

PROPERTY FOR SALE / LEASE

1026 W 11 Mile Road  
Royal Oak, MI 48067

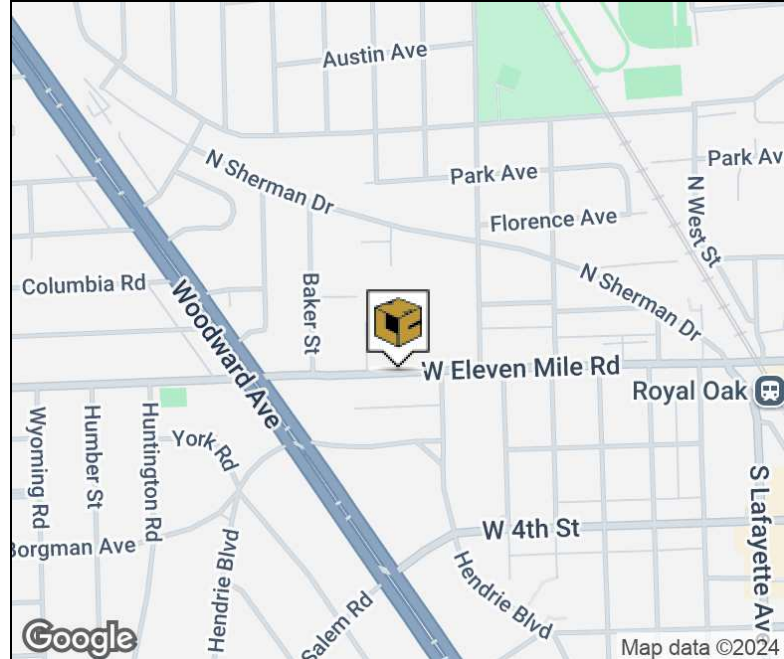


L. MASON CAPITANI  
CORFAC INTERNATIONAL



## Property Highlights

- Excellent Owner/Occupant Investment
- Move-In Ready Office Suite
- Building Could Be Vacated For User
- Just Blocks From Downtown Royal Oak
- Prominent Signage Available
- Direct Suite Entry
- Dedicated Parking & Suite HVAC
- Minutes From Beaumont Hospital Royal Oak
- Quick Access to I-696 & I-75 via Woodward Ave



## FOR MORE INFORMATION:

**Aaron Smith**

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**Mason L. Capitani, SIOR**

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248.637.9700 | [www.LMCap.com](http://www.LMCap.com)

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**1026 W Eleven Mile Rd**  
Royal Oak, MI 48067



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## OFFICE PROPERTY DETAILS

Sale Price	<b>\$2,100,000</b>
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Lease Rate	<b>\$23.00 SF/yr NNN</b>
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## Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	11,175 SF
APN #	25-16-380-032

## Parking & Transportation

Parking Type	Surface
Parking Ratio	3.31

## Available Suites

Suite C - 1,094 SF	\$23.00 NNN
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## Location Information

Street Address	1026 W Eleven Mile Rd
City, State, Zip	Royal Oak, MI 48067
County	Oakland
Cross-Streets	East of Woodward Avenue
Nearest Highway	I-696 & I-75

## Building Information

Building Size	11,175 SF
Building Class	B
Occupancy %	71.4
Tenancy	Multiple
Number of Floors	2
Year Built	1950
Gross Leasable Area	11,175 SF
Load Factor	N/A
Annual Escalations	2.5%
Partition Allowance	Negotiable

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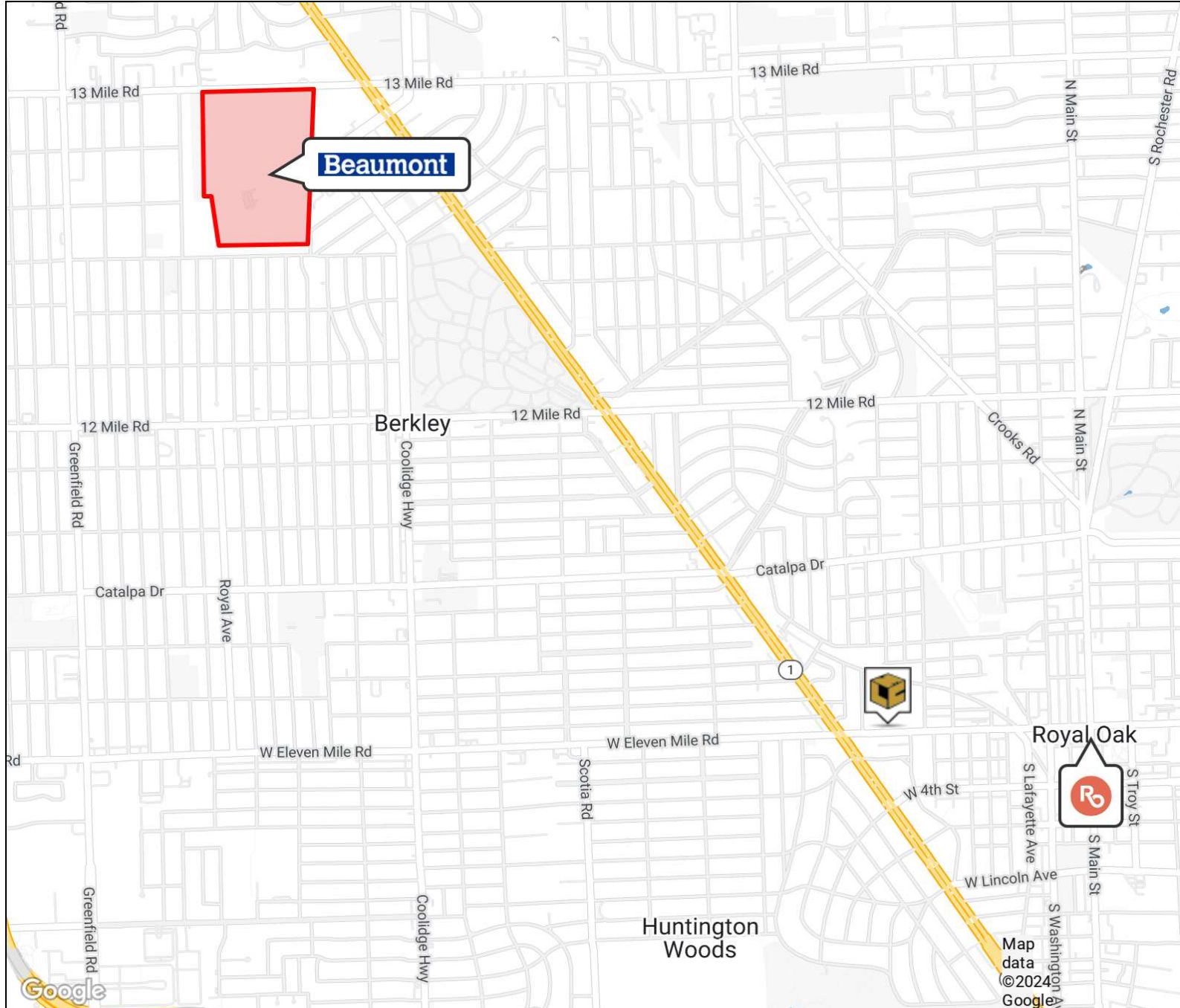
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RETAILER MAP



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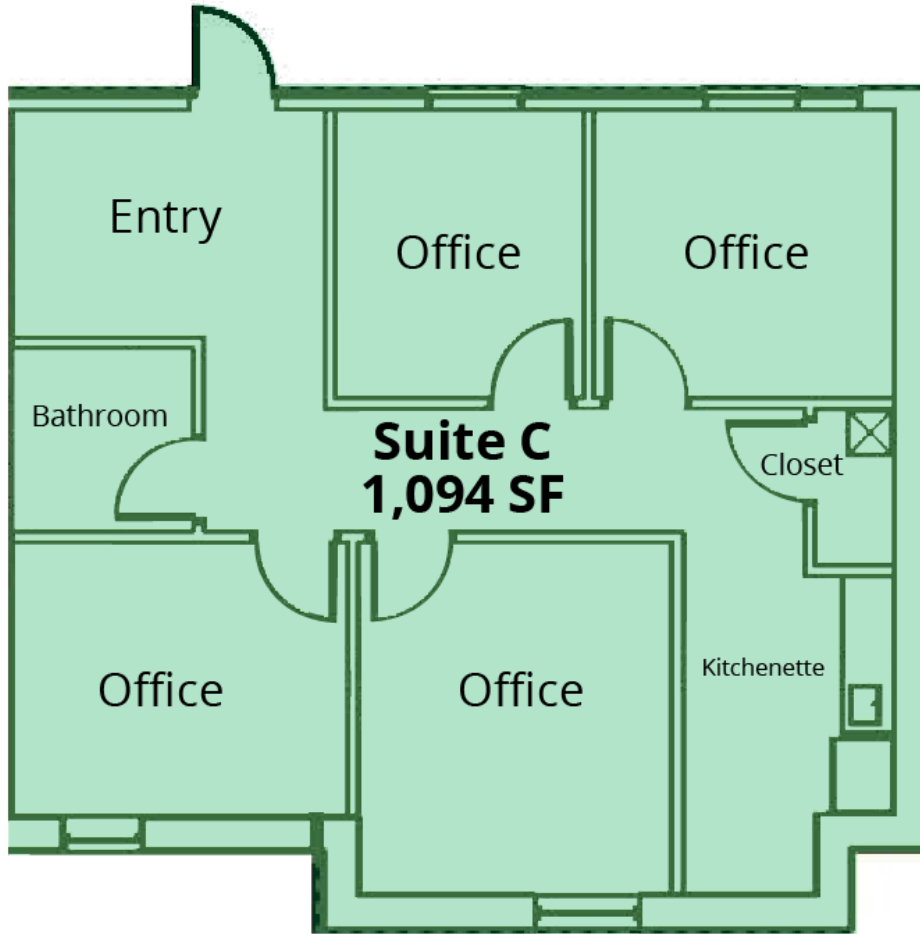
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FIRST FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite C	Available	1,094 SF	NNN	\$23.00 SF/yr

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