

FOR LEASE

OFFICE SPACE

28 West Adams, Suite 1550
Detroit, Michigan 48226



EXCLUSIVE
— REALTY —



PROPERTY FEATURES:

- 2,200 SF office:
 - 3 Executive Offices
 - Large Conference Room
 - Full Kitchen
 - Reception Desk
 - 4 T.V.'s Included
 - 4 Person Cubicle
- Option to Acquire Office Fully Furnished
- Located in the Central Business District
- Walk Score of 89
- Excellent Transit
- Within walking distance to Comerica Park, Ford Field, and Grand Circus Park

WWW.EXCLUSIVE-REALTY.COM



FOR MORE INFO CONTACT: STEVE SAGMANI/TERRY EDMONDSON

313-963-7653

28 West Adams Avenue, Suite 1550

Detroit, Michigan 48226

steve@exclusive-realty.com, te@exclusive-realty.com

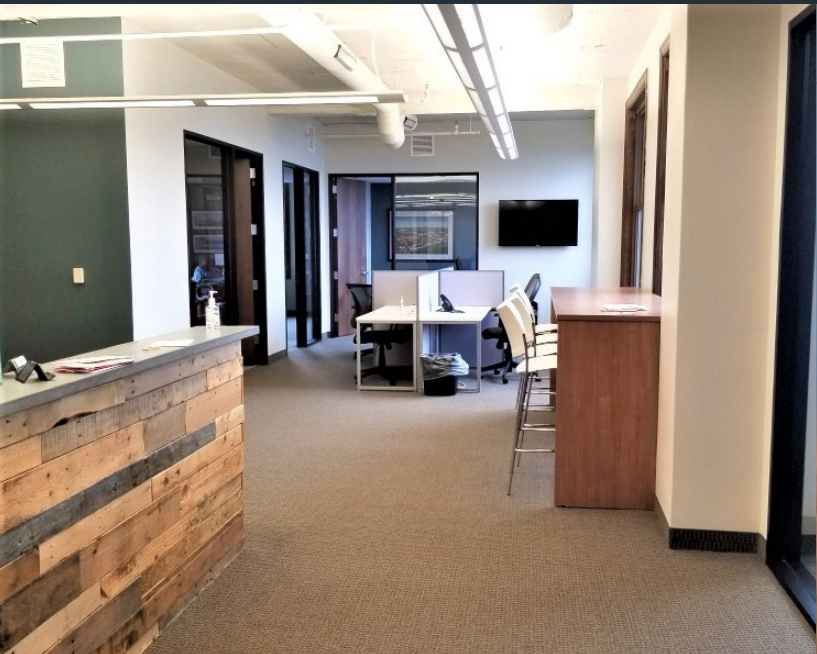
FOR LEASE

OFFICE SPACE

28 West Adams, Suite 1550
Detroit, Michigan 48226



EXCLUSIVE
— REALTY —



FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

FOR LEASE

OFFICE SPACE

28 West Adams, Suite 1550
Detroit, Michigan 48226



EXCLUSIVE
— REALTY —



FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

28 W. ADAMS, STE. 1550, DETROIT, MI 48226 | WWW.EXCLUSIVE-REALTY.COM

FOR LEASE

OFFICE SPACE

28 West Adams, Suite 1550
Detroit, Michigan 48226



EXCLUSIVE
— R E A L T Y —

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, projected 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:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

FOR LEASE

OFFICE SPACE

28 West Adams, Suite 1550
Detroit, Michigan 48226



EXCLUSIVE

— REALTY —



TRAFFIC COUNTS

INTERSECTION

CARS PER DAY

Woodward Ave & W Adams St NW 13,099

Woodward Ave & E Elizabeth St NW 21,352

Park Ave & Washington Blvd E 5,974

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households 8,580 35,945 87,973

Total Population 14,144 73,877 220,734

Average HH Income \$67,475 \$50,241 \$46,370

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

FOR LEASE

OFFICE SPACE

28 West Adams, Suite 1550
Detroit, Michigan 48226



EXCLUSIVE

— REALTY —

Detroit is the largest and most populous city in the U.S., State of Michigan, the largest U.S. city on the United States–Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a highway tunnel, railway tunnel, and the Ambassador Bridge, which is the second busiest international crossing in North America, after San Diego–Tijuana. Detroit is best known as the center of the U.S. automobile industry, and the “Big Three” auto manufacturers.



Comerica Park

Comerica Park is an open-air ballpark located in Downtown Detroit. It serves as the home of the Detroit Tigers of Major League Baseball, replacing Tiger Stadium in 2000. The park is named after Comerica Bank, which was founded in Detroit and was based there when the park opened. The stadium's seating capacity is 41,083.



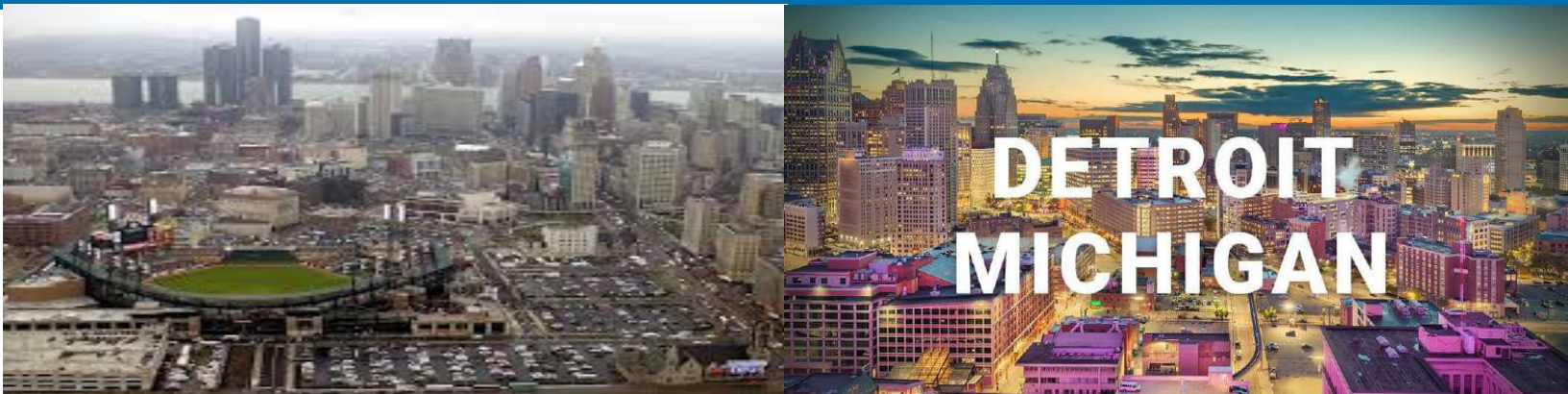
Detroit Institute of Arts

The Detroit Institute of Arts, located in Midtown Detroit, Michigan, has one of the largest and most significant art collections in the United States. With over 100 galleries, it covers 658,000 square feet with a major renovation and expansion project completed in 2007 that added 58,000 square feet.



Belle Isle Park

Belle Isle Park, known simply as Belle Isle, is a 982-acre island park in Detroit, Michigan, developed in the late 19th century. It consists of Belle Isle, an island in the Detroit River, as well as several surrounding islets. The U.S.-Canada border is in the channel south of Belle Isle such that the island is not in Canada. Owned by the city of Detroit.



FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

28 W. ADAMS, STE. 1550, DETROIT, MI 48226 | WWW.EXCLUSIVE-REALTY.COM