400-450 WEST 4TH STREET

Largest Block of Contiguous Space in Downtown Royal Oak

19,624
Square Feet

Building Signage Available



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PROPERTY OVERVIEW



WELCOME TO ROYAL OAK

Located in Downtown Royal Oak, Michigan, this Class A office building occupies the corner of Lafayette Avenue and West 4th Street. With a total area of just over 160,000 SF, this four-story building boasts a prime location just a few minutes away from I-696, offering excellent connectivity to I-75, M-10 & M-1 (the world renown Woodward Avenue). The surrounding area is highly walkable, providing immediate access to restaurants, shopping, and entertainment, which is perfect for attracting and retaining talent and hosting visitors in your new space.

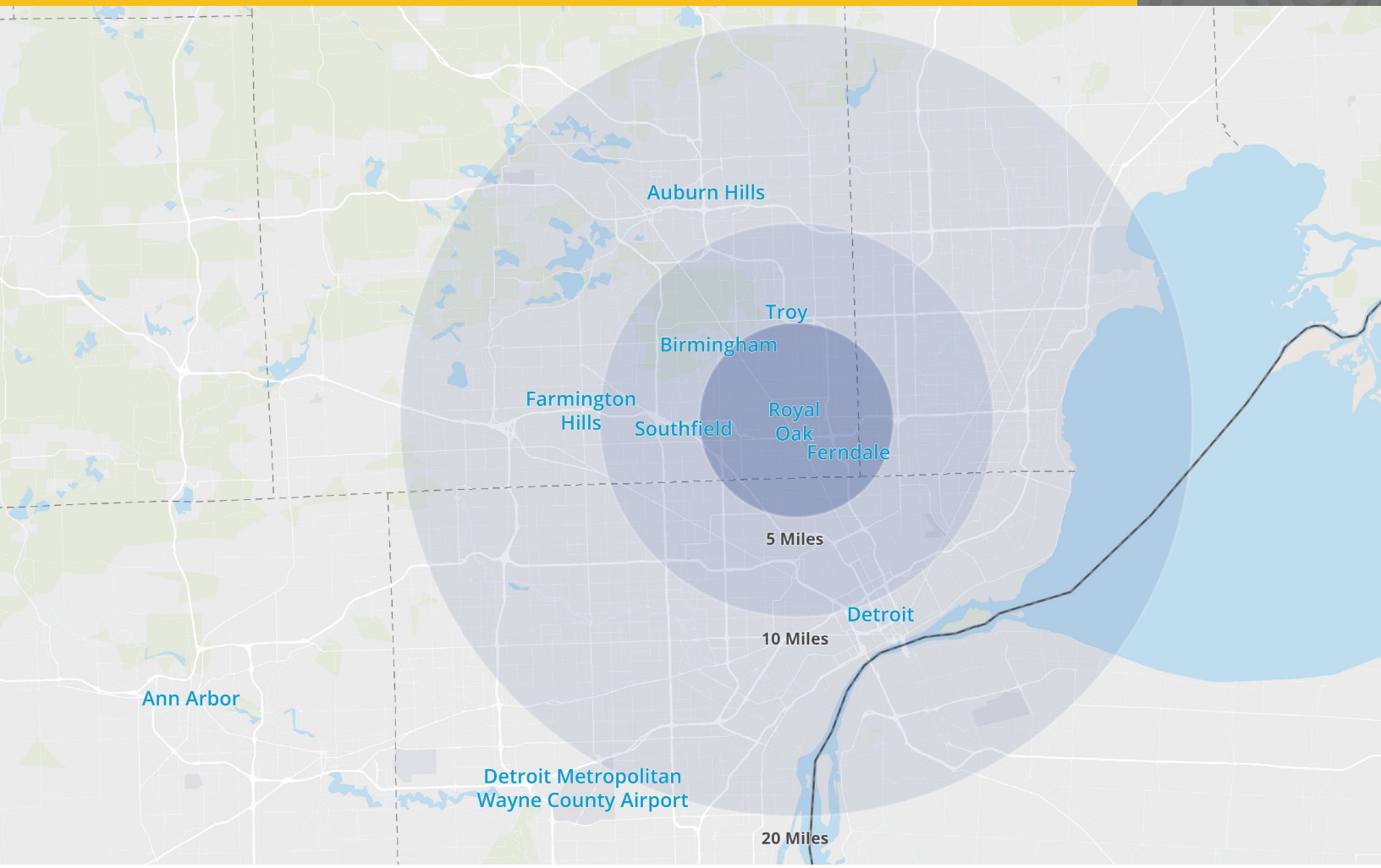
The building features an attached city-owned covered parking garage, which is connected to the building via a breezeway. The garage provides access to the building on the second floor, in addition to on-site reserved executive parking. Moreover, the building is equipped with a security camera system that provides views of the exterior doors and other strategic locations such as the main lobby, dock area, and rear courtyard.

PROPERTY HIGHLIGHTS

- Class A office building located at the corner of Lafayette Avenue and West 4th Street in Downtown Royal Oak, Michigan
- The building has 4 stories and is just over 160,000 SF in size
- Convenient location, just a few minutes away from I-696 which provides easy connectivity to I-75, M-10 & M-39
- The building offers walkable access to a variety of restaurants, shopping, and entertainment
- Attached city-owned covered parking garage providing building access on the second floor, and on-site reserved Executive parking available
- Security camera system in place with views of the exterior doors, main lobby, dock area, and rear courtyard
- Space available for lease: 19,624 RSF with building signage
- Features a high-efficiency heat-pump system for HVAC
- Swipe card system provides 24/7/365 building access, maintained by ownership
- Recent renovations include interior and exterior LED lighting upgrades, updated elevator cabs, and a new roof

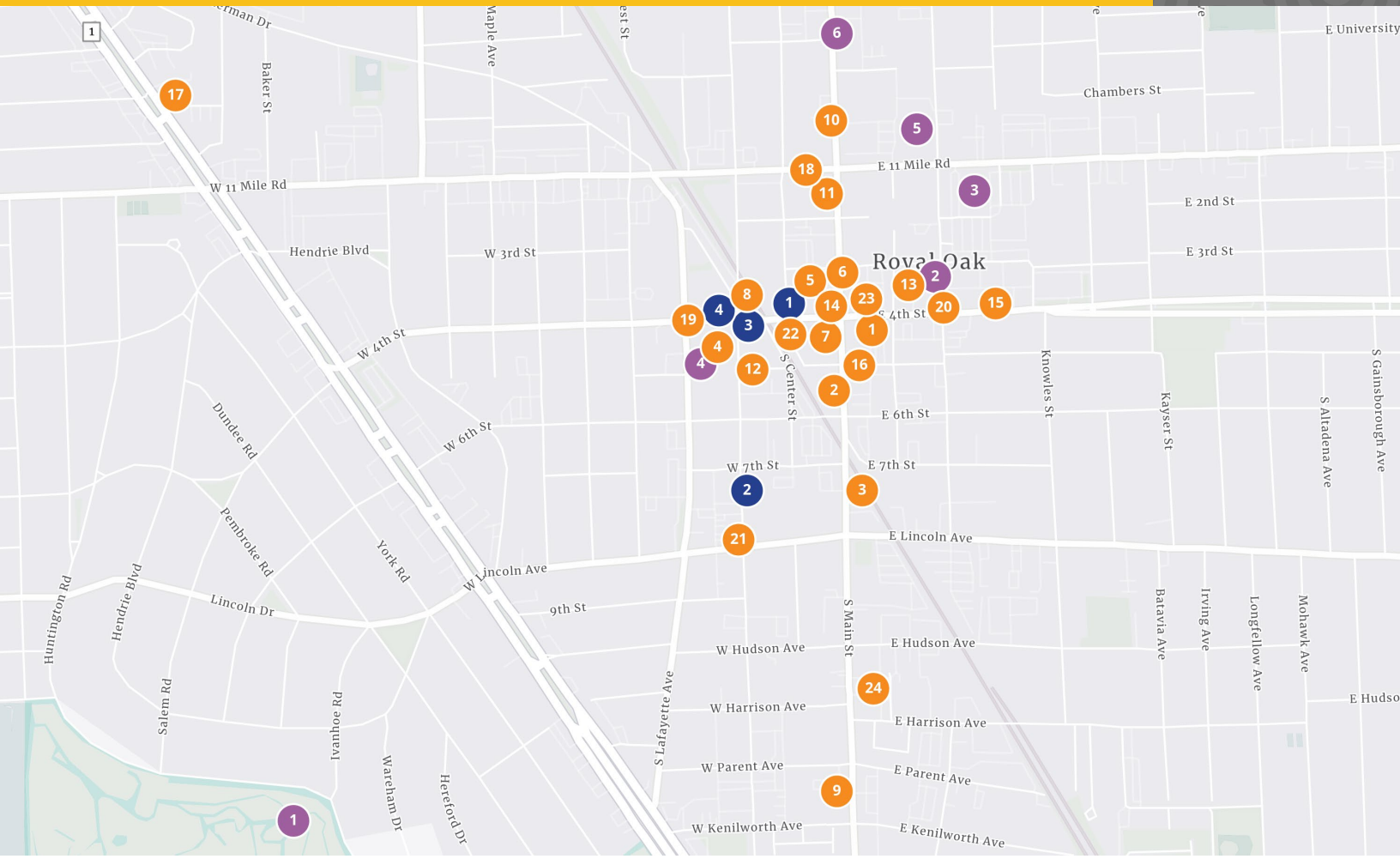


METRO DETROIT DRIVE TIME MAP



7 MINUTES	FERNDALE	24 MINUTES	DETROIT
10 MINUTES	BIRMINGHAM	29 MINUTES	AUBURN HILLS
12 MINUTES	SOUTHFIELD	38 MINUTES	DETROIT METROPOLITAN WAYNE COUNTY AIRPORT
21 MINUTES	TROY	51 MINUTES	ANN ARBOR

AMENITIES MAP



Eat & Drink

1. Atomic Coffee
2. Bdubs
3. Bigalora
4. Café Muse
5. Condados
6. Freshii
7. Hop Cat
8. Iron Horse
9. Jim Brady's
10. Kouzina
11. Leo's Coney Island
12. Lily's Seafood
13. Lockhart's BBQ
14. Mesa
15. Motor City Gas
16. Noodles & Co.
17. O.W.L.
18. Pinky's Rooftop
19. Ronin Sushi
20. Royal Oak Brewery
21. Shin Tai
22. Sidebar
23. Tom's Oyster Bar
24. Ye Olde Saloon

Entertainment

1. Detroit Zoo
2. Mark Ridley's Comedy Castle
3. Royal Oak Historical Society Museum
4. Stagecrafters at the Baldwin Theatre
5. Emagine Royal Oak
6. Hyatt Place Royal Oak

Shopping

1. Chrome
2. Made in the Mitten
3. Paper Trail Books
4. Saffron

Additional Amenities

FERNDALE, MI

Anita's Kitchen
Bobcat Bonnies
Fly Trap
Imperial
Public House
Toast
Anita's Kitchen

BIRMINGHAM, MI

Adachi Sushi
Birmingham Pub
Birmingham Sushi Café
Luxe Bar
Market North End
Social
Townhouse

ATTACHED PARKING STRUCTURE





THIRD FLOOR

Suite 300 - 19,624 RSF Available



EXTERIOR PHOTOS







INTERIOR PHOTOS



