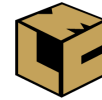


PROPERTY FOR LEASE

# Riverview Wellness Campus

7733 E Jefferson Ave Detroit, MI 48214



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL



## Property Highlights

- Suites from 5,000 RSF to 50,000 RSF Available For Lease
- Suites Available for Educational, General Office or Medical Uses
- Located on Pristine 18-Acre Campus
- Spectacular Views of the Detroit River
- Close Proximity to Grosse Pointe & Downtown Detroit



### FOR MORE INFORMATION:

**Al Iafrate, SIOR**

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248.637.7791  
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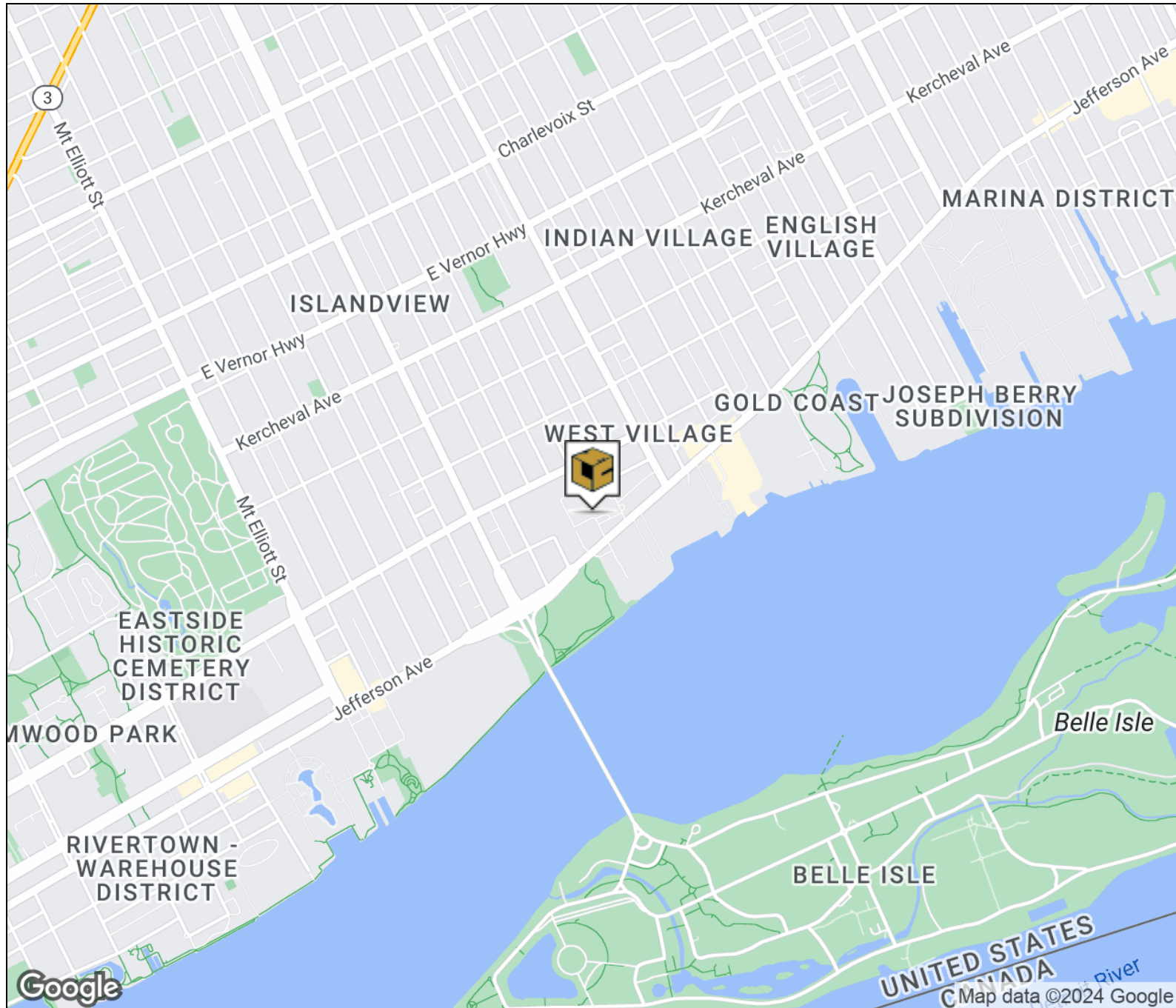
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## LOCATION MAP



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## OFFICE PROPERTY DETAILS

### Location Information

Street Address	7733 E Jefferson Ave
City, State, Zip	Detroit, MI 48214
County	Wayne
Cross-Streets	E. Jefferson Ave & Van Dyke
Nearest Highway	I-75 & I-94

### Building Information

Building Size	325,000 SF
Building Class	B
Occupancy %	80%
Tenancy	Multiple
Number of Floors	7
Average Floor Size	46,426 RSF
Year Built	1986
Year Last Renovated	2012
Gross Leasable Area	325,000 SF
Load Factor	TBD
Annual Escalations	3%
Partition Allowance	Negotiable

Lease Rate:  
Partition Allowance:  
Operating Expenses:  
Load Factor:  
Annual Escalations:

**\$11.95 SF/yr NNN**  
**Negotiable**  
**\$10.50**  
**TBD**  
**3%**

### Property Information

Property Type	Office
Property Subtype	Medical
Zoning	General Office
Lot Size	18 Acres
APN #	17-0000-404

### Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	1,108

### Available Suites

1st Floor - 5,000 - 50,000 RSF	\$11.95 NNN
Suite 201 - 10,000 RSF	\$11.95 NNN
Suite 202 - 8,500 SF	\$11.95 NNN

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## FIRST FLOOR PLAN



### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1st Floor	Available	5,000 - 50,000 SF	NNN	\$11.95 SF/yr

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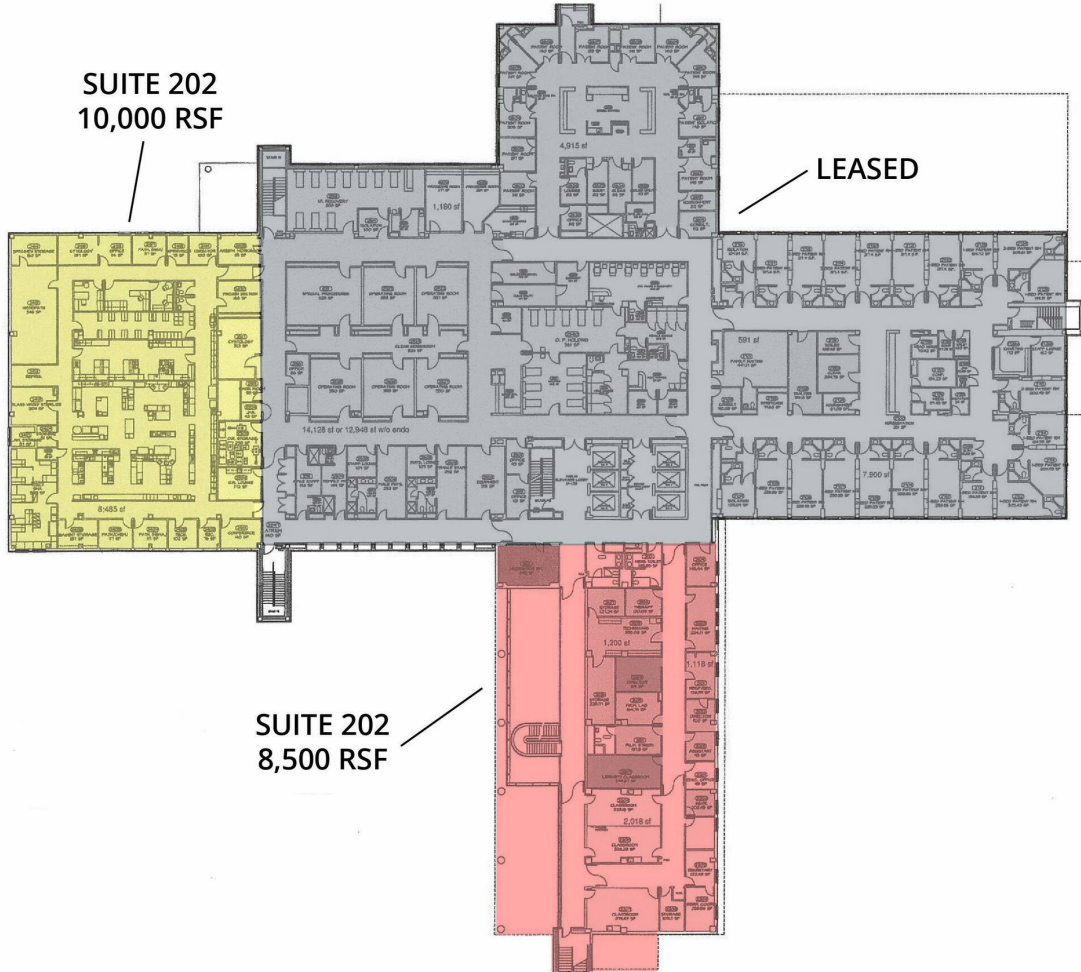
# Riverview Wellness Campus

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## SECOND FLOOR PLAN



### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 201	Available	10,000 SF	NNN	\$11.95 SF/yr
Suite 202	Available	8,500 SF	NNN	\$11.95 SF/yr

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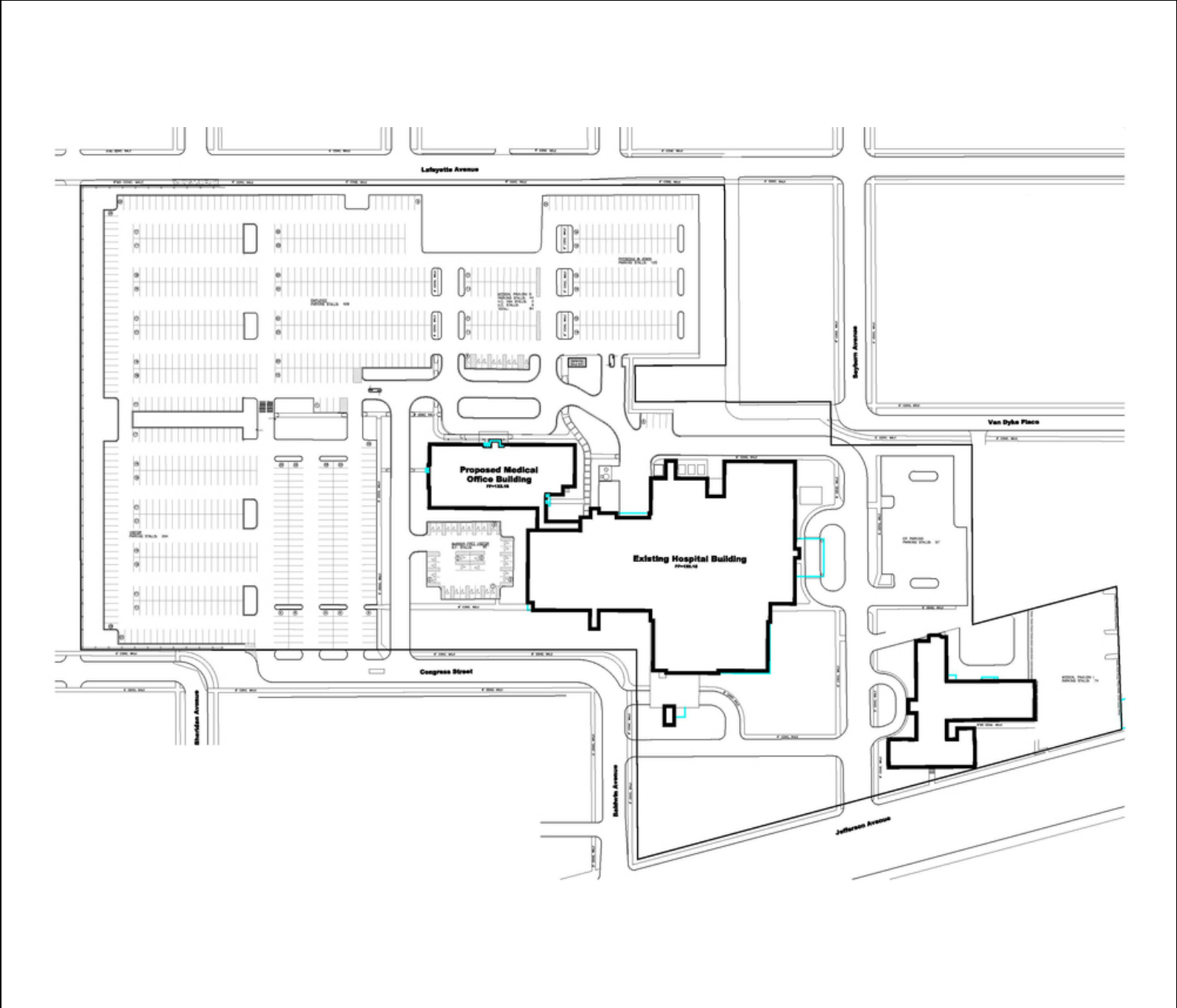
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## SITE PLAN



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