

OFFICE SPACE FOR LEASE

END-OF-YEAR INCENTIVE

322 W. Lincoln Ave

Royal Oak, Michigan 48067

LEASE RATE	AVAILABLE	LEASE TYPE	EXECUTIVE OFFICES
$20.50/SF	169 to 5,739 SF	Gross Plus Electric	From $800/month

About the Property

Approximately 5,000 SF remaining on the second floor, or individual executive offices from $800 per month, ready for immediate occupancy. At the corner of Lafayette and Lincoln, across from St. Mary's Catholic Church and School.

Property Highlights

- High Foot Traffic
- Easy access to I-696
- Available SF: 169 - 5,739 SF Total
- Full floor or individual executive suites available

End-of-Year Incentive

- Build-out to the tenant's specifications at the owner's cost
- Up to six months of free base rent, or 50% base rent for the first twelve months
- Potential for building monument signage
- Offered to a qualified tenant leasing the full remaining second floor on a five-year term or longer, subject to terms and conditions and owner approval of tenant financials and credit



Kevin N. Tamer
Vice President / Associate Broker
734.624.3729
knt@team-core.com



Samuel A. McLean
Vice President
248.935.7237
sam@team-core.com



Spencer T. Wittebort
Associate
248.885.4668
stw@team-core.com

Team CORE, LLC
248.710.8000
team-core.com

322 W. Lincoln Ave

Royal Oak, Michigan | Office For Lease















Kevin N. Tamer
Vice President / Associate Broker
734.624.3729
knt@team-core.com



Samuel A. McLean
Vice President
248.935.7237
sam@team-core.com

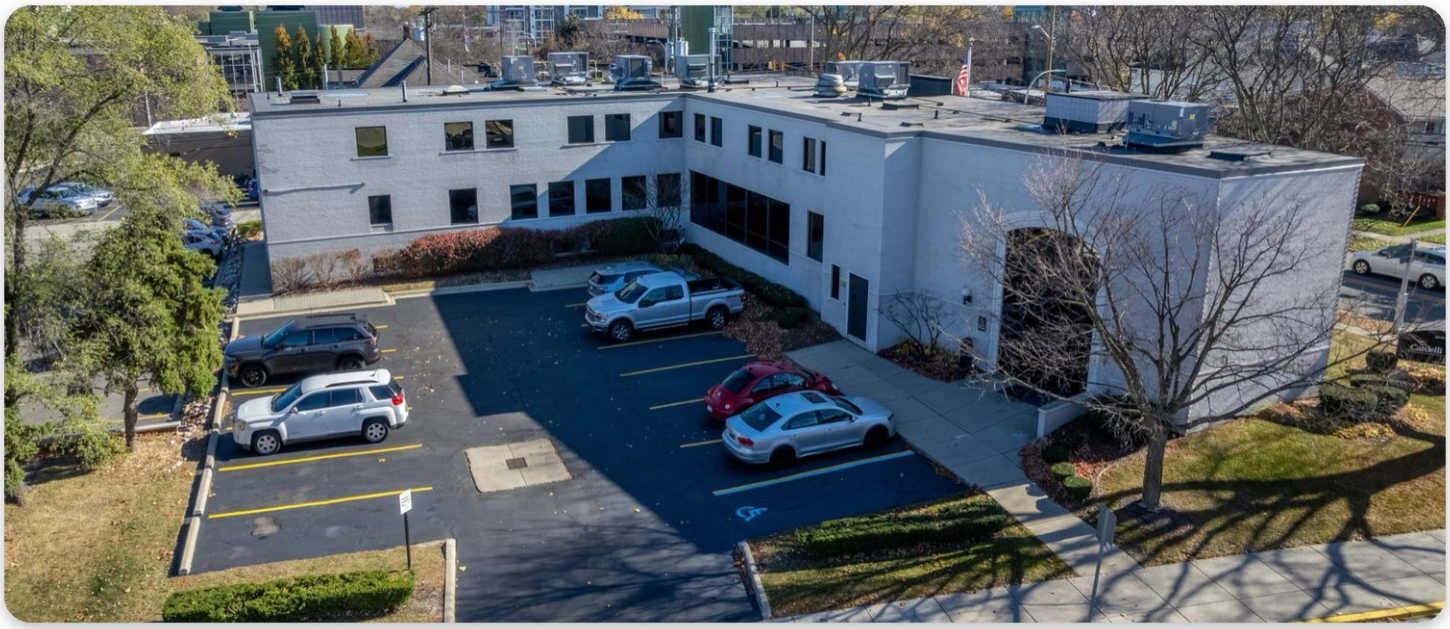


Spencer T. Wittebort
Associate
248.885.4668
stw@team-core.com

Team CORE, LLC
248.710.8000
team-core.com

322 W. Lincoln Ave

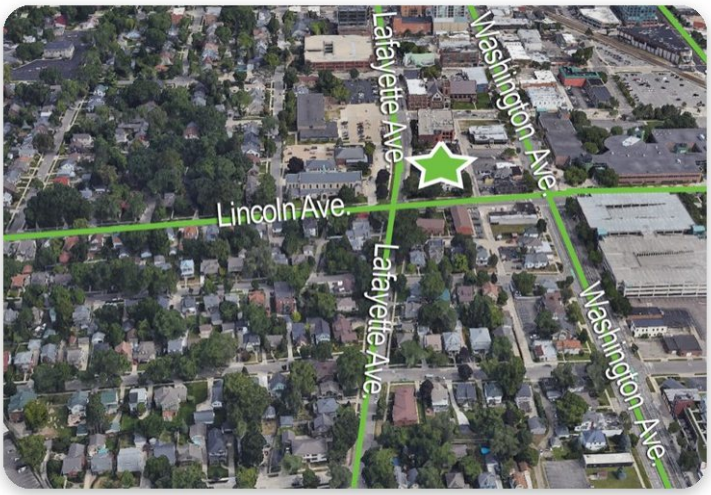
Royal Oak, Michigan | Office For Lease













Kevin N. Tamer
Vice President / Associate Broker
734.624.3729
knt@team-core.com



Samuel A. McLean
Vice President
248.935.7237
sam@team-core.com

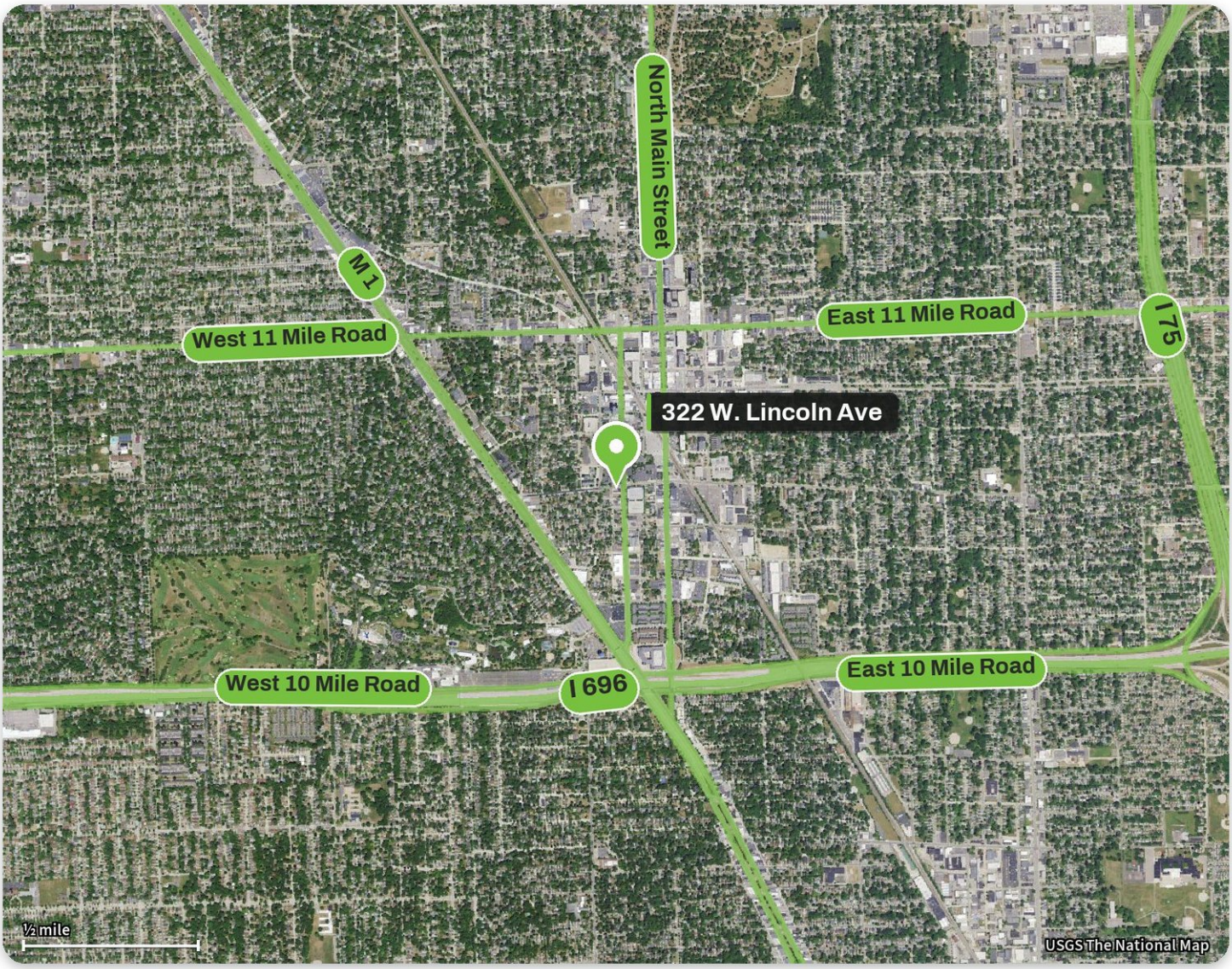


Spencer T. Wittebort
Associate
248.885.4668
stw@team-core.com

Team CORE, LLC
248.710.8000
team-core.com

322 W. Lincoln Ave

Royal Oak, Michigan | Office For Lease



Location

322 W. Lincoln Ave sits in Royal Oak, with quick access to the surrounding Oakland County business corridor and the dining, services and amenities that go with it.

Ready When You Are

Currently lease rate $20.50/SF, lease type Gross Plus Electric. Team CORE owns, manages and leases across Southeast Michigan, so tours, questions and paperwork are handled by the same team.

Schedule a tour

248.710.8000



Kevin N. Tamer
Vice President / Associate Broker
734.624.3729
knt@team-core.com



Samuel A. McLean
Vice President
248.935.7237
sam@team-core.com



Spencer T. Wittebort
Associate
248.885.4668
stw@team-core.com

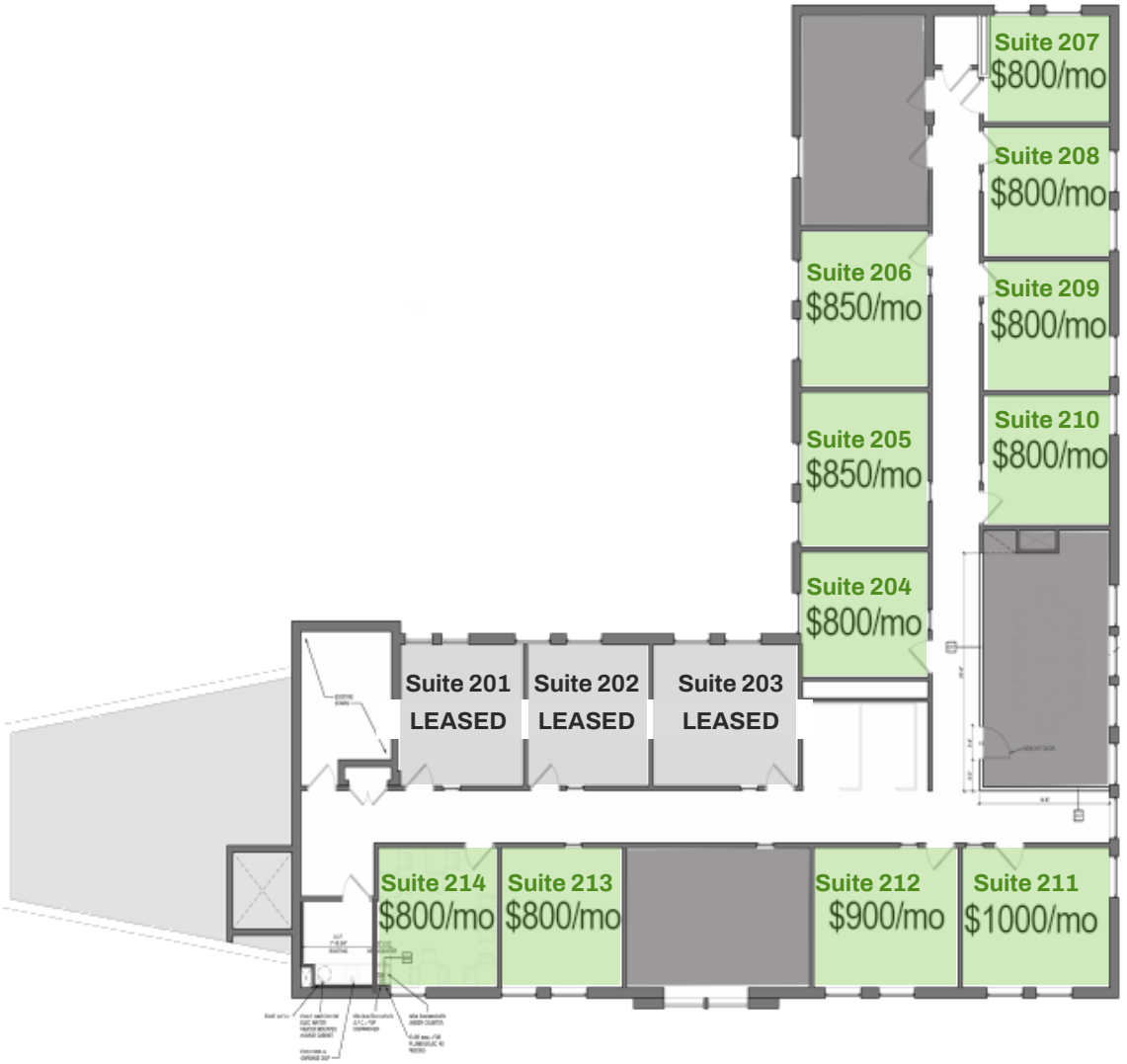
Team CORE, LLC
248.710.8000
team-core.com

Executive Suites Available

- 169 to 206 SF private offices
- From $800.00 per month, gross plus electric and internet
- Electric and internet $60.00 per month
- Parking available at $25.00 per month
- Shared common-area restrooms and kitchenette
- Flexible leasing terms offered
- Executive conference space available

Available

Leased





DO NOT SCALE

TEAM CORE
consultants of real estate

322 W. Lincoln Ave.
Royal Oak, MI 48067

2nd Floor
For More Information
Please Call:
248.710.8000

NORTH



DO NOT SCALE

TEAM CORE
consultants of real estate

322 W. Lincoln Ave.
Royal Oak, MI 48067

1st Floor
For More Information
Please Call:
248.710.8000

NORTH



DO NOT SCALE

TEAM CORE
consultants of real estate

322 W. Lincoln Ave.
Royal Oak, MI 48067

Lower Level
For More Information
Please Call:
248.710.8000

NORTH