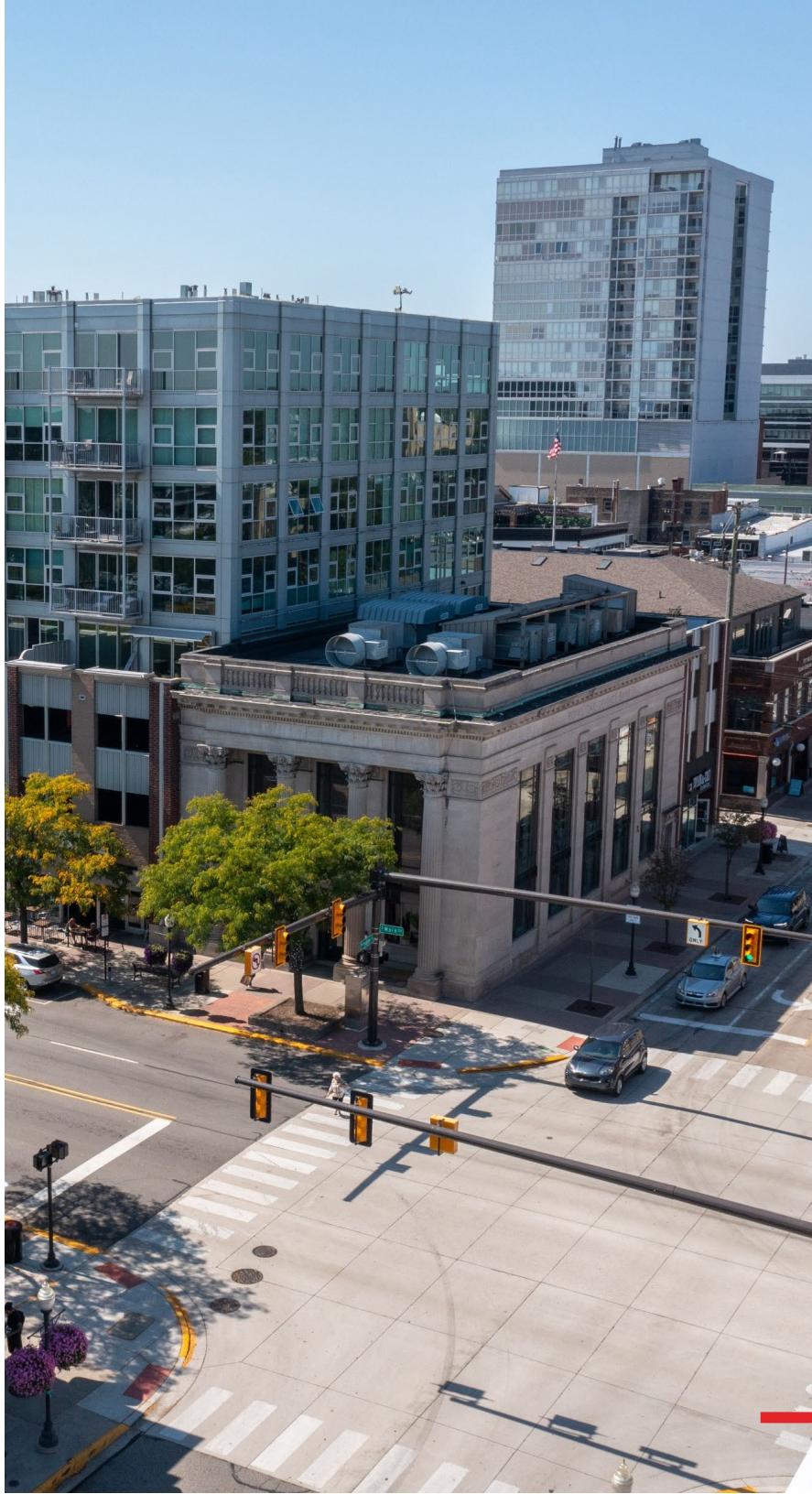
eCode **006**

Building Size **9,000 SF**

Property Type **Office & Retail**

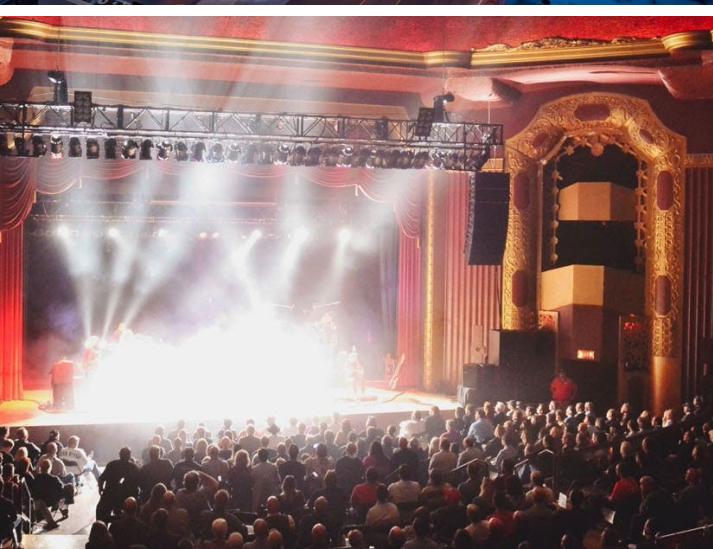
City **Royal Oak**

Sale & Lease Rate **Contact Broker**



NEARBY AMENITIES





ROYAL OAK

Royal Oak is a suburban city located within Oakland County, Michigan. It is part of the Detroit metropolitan area and lies about 14 miles north of downtown Detroit. The city covers 11.8 square miles and is characterized by a mix of residential neighborhoods, parks, and a lively downtown area. Its central location in the region makes it an attractive area for those seeking suburban living with easy access to Detroit.

The city boasts a diverse economy driven by a blend of retail, dining, entertainment, healthcare, and professional services. Royal Oak's downtown district is a major economic hub, featuring a wide range of restaurants, bars, boutiques, and cultural attractions. The healthcare sector plays a significant role in the local economy, with Beaumont Hospital, Royal Oak being one of the largest employers in the area.

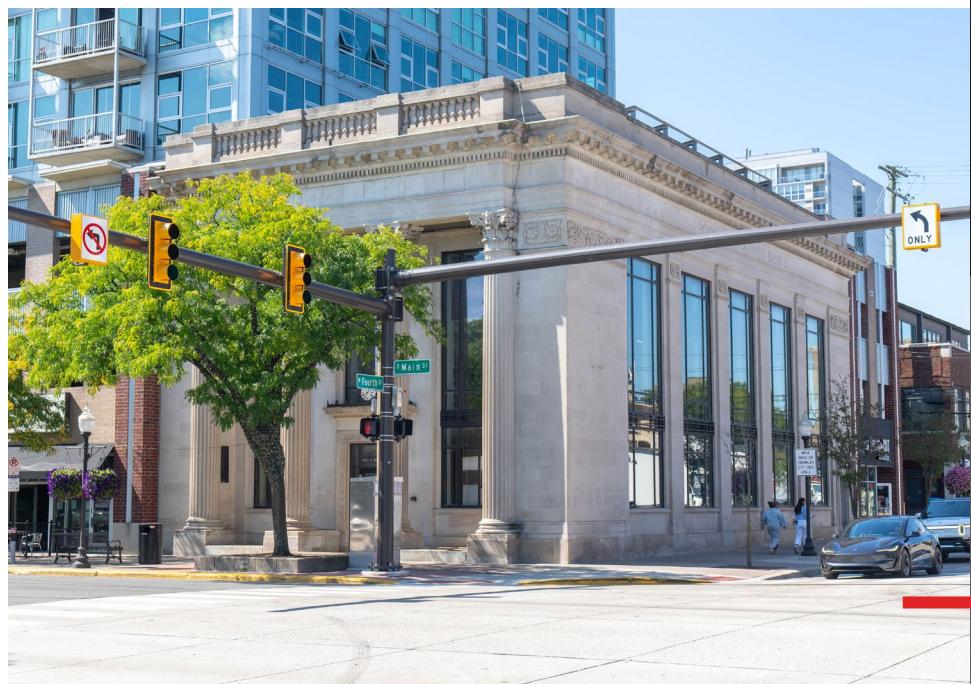
Royal Oak is well-connected by road, rail, and public transportation. It is served by major highways, including Interstate 75 and Interstate 696, which provide easy access to Detroit and other parts of southeastern Michigan. Woodward Avenue (M-1) runs through the city and is a major thoroughfare connecting Royal Oak to downtown Detroit and other northern suburbs. Public transportation options include bus services provided by SMART (Suburban Mobility Authority for Regional Transportation) and a train station with Amtrak service, which offers regional rail connections. Detroit Metropolitan Wayne County Airport, located about 30 miles south of the city, provides extensive domestic and international flight services.

ESTIMATED POPULATION (2022)	±57,495
HOUSEHOLDS (2022)	±28,986
MEDIAN HH INCOME (2022)	±\$92,799
POPULATION PER SQUARE MILE (2022)	±4,936

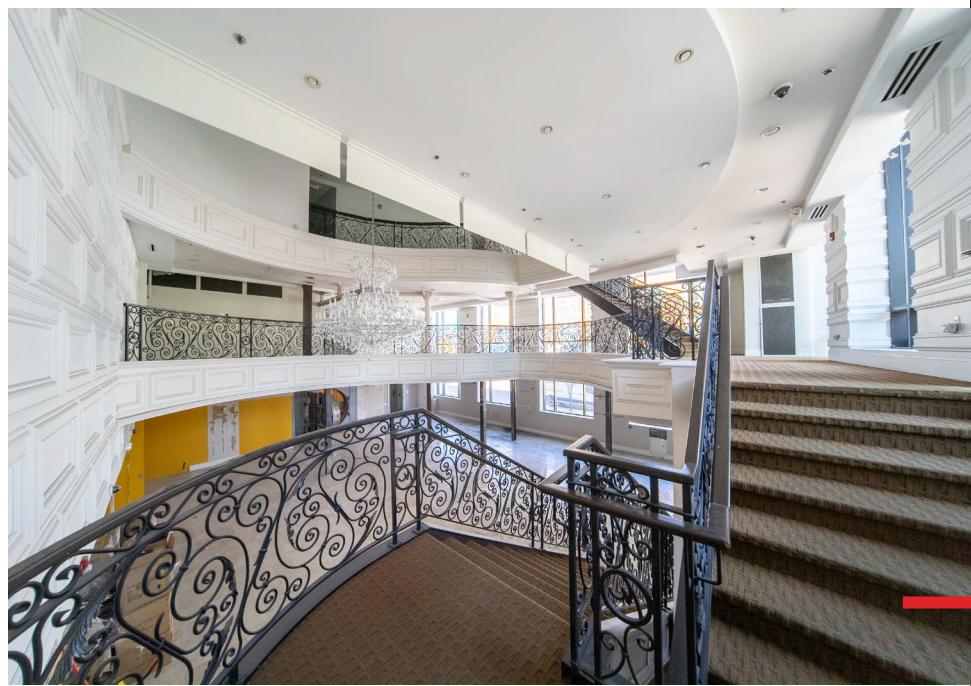
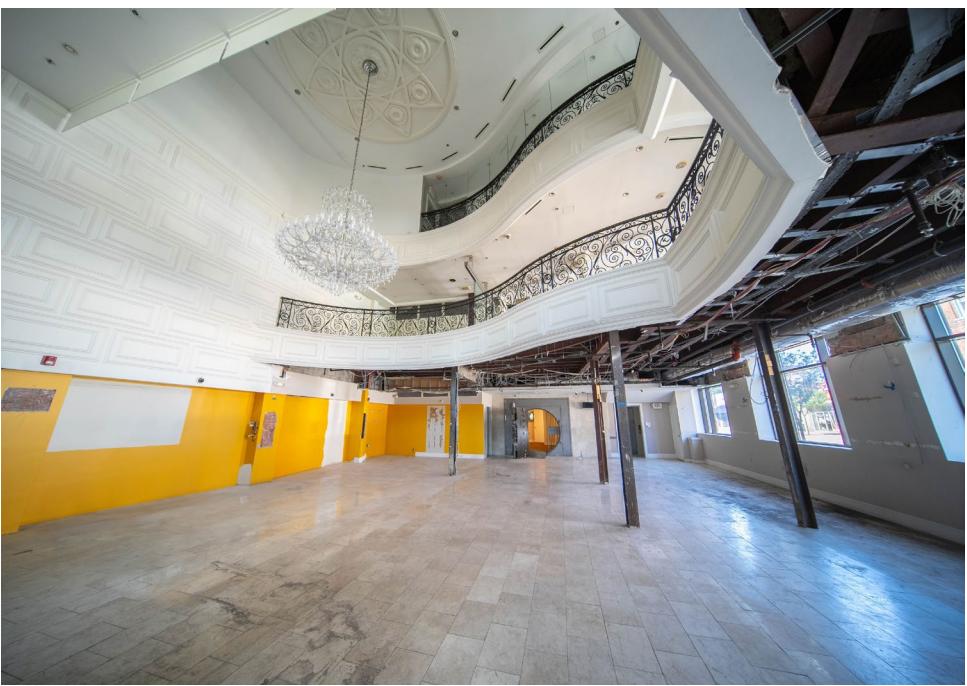
PHOTOGRAPHY



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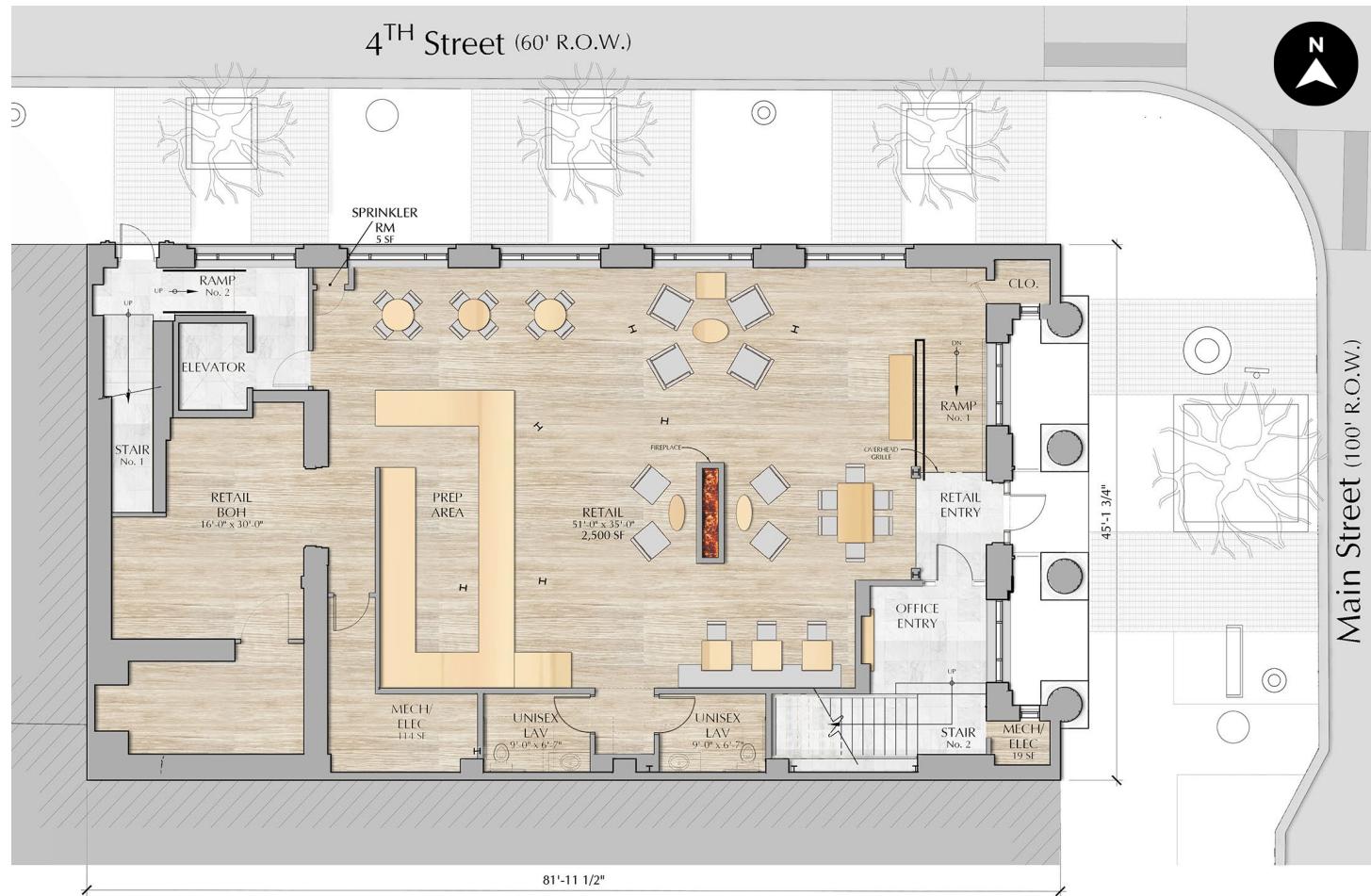


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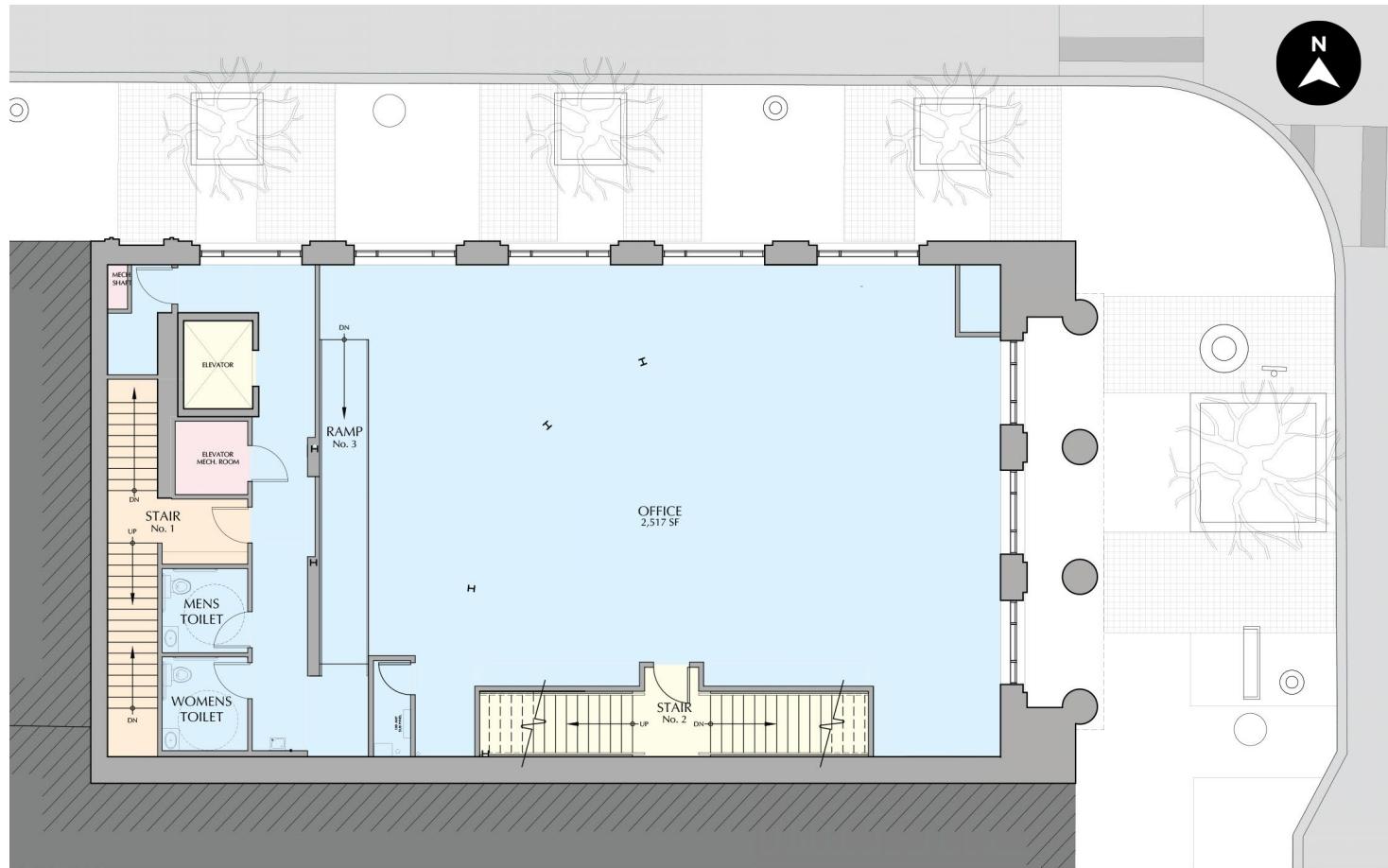


400 S MAIN ST
1ST FLOOR - RETAIL

FLOOR PLANS



**400 S MAIN ST
2ND FLOOR - OFFICE**

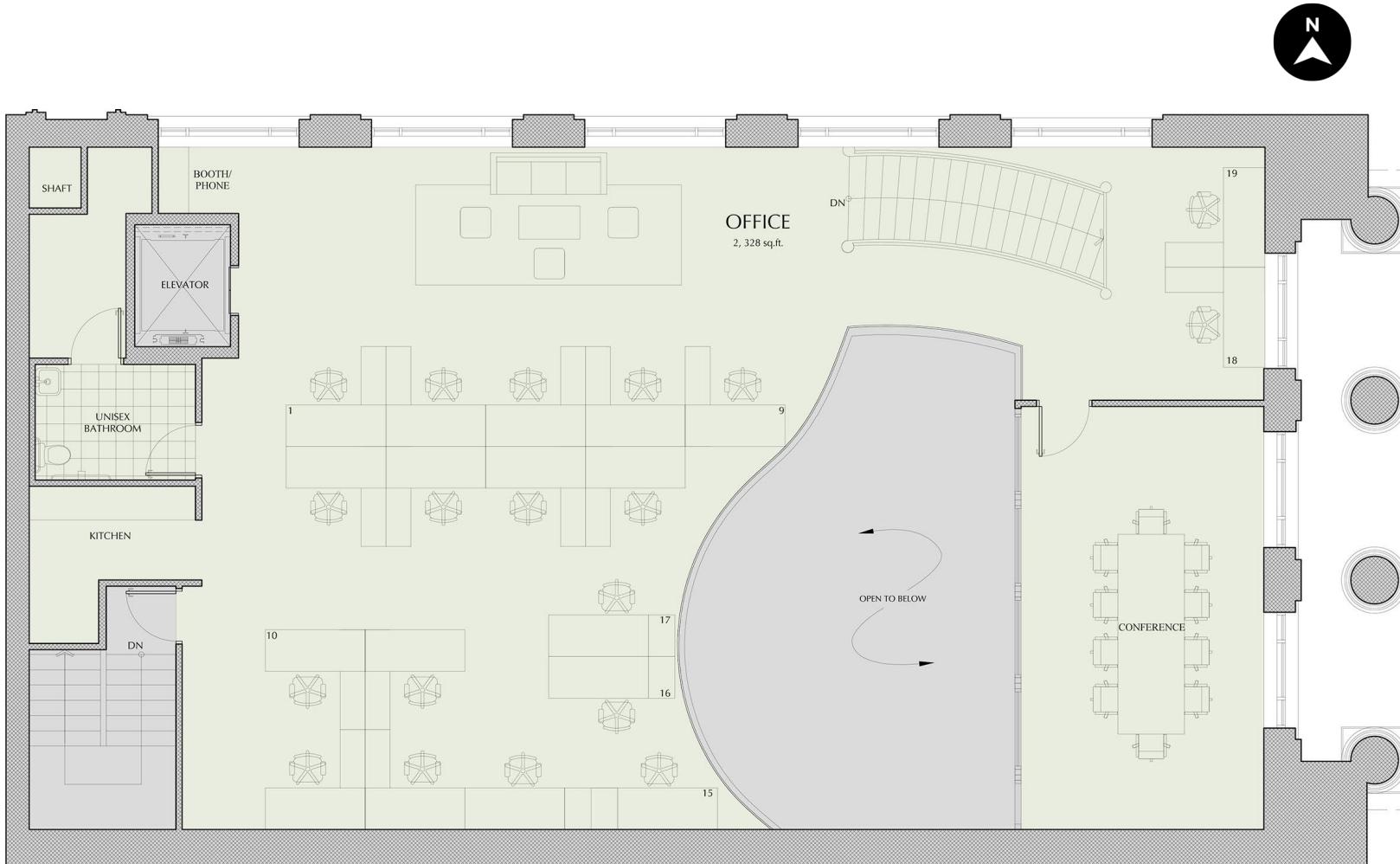


SECOND FLOOR LEGEND

OFFICE
RETAIL
ANCILLARY
EGRESS
CIRCULATION
MECHANICAL

400 S MAIN ST
3RD FLOOR - OFFICE

FLOOR PLANS



Area Calculations

Office	2,328 sq.ft.
Vertical and Horizontal Circulations	154 sq.ft.
Atrium	503 sq.ft.
Net Usable Area	2,482 sq.ft.

CREATING **VALUE** BEYOND **REAL** **ESTATE**



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