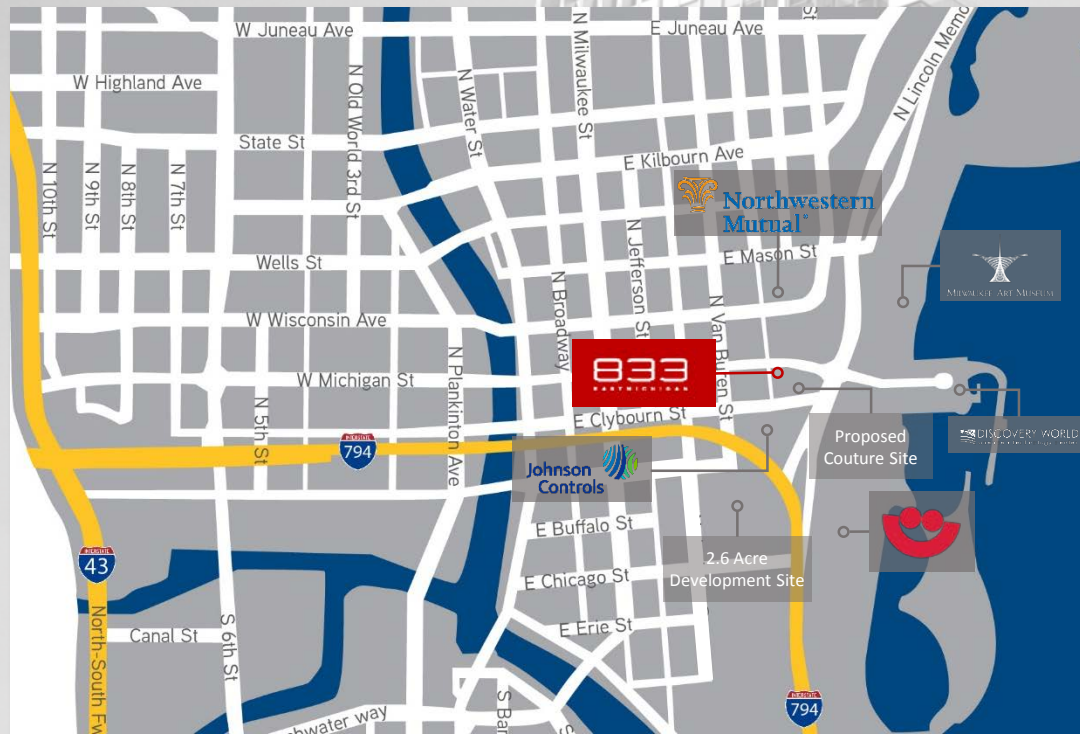


THE NEW MOVE.

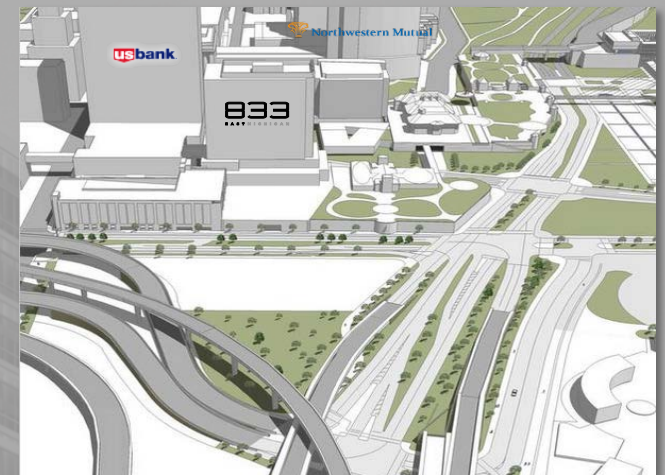
833

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.

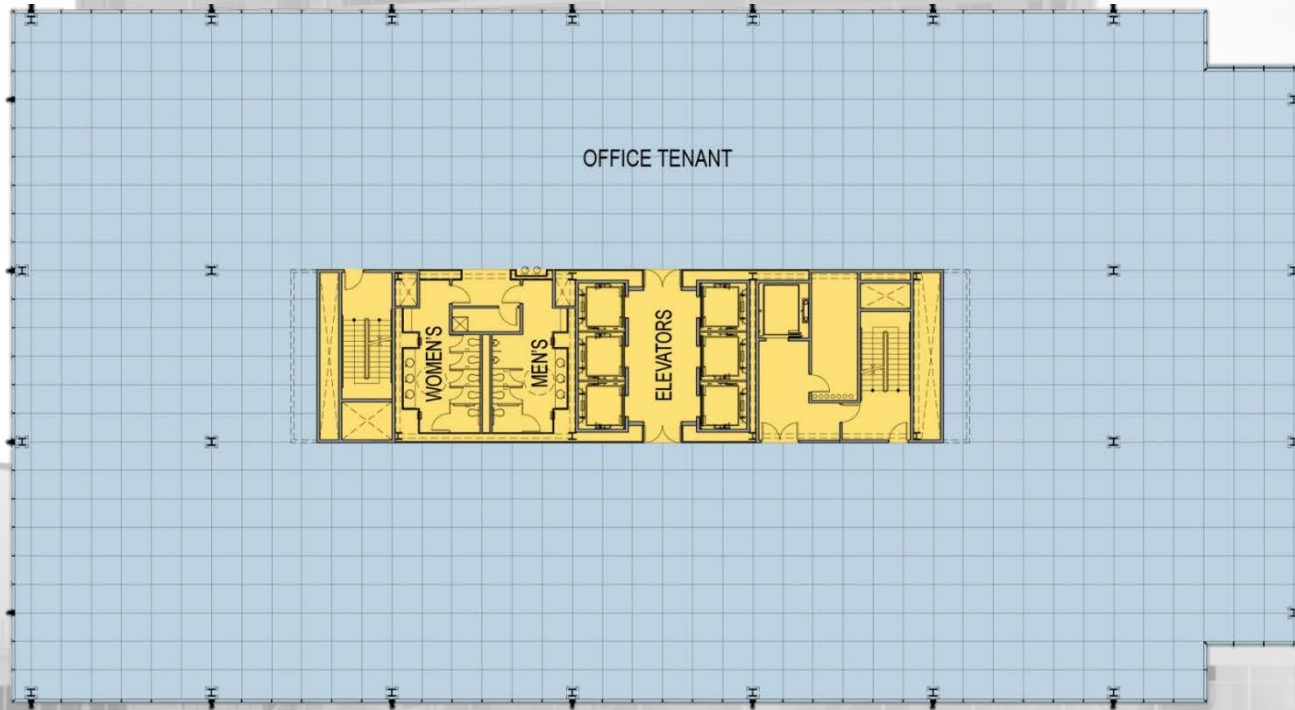


CONFERENCE CENTER

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.

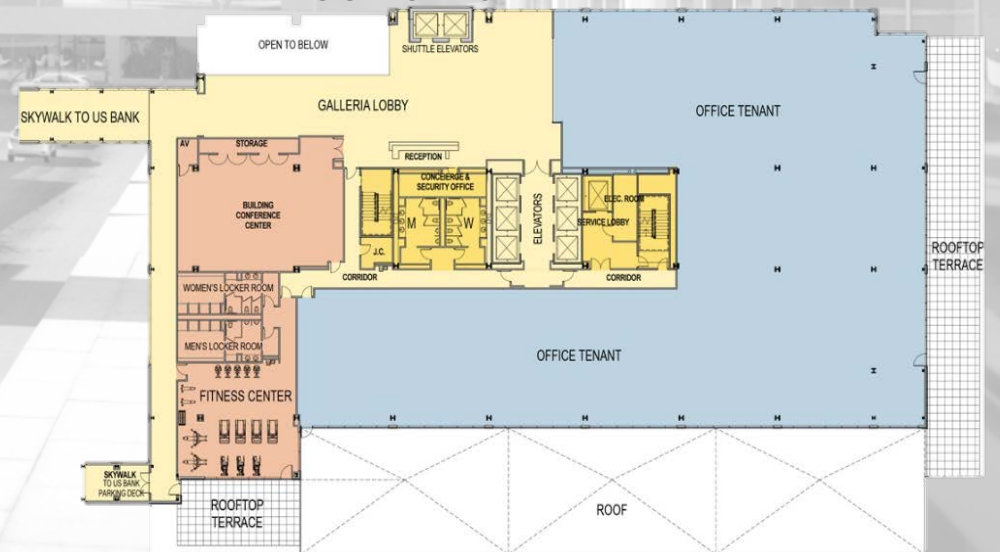
Column free space – Column volume considerably less than traditional class 'A' office.

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

MICHIGAN STREET SPACE PLAN



4TH 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

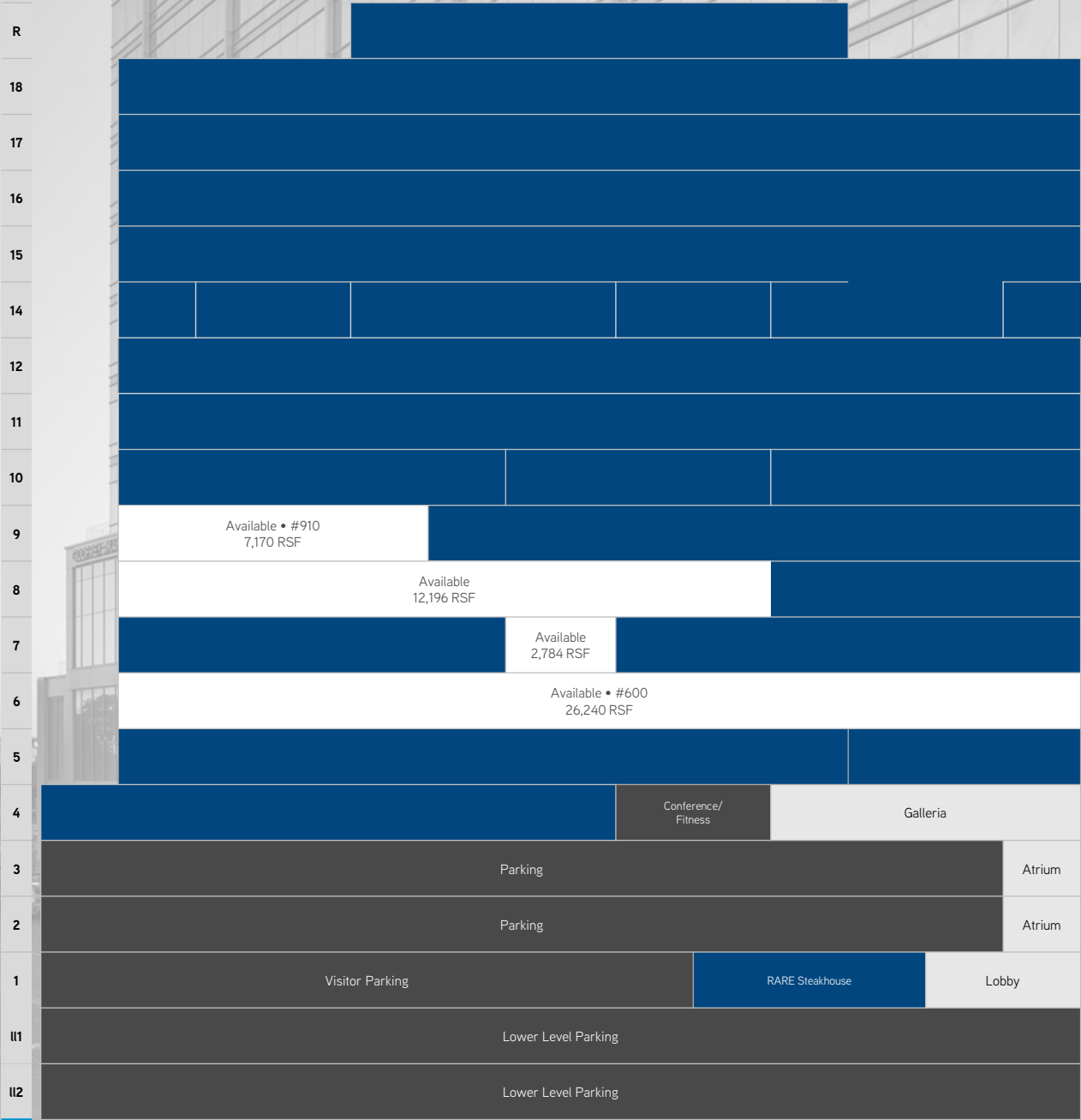


Eucalyptus Paneling



Marble Flooring

AVAILABILITY

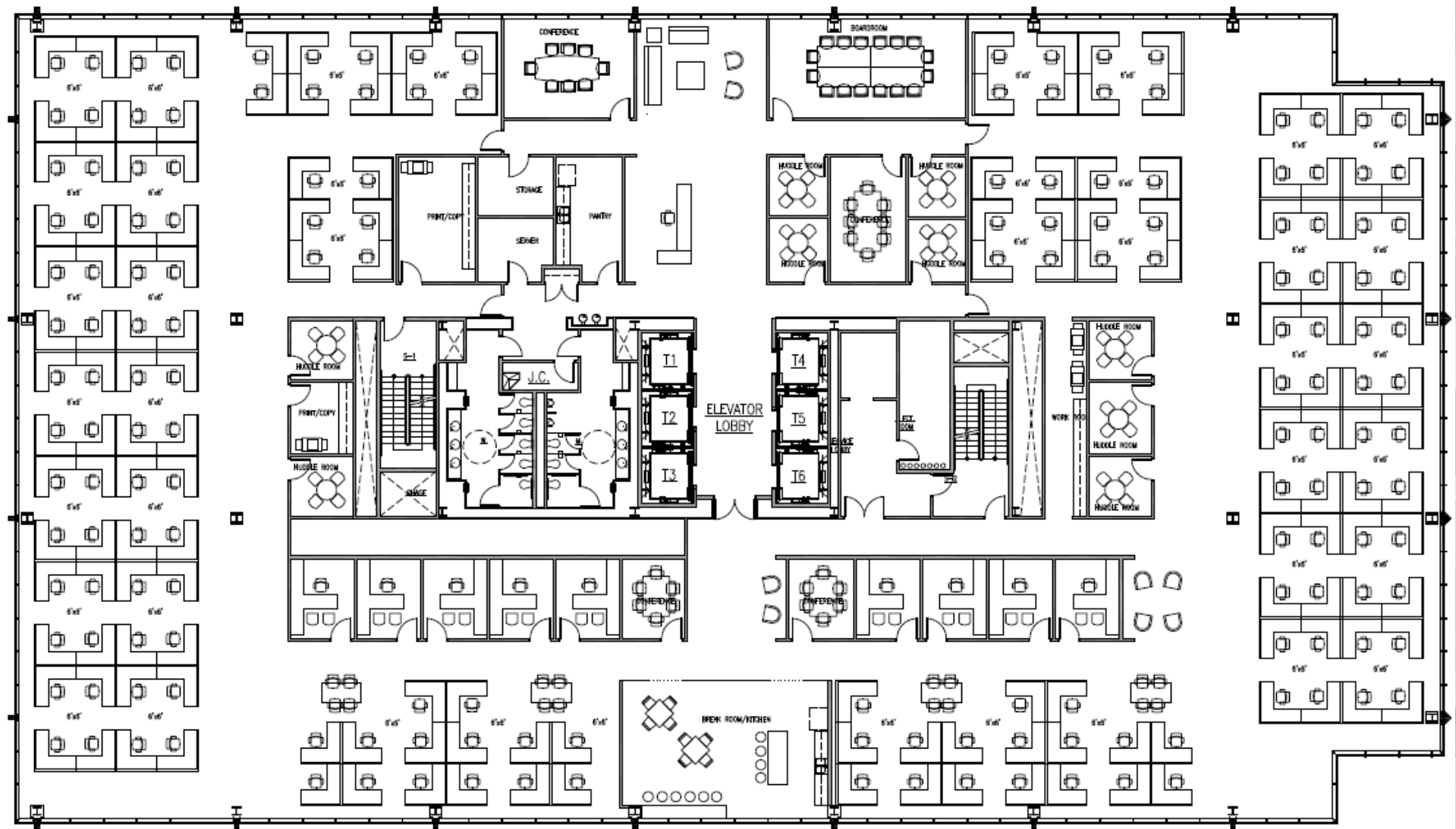


Up to **70,000 SF**
of contiguous
space available.

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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