



Now Leasing
Office Space
 800 - 10,000 SF



Van Dyke Comerica Bldg

30500 Van Dyke Avenue Warren, Michigan 48093

Property Highlights

- Newly Completed Lobby Renovations
- Suites Available from 800 to 10,000 SF Contiguous
- Centralized Location with Premier Visibility
- On-Site Management
- Abundant Free Surface Parking
- Full Floor Available with High-End Finishes and Gorgeous Panoramic Views
- Across the Street from GM Technical Center
- Motivated Landlord/Aggressive Lease Rates
- Prominent Signage Available



For more information

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AVAILABLE SF: 553 - 10,044 SF

LEASE RATE: \$15.50 SF/yr (MG)

LOT SIZE: 5.09 Acres

BUILDING SIZE: 125,796 SF

BUILDING CLASS: B

YEAR BUILT: 1970

RENOVATED: 2000

ZONING: UN

CROSS STREETS: Van Dyke Avenue, Old
13 Mile Road

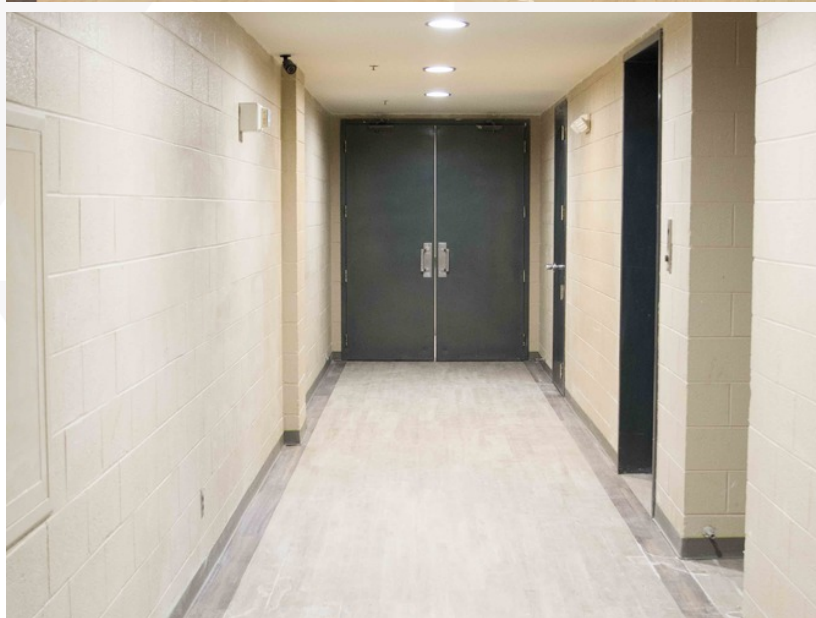
Property Overview

Premier Macomb County High Rise Office Building. Located Directly Across GM Tech Center and Seconds from I-696.

Available Spaces - * Can Be Combined For Contiguous Space

Suite 104*	Office Building	\$15.50 SF/YR	Modified Gross	804 RSF
Suite 115C*	Office Building	\$15.50 SF/YR	Modified Gross	553 RSF
Suite M-2	Office Building	\$15.50 SF/YR	Modified Gross	1,712 RSF
Suite 201	Office Building	\$15.50 SF/YR	Modified Gross	1,701 RSF
Suite 306	Office Building	\$15.50 SF/YR	Modified Gross	2,905 RSF
Suite 400	Office Building	\$15.50 SF/YR	Modified Gross	10,044 RSF
Suite 501	Office Building	\$15.50 SF/YR	Modified Gross	2,133 RSF
Suite 701	Office Building	\$15.50 SF/YR	Modified Gross	3,092 RSF

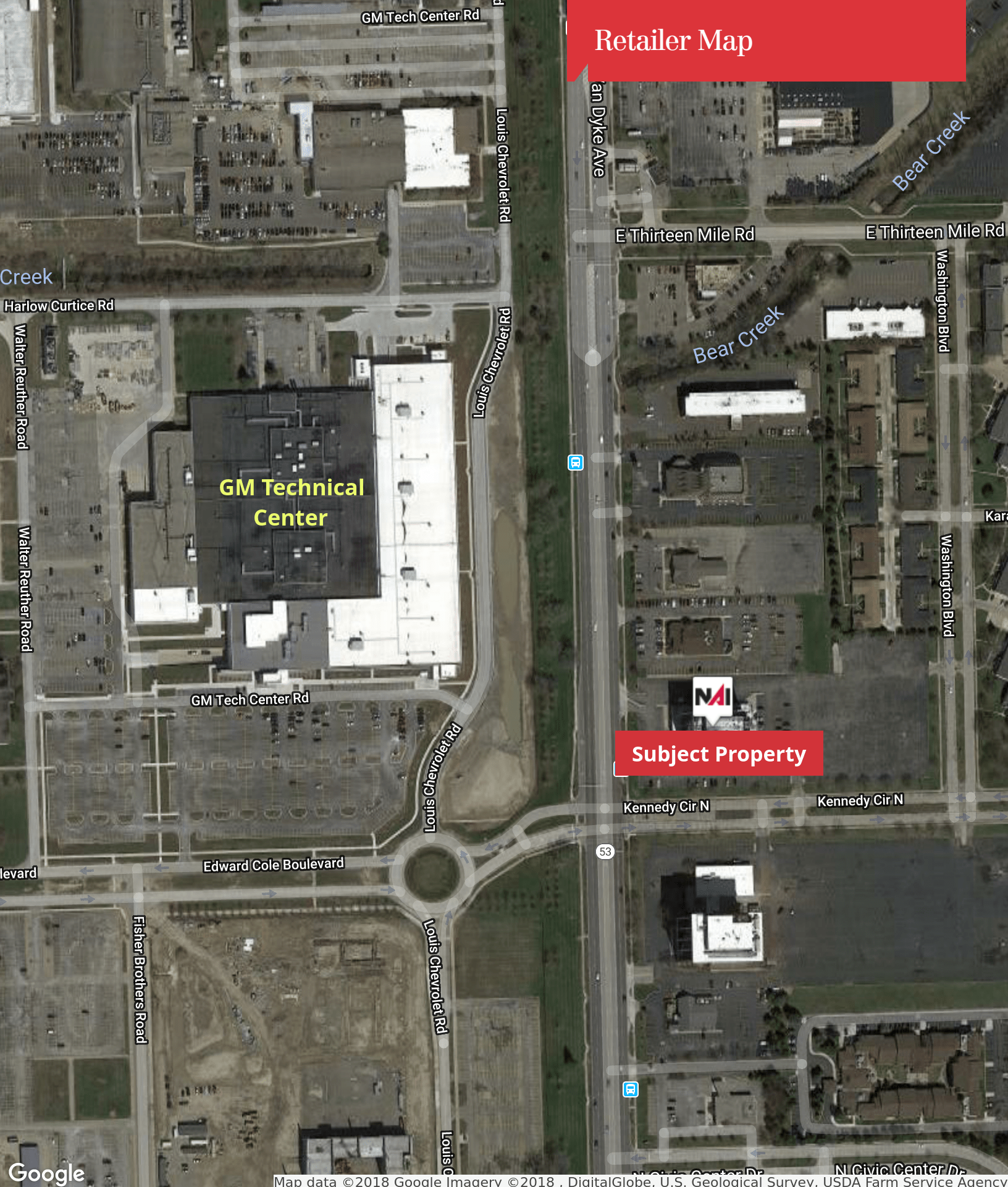
Lobby Renovations



Location Maps



Retailer Map



GM Technical Center

Subject Property



Google

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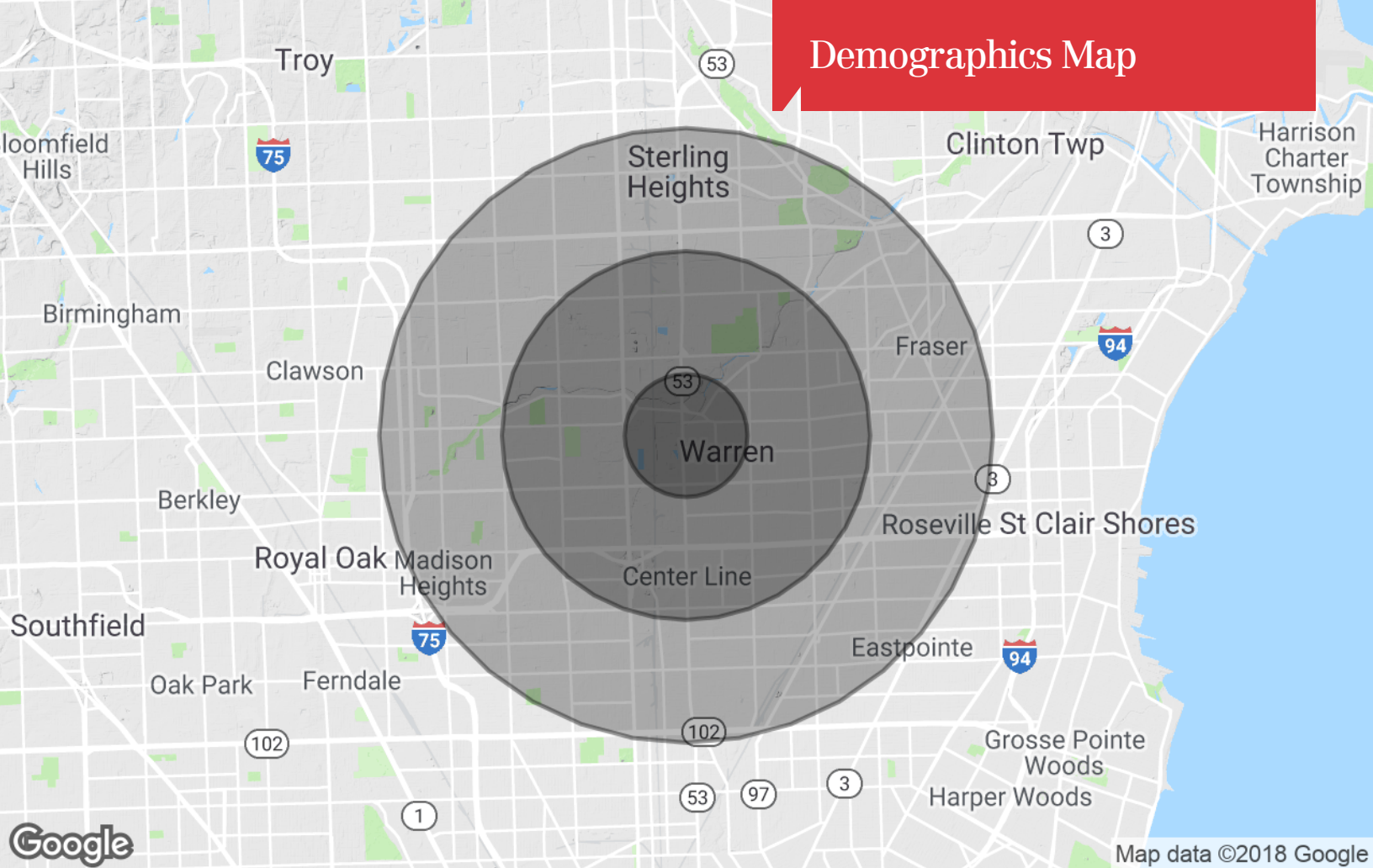
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MIDWEST EXPERTISE, GLOBAL REACH.

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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,160	101,214	298,628
MEDIAN AGE	43.7	42.4	40.1
MEDIAN AGE (MALE)	41.6	40.7	38.6
MEDIAN AGE (FEMALE)	44.3	44.1	41.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,147	42,717	119,977
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$61,934	\$59,083	\$57,925
AVERAGE HOUSE VALUE	\$162,160	\$146,715	\$149,265

Race

	1 Mile	3 Miles	5 Miles
% WHITE	82.1%	86.1%	84.6%
% BLACK	11.9%	7.5%	8.7%
% ASIAN	5.3%	5.3%	5.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	0.3%	0.7%	0.6%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	0.9%	1.9%	1.9%

* Demographic data derived from 2010 US Census