

OFFICE PROPERTY FOR LEASE

Executive Suites Priced Aggressively

20816 ELEVEN MILE ROAD
SAINT CLAIR SHORES, MI 48081





OFFERING SUMMARY

Available SF: 225 SF

Lease Rate: Starting at \$300/
Month
(Gross per Suite)

Year Built: 1955

Building Size: 5,858 SF

PROPERTY OVERVIEW

Rare executive suite opportunity. Aggressive complete gross monthly rent. Seconds from I-94 and I-696 Expressway. Building signage available. Suites are move-in ready. Motivated Landlord.

PROPERTY HIGHLIGHTS

- 200-450 square foot suites available
- Aggressively Complete Gross monthly rates
- Very well maintained office building
- Seconds from I-696 and I-94 expressways
- Ample parking

PHILLIP J. MYERS Senior Associate
pmyers@principal-tcn.com (P) 248.358.0100 (C) 586.242.4047

JOHN E. DE WALD, CPA Principal
jedewald@principal-tcn.com (P) 248.358.0100 (C) 313.510.3777



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

20816 ELEVEN MILE ROAD, SAINT CLAIR SHORES, MI

// AVAILABLE SPACES

Lease Rate: \$300 PER MONTH (GROSS) **Total Space** 225 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 108	Executive Suites	\$300 PER MONTH	Gross	225 SF	Negotiable
Suite 109	Executive Suites	\$300 PER MONTH	Gross	225 SF	Negotiable
Suite 110	Executive Suites	\$300 PER MONTH	Gross	225 SF	Negotiable
Suite 113	Executive Suites	\$300 PER MONTH	Gross	225 SF	Negotiable

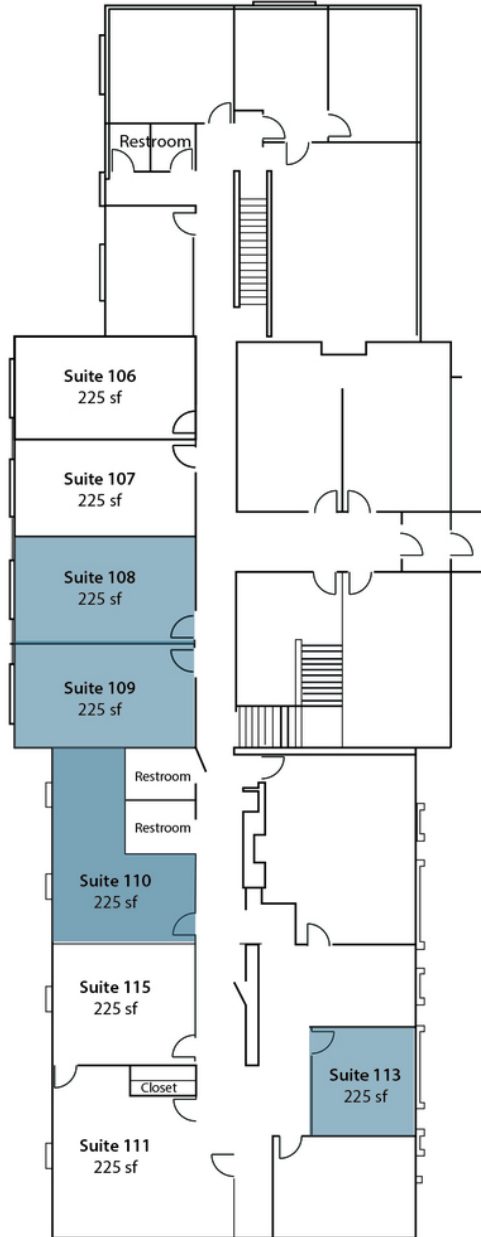
PHILLIP J. MYERS Senior Associate
 pmyers@principal-tcn.com (P) 248.358.0100 (C) 586.242.4047

JOHN E. DE WALD, CPA Principal
 jedewald@principal-tcn.com (P) 248.358.0100 (C) 313.510.3777



CORPORATE &
INVESTMENT
REAL ESTATE

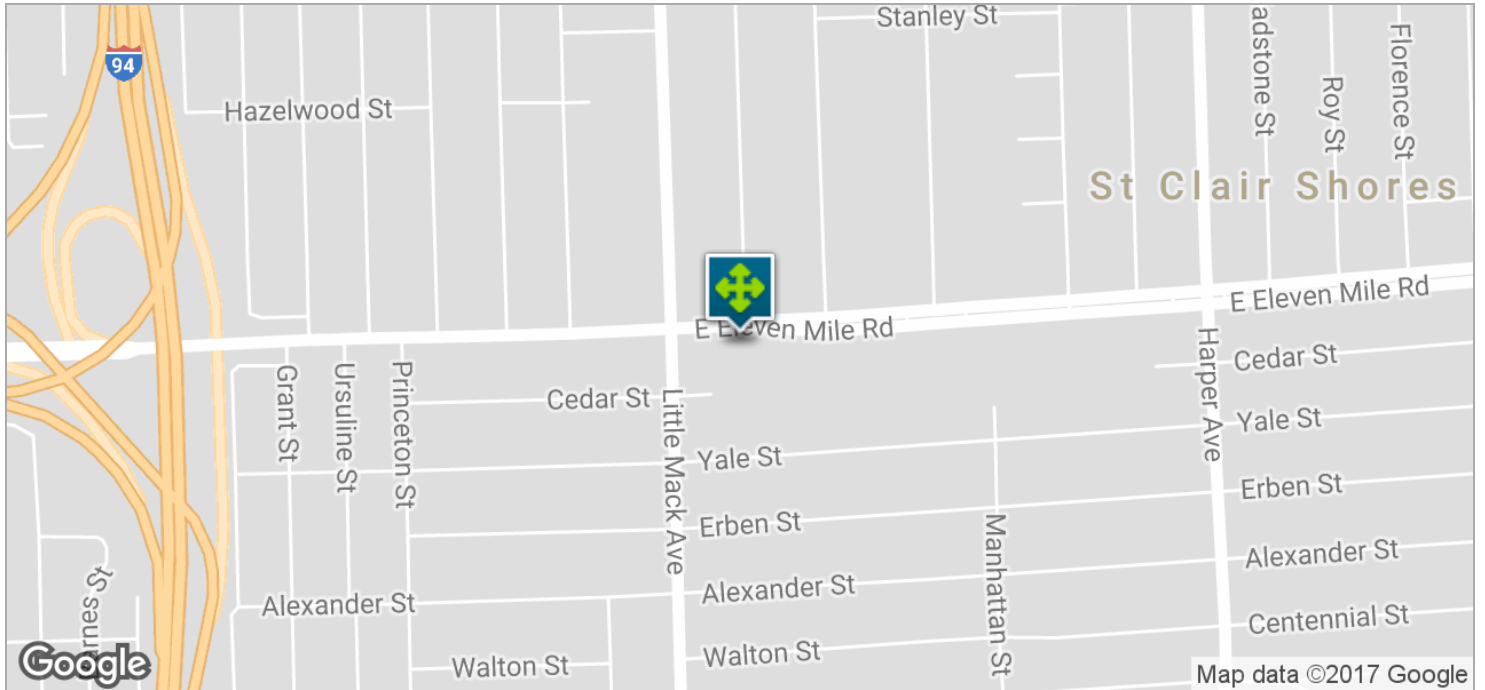
26555 Evergreen Road, Suite 1500 • Southfield, MI 48076



PHILLIP J. MYERS Senior Associate
pmyers@principal-tcn.com (P) 248.358.0100 (C) 586.242.4047
JOHN E. DE WALD, CPA Principal
jedewald@principal-tcn.com (P) 248.358.0100 (C) 313.510.3777



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

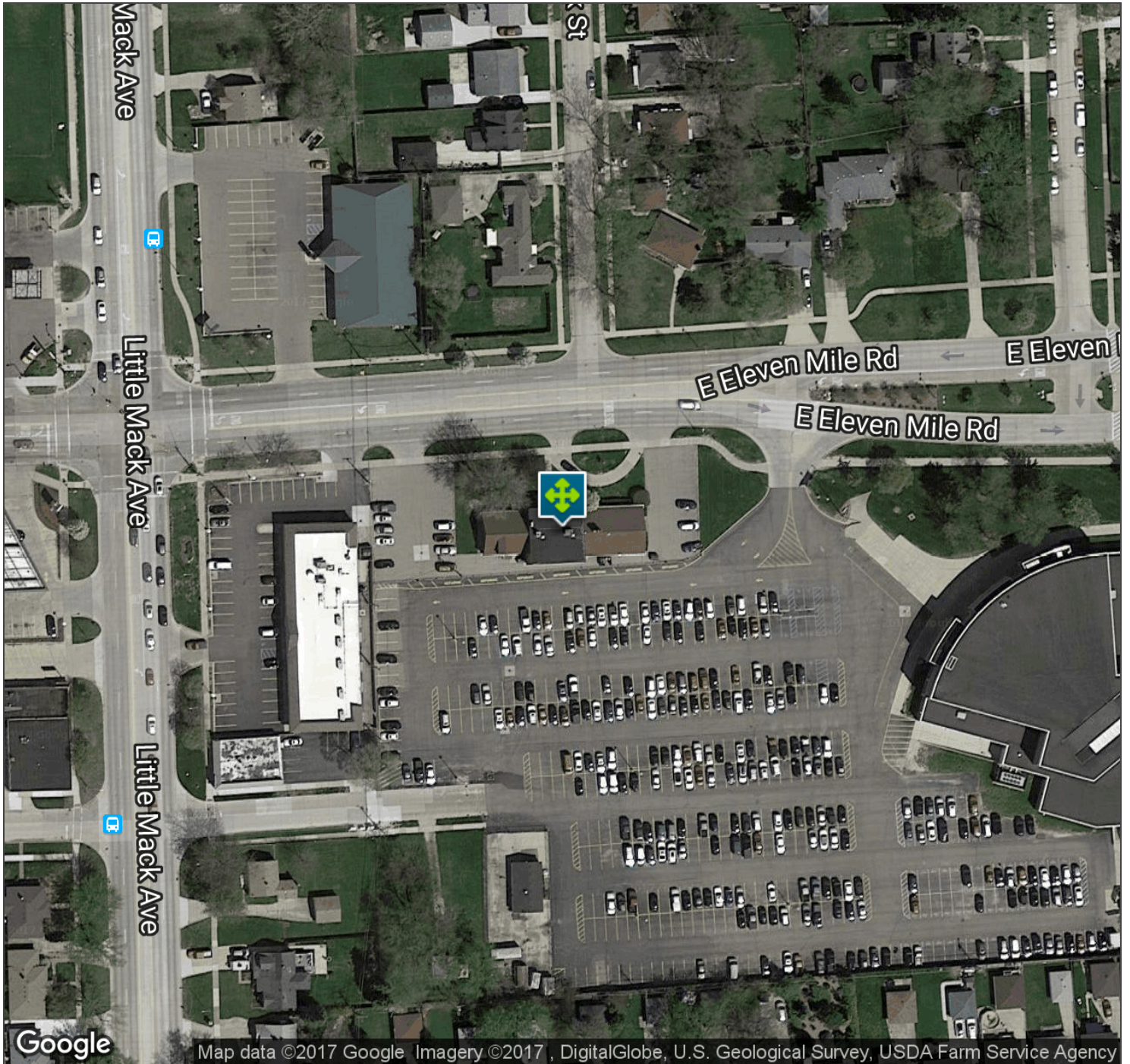


PHILLIP J. MYERS Senior Associate
pmyers@principal-tcn.com (P) 248.358.0100 (C) 586.242.4047
JOHN E. DE WALD, CPA Principal
jedewald@principal-tcn.com (P) 248.358.0100 (C) 313.510.3777



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



PHILLIP J. MYERS Senior Associate
pmyers@principal-tcn.com (P) 248.358.0100 (C) 586.242.4047
JOHN E. DE WALD, CPA Principal
jedewald@principal-tcn.com (P) 248.358.0100 (C) 313.510.3777



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CORPORATE &
INVESTMENT
REAL ESTATE**

26555 EVERGREEN, SUITE 1500
SOUTHFIELD, MICHIGAN 48076

MAIN: 248.358.0100

www.principal-tcn.com