

30500 VAN DYKE

For Lease



30500 VAN DYKE

30500 Van Dyke Ave, Warren, MI 48093

Executive Summary



PROPERTY HIGHLIGHTS

- Flagship Former Bank Branch Opportunity - Approx. 12,884 RSF former Comerica Bank Branch Banking Center and Wealth Management Center anticipated to become available beginning September 2026.
- Rare Banking Infrastructure in Place - Existing branch banking layout with customer lobby, teller/service areas, private offices, conference areas, support space, secure lower-level area, and bank-specific improvements.
- Drive-Through & ATM Capability - Existing exclusive drive-through branch banking lanes and drive-up ATM infrastructure create a true turn-key opportunity for a bank, credit union, or financial services user.
- Exclusive Customer Parking & Direct Entry - Dedicated exterior parking field directly in front of the branch entrance for easy customer access and strong retail-style visibility.
- Top-of-Building Signage Available - Premier building signage opportunity available for a like-kind financial institution or major credit tenant, subject to lease terms and approvals.
- Flexible Office Suites Also Available - Remaining office availabilities from approx. 968 SF to 6,682 SF, including move-in ready and customizable options.

OFFERING SUMMARY

Lease Rate:	\$15.50 - 28 SF/yr (MG)
Available SF:	174 - 12,884 SF
Lot Size:	5.09 Acres
Building Size:	99,608 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	205	810	3,387
Total Population	389	1,627	8,382
Average HH Income	\$60,951	\$73,064	\$89,186

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Property Description



PROPERTY DESCRIPTION

Introducing a flagship former bank branch opportunity at 30500 Van Dyke Avenue in Warren, Michigan. This approximately 12,884 RSF former Comerica Bank Branch Banking Center and Wealth Management Center offers rare existing banking infrastructure, including direct exterior access, exclusive customer parking, drive-through banking lanes, ATM capability, lower-level support space, and potential top-of-building signage. Ideally suited for a bank, credit union, wealth management firm, or financial services user, the space is anticipated to become available in September 2026. Additional flexible office suites are also available within the building, located adjacent to Cadillac's Global Headquarters and the GM Warren Technical Center with immediate access to major regional routes.

LOCATION DESCRIPTION

Positioned at the gateway to General Motors' Warren Technical Center and directly adjacent to Cadillac's Global Headquarters, 30500 Van Dyke Avenue sits within one of Metro Detroit's most important automotive, engineering, defense, and professional services corridors. The property offers immediate access to Van Dyke Avenue, I-696, and M-53, providing strong connectivity to Macomb County, Oakland County, and downtown Detroit.

For a bank, credit union, or financial services user, the site offers a compelling mix of daytime employment density, customer access, visibility, parking, and existing branch infrastructure. Nearby corporate, medical, retail, restaurant, and hotel amenities support both employees and customers.

SITE DESCRIPTION

The nine-story building occupies a highly visible 5.09-acre corner site along Van Dyke Avenue with 428 surface parking spaces, providing approximately 4.3 spaces per 1,000 SF. The former Comerica branch benefits from a dedicated customer-facing entry, exclusive parking area directly in front of the branch, drive-through banking lanes, and drive-up ATM infrastructure. The site offers strong ingress and egress, prominent monument signage, and potential top-of-building signage for a qualified user. Existing branch infrastructure and customer access features create a rare opportunity for a financial institution to re-enter the market with limited site-planning friction compared to a ground-up branch location.

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Lease Spaces

LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	174 - 12,884 SF	Lease Rate:	\$15.50 - \$28 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Bank Branch	Available	12,884 SF	Modified Gross	\$28.00 SF/yr	Former Comerica Bank Branch Banking Center and Wealth Management Center totaling approximately 12,884 RSF, including an estimated 9,784 RSF first-floor branch / office area and approximately 3,100 NRSF contiguous lower-level bank space. Existing improvements include direct exterior customer entry, exclusive customer parking, drive-through branch banking lanes, drive-up ATM infrastructure, customer lobby, teller/service areas, private offices, conference areas, support areas, and secure lower-level functionality. Rare opportunity for a bank, credit union, wealth management firm, insurance group, or financial services user to secure a high-visibility branch presence with existing banking infrastructure and potential top-of-building signage.
Suite 110	Available	174 SF	Modified Gross	\$20.00 SF/yr	First-Floor Micro-Market Opportunity - 174 SF corner suite located directly off the main elevator lobby, ideal for a contactless convenience store, app-based micro-market, grab-and-go food and beverage amenity, or smart retail concept serving building tenants and visitors.
M-200	Available	968 - 2,680 SF	Modified Gross	\$15.50 SF/yr	A compact professional office suite featuring three private offices and a small reception or administrative area. Ideal for a boutique firm, start-up, or professional service provider needing a private and efficient footprint. Located near the building's core with easy access to elevators and restrooms. Efficient layout with limited open area. Could be combined with M-2.
M-2	Available	1,712 - 2,680 SF	Modified Gross	\$15.50 SF/yr	A functional layout featuring three windowed offices, an IT closet, and an open work area suitable for support staff or cubicles. This suite is well-suited for engineering, consulting, or administrative users seeking a balance of private offices and shared workspace. Move-in ready and easily adaptable for reconfiguration. Could be combined with M-200.
Suite 205	Available	1,363 SF	Modified Gross	\$15.50 SF/yr	Located on the southeast corner of the second floor, Suite 205 offers a wide-open floor plan ideal for creative, collaborative, or call-center style users. The open layout provides excellent flexibility for buildout or workstation furniture. Generous natural light and a corner configuration enhance the overall sense of space. A true blank canvas for customization.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 501	Available	2,134 SF	Modified Gross	\$15.50 SF/yr	A wide-open suite featuring hard-surface VCT flooring and expansive southern views. Perfect for tenants seeking a flexible layout that can accommodate open seating, bullpen configuration, or private offices. Ownership is open to tenant build-out or improvement customization to meet operational needs. Bright, adaptable, and functional.
Suite 702	Available	6,682 SF	Modified Gross	\$15.50 SF/yr	A furnished, move-in-ready seventh-floor office suite featuring eight private offices, kitchenette, reception area, and large open areas with modular cubicles. Existing office furniture may be available for tenant use, allowing a larger team or departmental user to move quickly and reduce upfront furniture cost. Strong natural light, efficient layout, and proximity to the building core make this a compelling plug-and-play opportunity adjacent to GM's Warren Tech Center.

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Featured Opportunity



FORMER COMERICA BANK BRANCH & WEALTH MANAGEMENT CENTER

Approx. 12,884 RSF Former Bank Branch / Wealth Management Center

Anticipated Availability: September 2026

30500 Van Dyke offers a rare opportunity to backfill a long-standing institutional bank branch with existing customer-facing infrastructure, direct exterior access, exclusive customer parking, drive-through banking lanes, and drive-up ATM capability. The space is ideally positioned for a bank, credit union, wealth management firm, insurance operation, or financial services user seeking a highly visible presence in the Warren / GM Tech Center corridor.

Preliminary Space Breakdown

- Approx. **9,784 RSF** first-floor branch / wealth management center
- Approx. **3,100 RSF** lower-level bank area
- Approx. **12,884 RSF total**
- Final measurements subject to field verification

KEY FEATURES

- Top-of-building signage available for qualified user
- Direct exterior customer entrance
- Exclusive customer parking directly in front of branch entry
- Existing drive-through branch banking lanes & ATM Lane
- Existing branch banking layout
- Private offices and wealth management areas
- Teller / customer service areas
- Secure lower-level bank space
- Internal stairwell and exclusive bank-use elevator connection to lower level and former open view mezzanine level (possible expansion area for more floor area if needed)

FIRST FLOOR PLAN

APPROX. 9,784 RSF

- Direct customer entry
- Customer lobby / teller areas
- Private offices
- Conference / wealth management areas
- Support / back-office areas
- Internal access to lower level
- Exclusive customer parking directly outside branch entrance
- Drive-through / ATM lanes adjacent to branch area

LOWER-LEVEL AREA

APPROX. 3,100 RSF

- Contiguous lower-level bank area
- Internal stairwell connection
- Exclusive Bank-use elevator connection
- Secure storage / operations potential
- Suitable for vault support, records, equipment, back-office, or operational use

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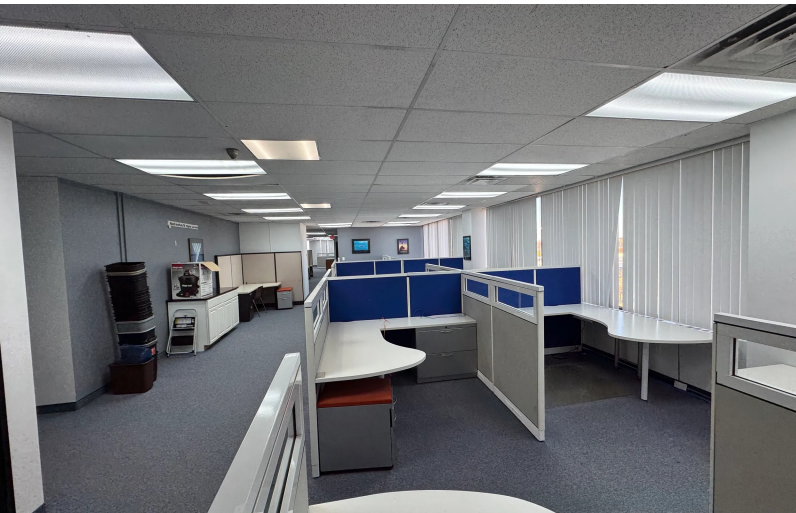


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Complete Highlights



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- Top-of-Building Signage Available - Premier building signage opportunity available for a like-kind financial institution or major credit tenant, subject to lease terms and approvals.
- Flexible Office Suites Also Available - Remaining office availabilities from approx. 968 SF to 6,682 SF, including move-in ready and customizable options.
- Strategic Warren Location - Located adjacent to Cadillac World Headquarters and the GM Warren Technical Center with immediate access to Van Dyke, I-696, and M-53.
- Professional Ownership & Management - Responsive ownership and management team focused on operational reliability, tenant service, and long-term building improvement.

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[Additional Photos](#)



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[Additional Photos](#)



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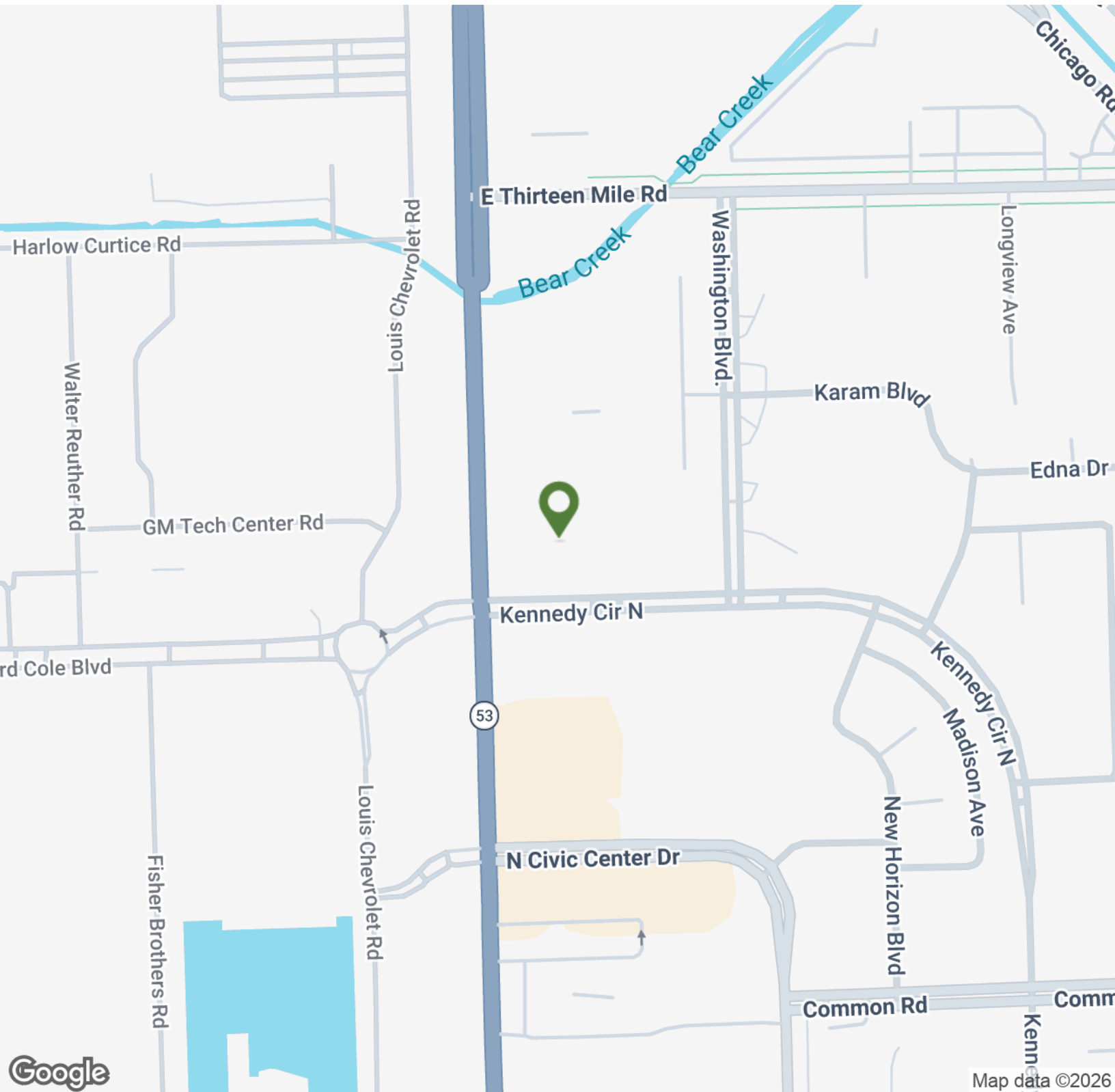


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Location Map



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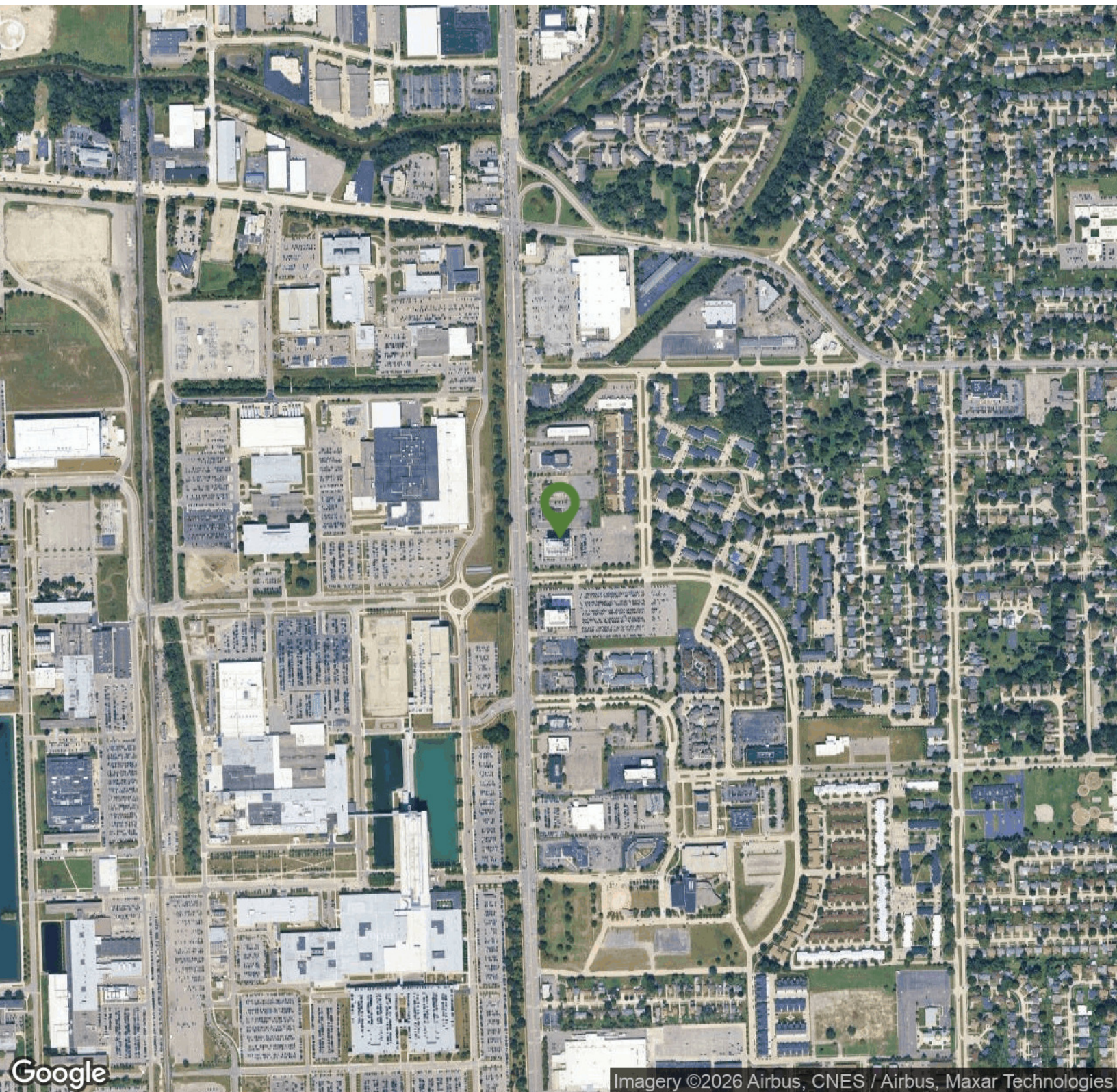


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Aerial Map



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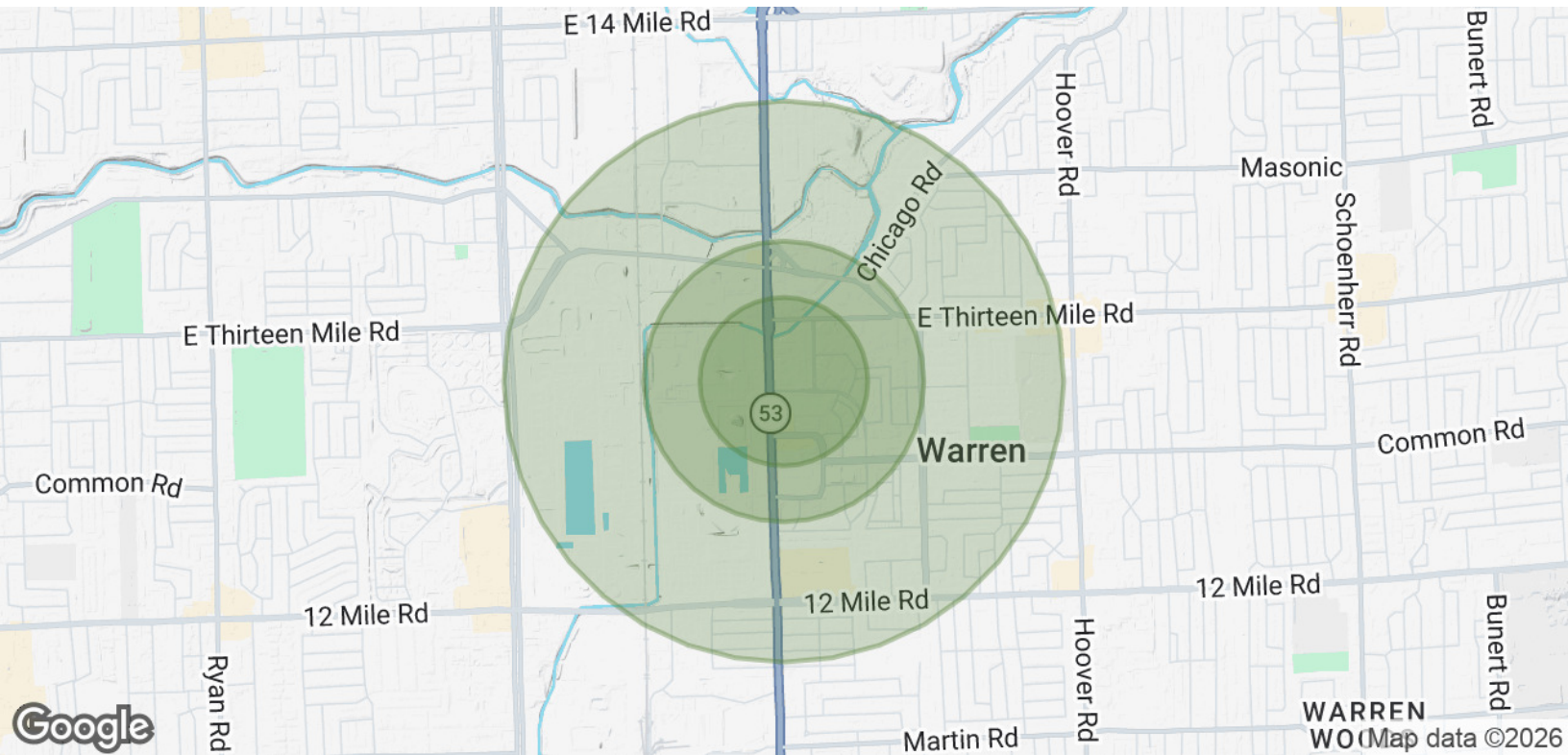


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	389	1,627	8,382
Average Age	46	46	44
Average Age (Male)	44	43	42
Average Age (Female)	48	48	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	205	810	3,387
# of Persons per HH	1.9	2	2.5
Average HH Income	\$60,951	\$73,064	\$89,186
Average House Value	\$295,686	\$269,718	\$219,364

2020 American Community Survey (ACS)

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Meet the Team



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