

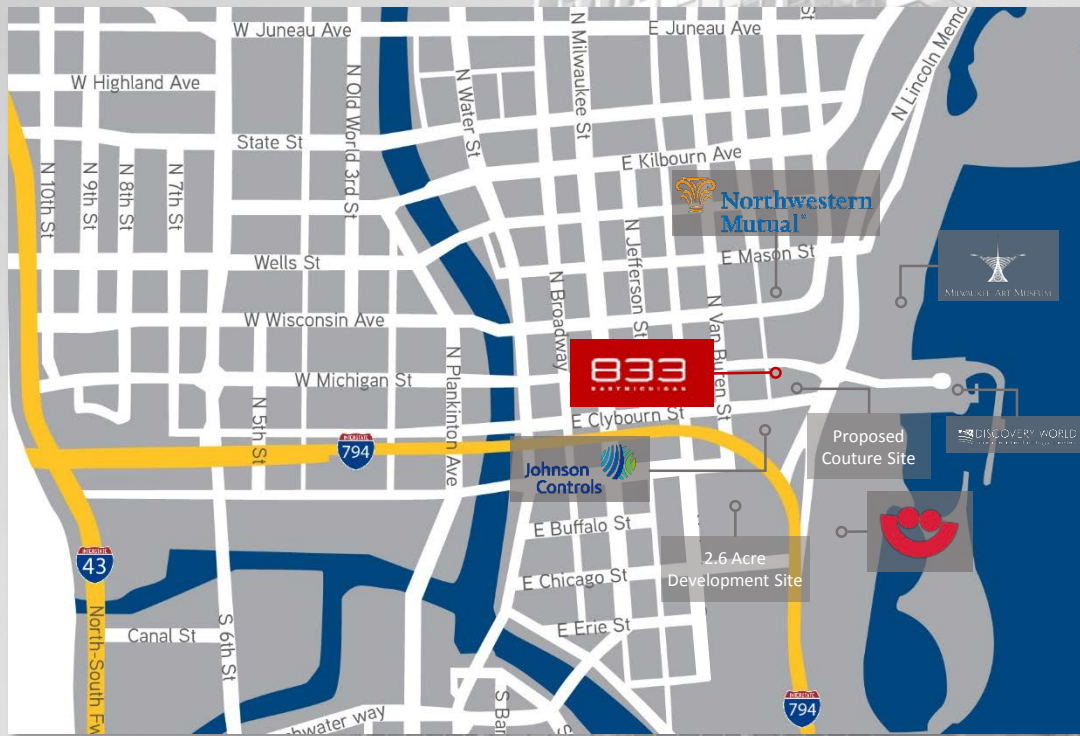
THE NEW MOVE.

833

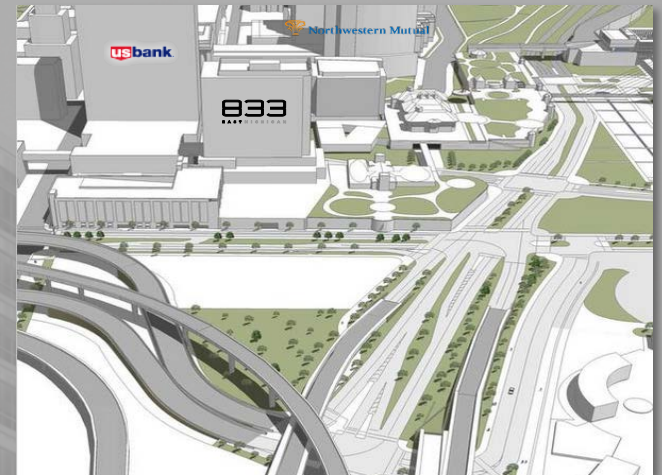
EAST MICHIGAN



# LOCATION



# LAKEFRONT REDISIGN





# AMENITIES



## RARE STEAKHOUSE

With street-level visibility on Michigan Street, Rare Steakhouse is the perfect complement to serve employees, entertain clients and conduct lunch or dinner business meetings. A warm, inviting interior and seasonal outdoor service highlights the restaurant's lively atmosphere.



## FITNESS CENTER

The on-site fitness center conveniently serves today's busy professionals, who increasingly seek a work-life-health balance. Employees of building tenants have convenient access to a fitness center, allowing for workouts throughout the day.



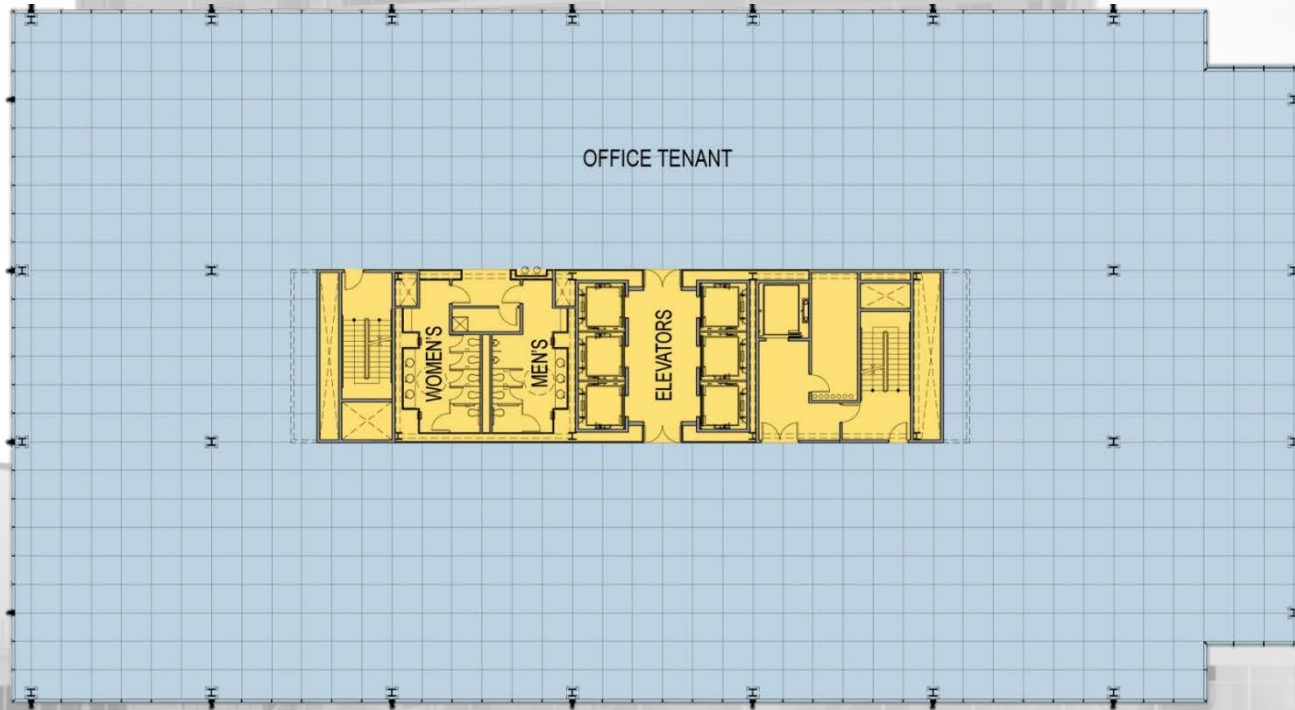
## CONFERENCE CENTER

The building features a hi-tech conference center for tenants' use, including WiFi internet service, phone conferencing, and video projection capabilities.



# FLOOR PLATES

## TYPICAL FLOOR PLATE



**26,000 SF Floor Plate** - ~4,950 (23.5%) SF larger than traditional class 'A'.

**9'6" Ceiling Height** - 6" higher than class 'A' average.

**45' min to 60' max core to curtain wall** – Optimal space planning depth with limited core.

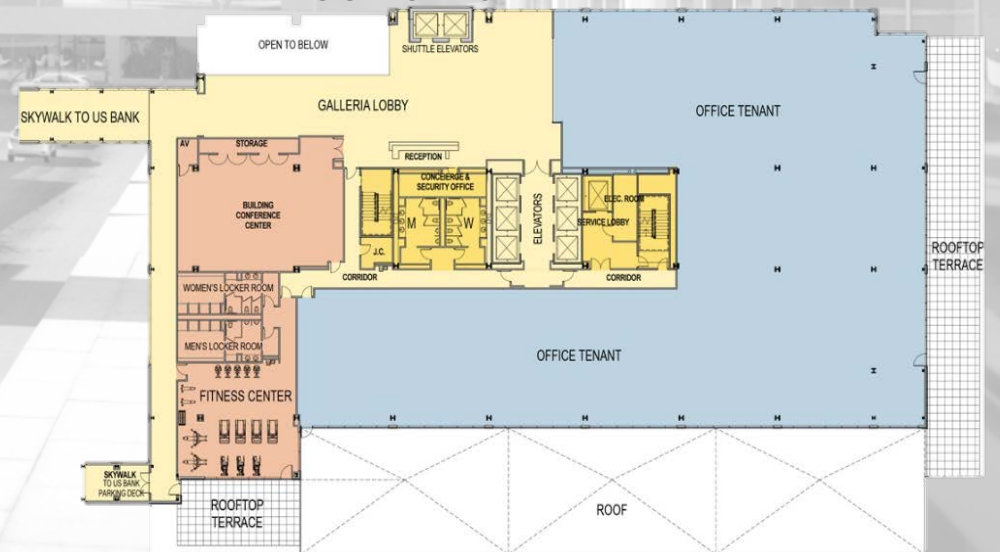
**Column free space** – Column volume considerably less than traditional class 'A' office.

**6 corner offices** - Cantilevered construction allows for two additional east facing corner offices.

## MICHIGAN STREET SPACE PLAN



## 4<sup>TH</sup> FLOOR SPACE PLAN





## COMMON AREAS



## FINISH HIGHLIGHTS

### GLASS WALL

Satin finish, etched mirrored glass subtly reflects exterior and interior movements

### EUCALYPTUS

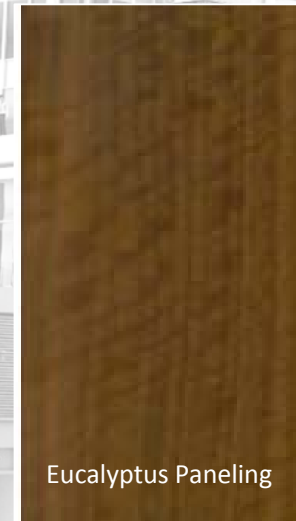
Warm, FSC certified Eucalyptus wood has elegant figuring with a slight shimmer creating a dynamic look.

### STONE

White / grey Marble provides a clean, timeless aesthetic. Large format tile in open lobby transitions to a more intimate scale upon elevator approach.



Etched Mirror Glass



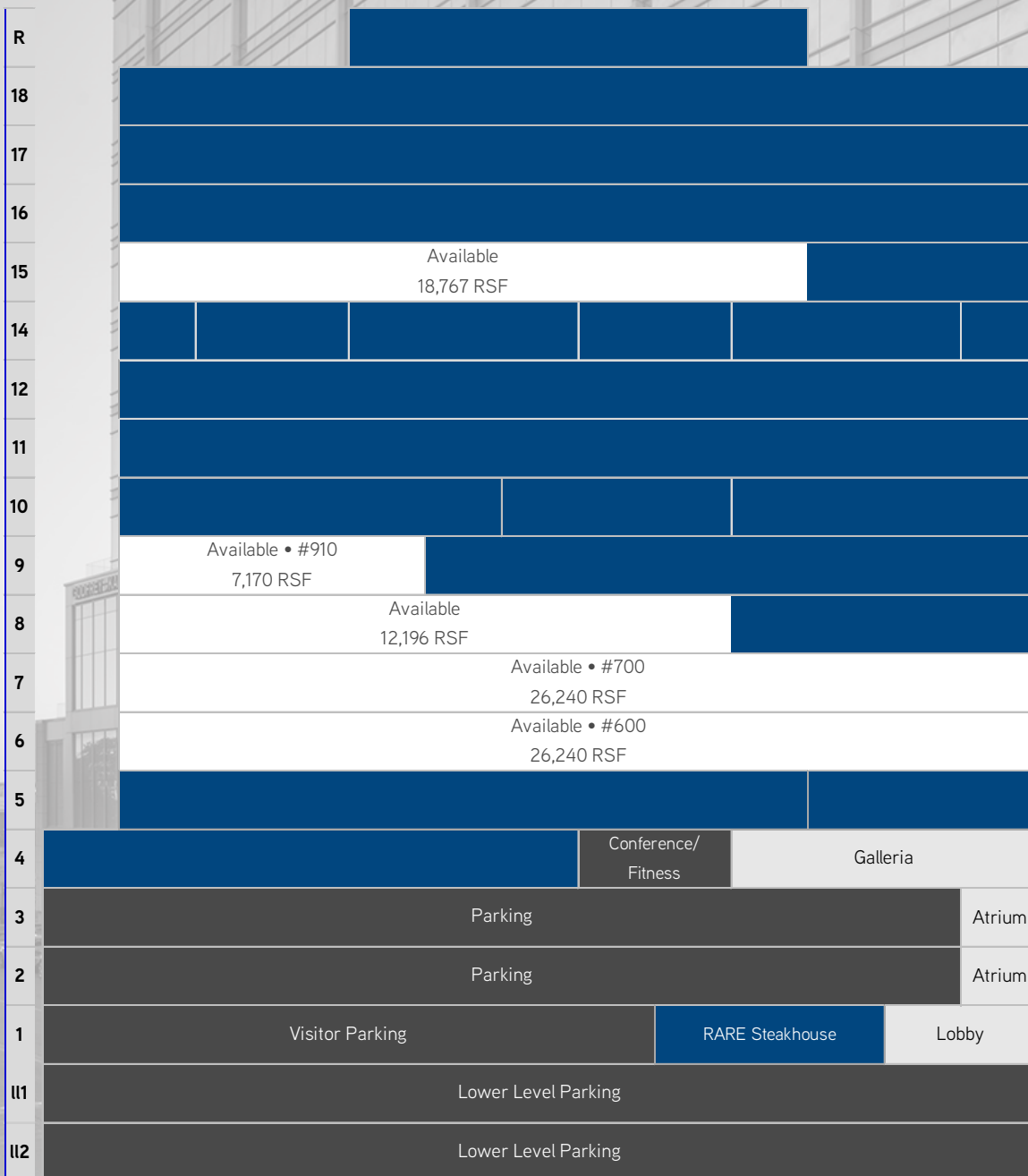
Eucalyptus Paneling



Marble Flooring



# AVAILABILITY

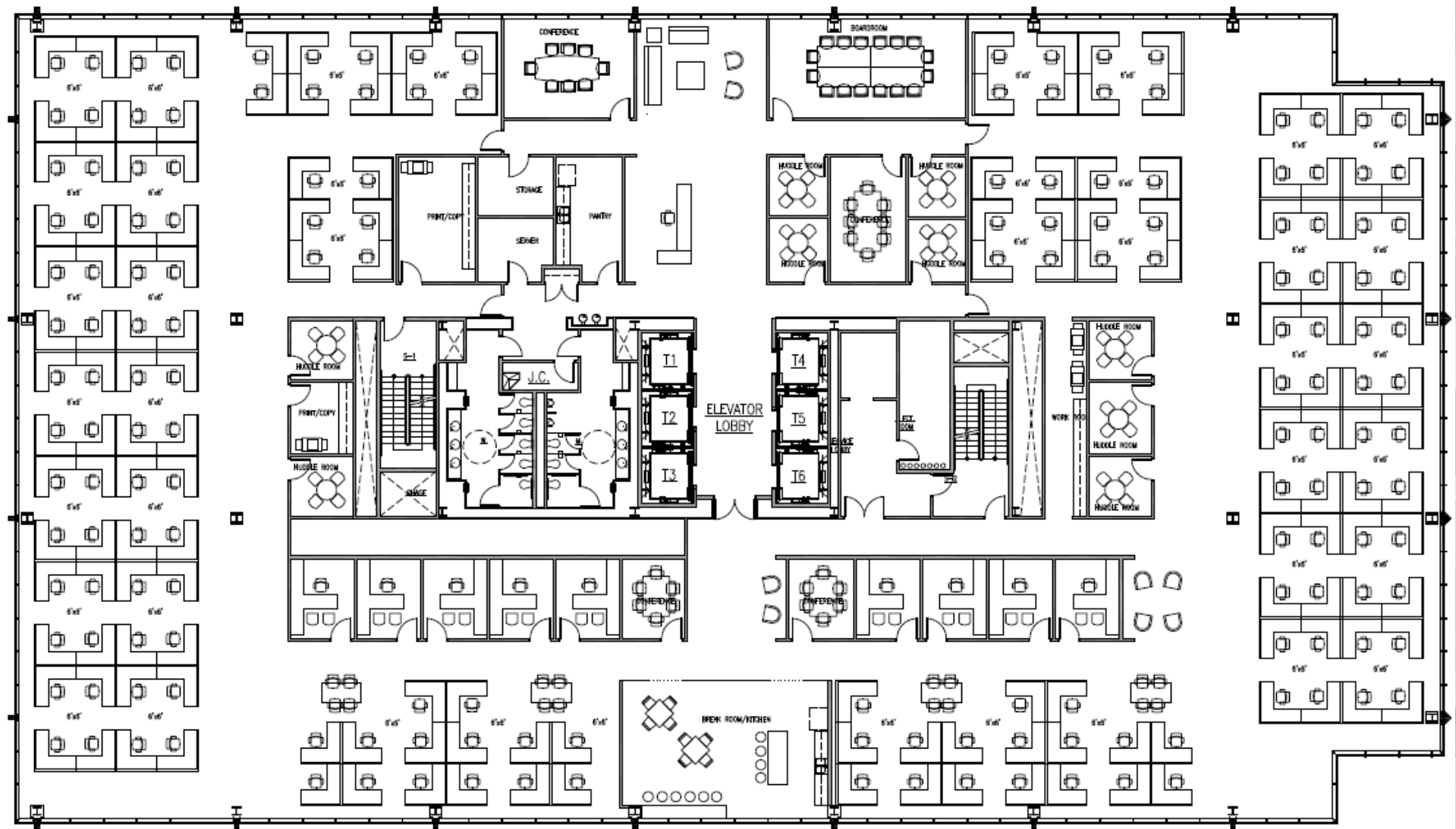


Up to **70,000 SF**  
of contiguous  
space available.

**Legend:** Available Encumbered Pending Leased  
Galleria & Atrium Building/Parking



# SAMPLE FLOOR PLAN



**26,389 SF**

**181 Total People**

**145 RSF Per Person**

- 9 Offices (10'x12')
- 171 Workstations (6'x6')
- 1 Boardroom
- 4 Conference Rooms
- 9 Huddle Rooms



# VIEWS



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