FOR SALE/LEASE

Former Broadcasting Center 3250 Franklin Street Detroit, Michigan 48207



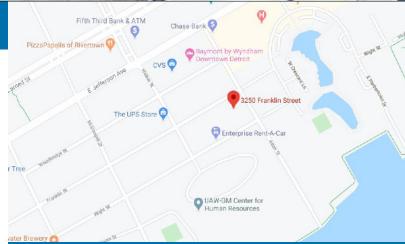


PROPERTY FEATURES:

• Sale Price: \$3,600,000

• Building sf: 30,000 sf

- Warehouse/Office (Two Buildings)
- Unique Brick Warehouse in Historic Rivertown
- Redeveloped into a state of the art broadcasting center (part of the nation's largest video & radio group, Radio One)
- Exposed brick walls, duct work & halogen lighting
- High-tech finishes & high-energy work environment



FOR MORE INFO CONTACT: CHUCK MADY

313-963-7653

28 West Adams Avenue, Suite 1550 Detroit, Michigan 48226 cam@exclusive-realty.com

FOR SALE/LEASE

Former Broadcasting Center 3250 Franklin Street Detroit, Michigan 48207



DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as "ER"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property for any party's intended use or any and all other matters.

Neither ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ER will not verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION CONTACT:

Chuck Mady Senior Director cam@exclusive-realty.com (313) 770-0287

313-963-SOLD

FOR SALE/LEASE

Former Broadcasting Center 3250 Franklin Street Detroit, Michigan 48207





TRAFFIC COUNTS		DEMOGRAPHICS				
INTERSECTION CA	ARS PER DAY		1 MILE	3 MILES	5 MILES	
E. Jefferson & Adair St.	33,589	Total Households	4,922	32,088	71,809	
Franklin St. & Jos. Campau	3,275	Total Population	8,595	63,281	168,517	
McDougall & Woodbridge SE	1,731	Median Home Value	\$129,022	\$94,085	\$82,931	

FOR MORE INFORMATION CONTACT:

Chuck Mady Senior Director cam@exclusive-realty.com (313) 770-0287

313-963-SOLD