

FOR SALE OR LEASE

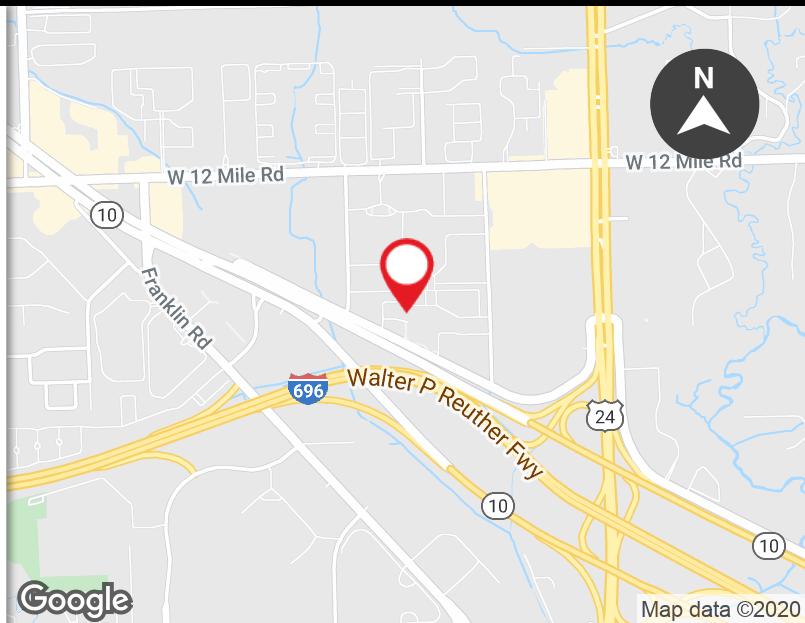
GALLERIA OFFICENTRE - 200 GALLERIA
200 GALLERIA
SOUTHFIELD, MI 48034



LOBBY RENOVATIONS COMPLETE - NEW OWNERSHIP & MANAGEMENT

PROPERTY FEATURES:

- Full building available
- Prominent building signage available along Northwestern Hwy and 12 Mile Rd
- Generators on-site for tenant use
- Award winning upgrades have been completed to the interior and exterior of the building
- Completed and planned upgrades include: building conference facilities, fitness center and locker rooms, full-service cafes, dry cleaning services, and sundry shops throughout the complex
- Executive covered parking garage within building 100 and 300 and an overall 4.5/1000 parking ratio
- Ability for tenants to use amphitheater within Star Theaters located on property
- Located in the heart of Southfield Office Market with proximity to all area freeways: I-696, Northwestern Hwy, John C Lodge Fwy
- Centrally located to all south-eastern Michigan's major markets



FOR MORE INFORMATION PLEASE CONTACT:

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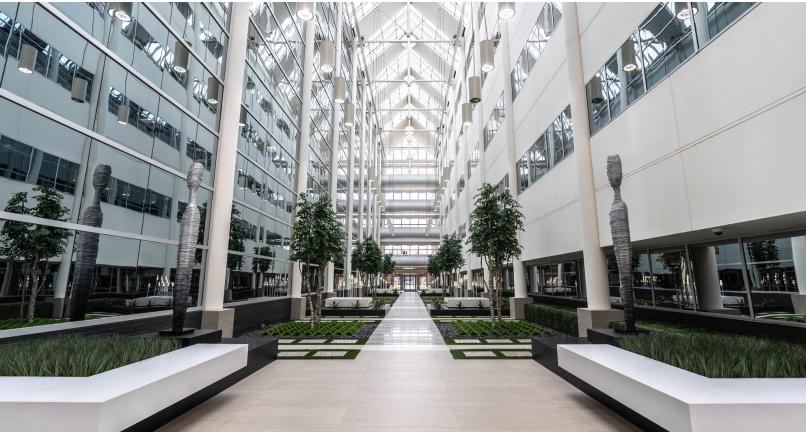
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AVAILABLE SUITES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
SUITE 100	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	2,033 SF
SUITE 101	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	2,055 SF
SUITE 106	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	4,210 SF
SUITE 110	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	2,232 SF
SUITE 112	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	1,172 SF
SUITE 114	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	2,156 SF
SUITE 125	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	23,722 SF
SUITE 141	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	1,120 SF
SUITE 143	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	1,254 SF
SUITE 148	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	1,663 SF
SUITE 200	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	18,556 SF
SUITE 211	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	3,510 SF
SUITE 212A	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	2,461 SF
SUITE 219	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	12,367 SF
SUITE 220	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	3,236 SF
SUITE 310	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	15,045 SF
SUITE 325	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	10,265 SF
SUITE 330	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	10,331 SF
SUITE 400	\$20.50 - 21.50 SF/yr	Modified Gross + Electric	58,132 SF



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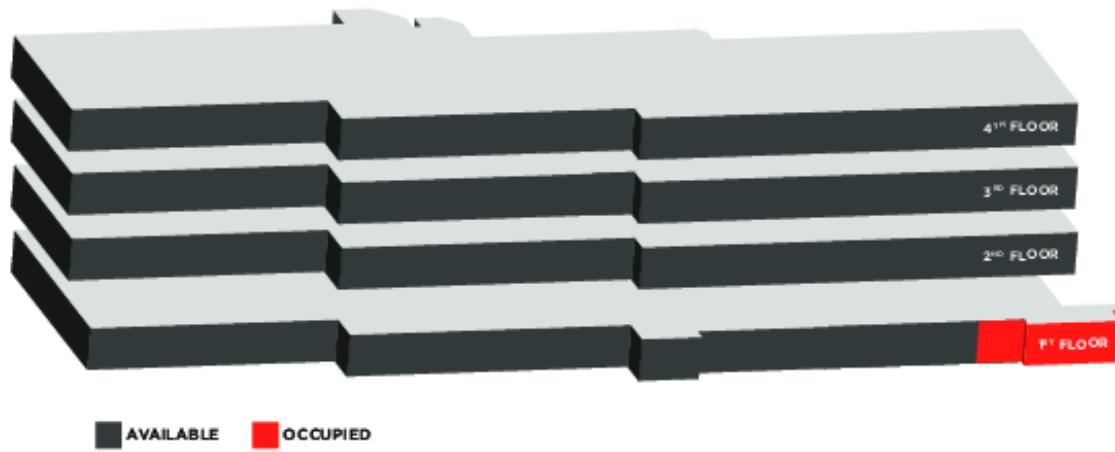
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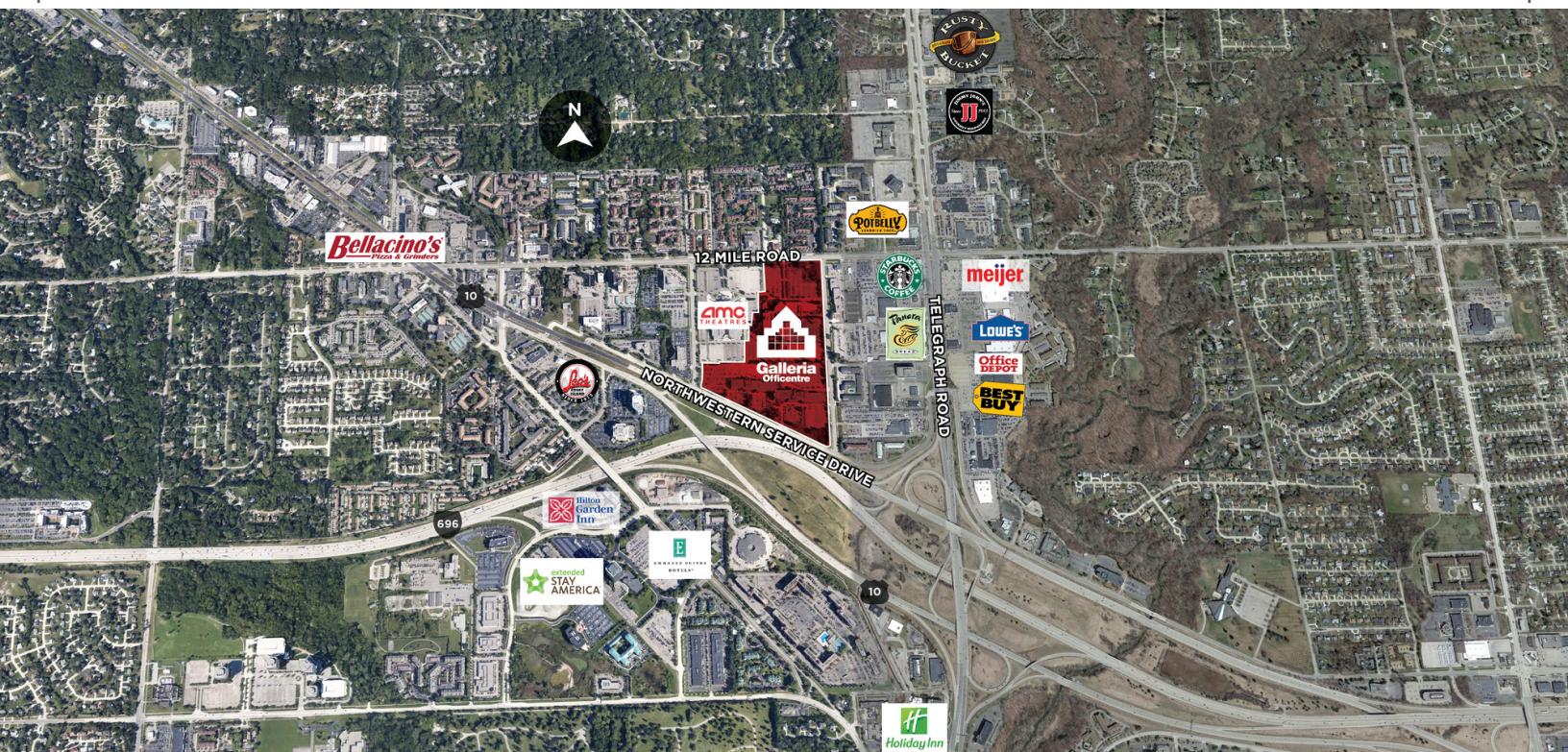
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4 TH FLOOR
AVAILABLE ±58,132 RSF
CONTIGUOUS ±58,132 RSF
3 RD FLOOR
AVAILABLE ±57,141 RSF
CONTIGUOUS ±57,141 RSF
2 ND FLOOR
AVAILABLE ±58,202 RSF
CONTIGUOUS ±58,202 RSF
1 ST FLOOR
AVAILABLE ±51,284 RSF
CONTIGUOUS ±51,284 RSF
ENTIRE BUILDING
AVAILABLE ±224,759 RSF



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