

FOR LEASE >

# DOWNTOWN OFFICE / RETAIL

324 & 326 E FOURTH STREET | ROYAL OAK, MICHIGAN



## JOIN DOWNTOWN ROYAL OAK'S BOOMING BUSINESS COMMUNITY

### > PROPERTY HIGHLIGHTS

- 324 E Fourth Street: 1,250 Square Feet
- 326 E Fourth Street: 3,670 Available Square Feet (First Floor)
- Can be combined for a total of 4,920 Square Feet
- Walk Two Blocks to the Heart Of Royal Oak
- Ability for Tenant to Influence Design & Material Finishes



**COLLIERS INTERNATIONAL**  
2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

### For More Information Call:

**ROBERT BADGERO**

PHONE 248 540 1000 EXT 1810  
EMAIL [robert.badgero@colliers.com](mailto:robert.badgero@colliers.com)

**STEVEN BADGERO**

PHONE 248 540 1000 EXT 1812  
EMAIL [steven.badgero@colliers.com](mailto:steven.badgero@colliers.com)

**JENNIFER YORK**

PHONE 248 540 1000 EXT 1612  
EMAIL [jennifer.york@colliers.com](mailto:jennifer.york@colliers.com)

[colliers.com/detroit](http://colliers.com/detroit)



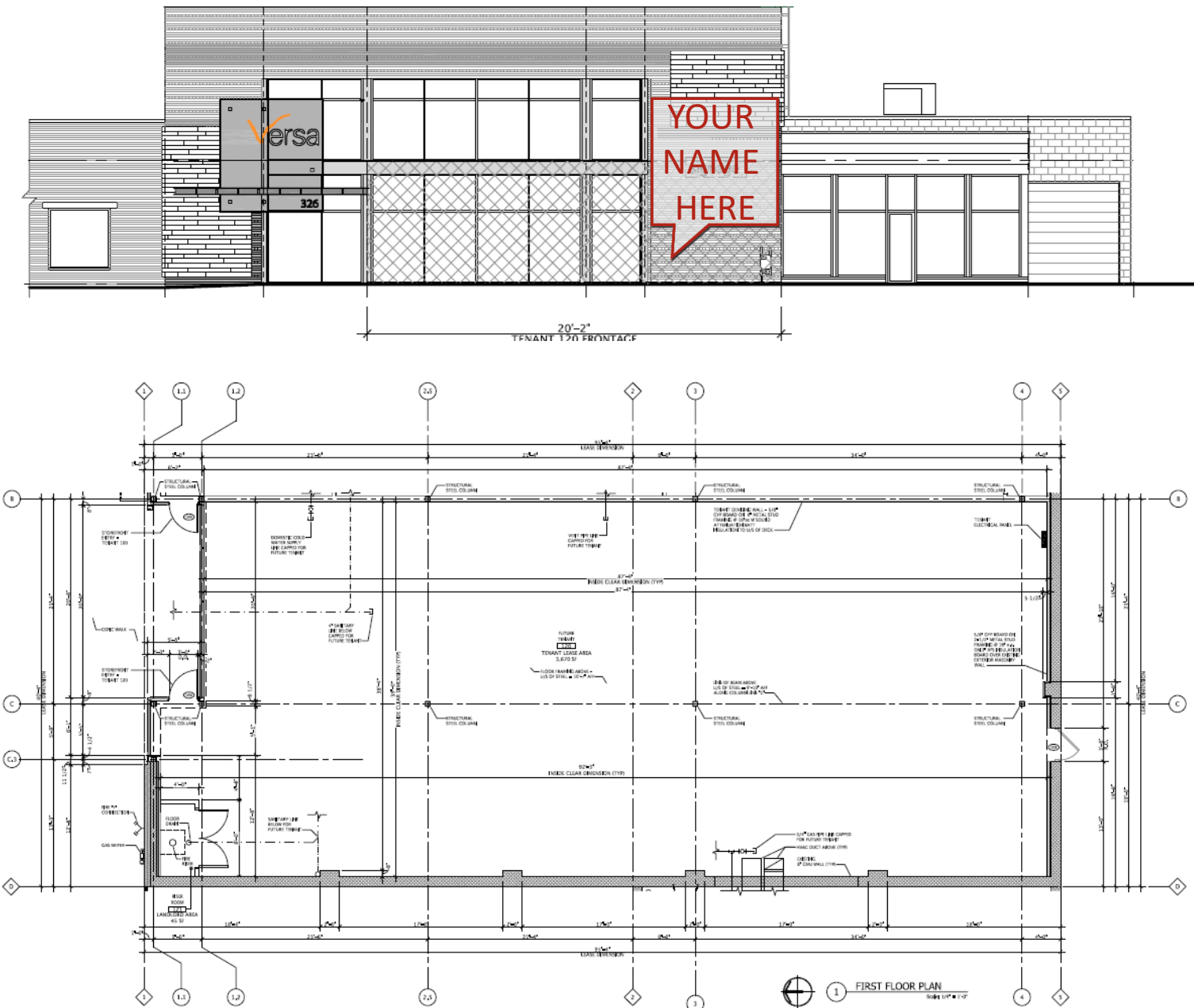
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## > 326 E FOURTH STREET FLOOR PLAN



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PHONE 248 540 1000 EXT 1810

EMAIL [robert.badgero@colliers.com](mailto:robert.badgero@colliers.com)

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## DOWNTOWN OFFICE / RETAIL



**Map of Downtown Lincoln, Nebraska**

**Legend:**

- High Demand Area (Yellow outline)
- Surface Lot (Green with diagonal lines)
- Structure (Blue with diagonal lines)
- ~ Building Footprint (Grey)
- Curb Outline (Thin black line)
- Railroad R.O.W. (Black line with cross-ticks)

**Streets:** SECOND STREET, THIRD STREET, FOURTH STREET, FIFTH STREET, SIXTH STREET, MAIN STREET, WILSON MILLS RD, LINCOLN AVE, E LINCOLN AVE, E SEVENTH ST, E EIGHTH ST, E NINTH ST, E TENTH ST, E ELEVENTH ST, E TWELFTH ST, E THIRTEENTH ST, E FOURTEENTH ST, E FIFTEENTH ST, E SIXTEENTH ST, E SEVENTEENTH ST, E EIGHTEENTH ST, E NINETEENTH ST, E TWENTIETH ST, E TWENTY-FIRST ST, E TWENTY-SECOND ST, E TWENTY-THIRD ST, E TWENTY-FOURTH ST, E TWENTY-FIFTH ST, E TWENTY-SIXTH ST, E TWENTY-SEVENTH ST, E TWENTY-EIGHTH ST, E TWENTY-NINTH ST, E THIRTIETH ST, E THIRTY-FIRST ST, E THIRTY-SECOND ST, E THIRTY-THIRD ST, E THIRTY-FOURTH ST, E THIRTY-FIFTH ST, E THIRTY-SIXTH ST, E THIRTY-SEVENTH ST, E THIRTY-EIGHTH ST, E THIRTY-NINTH ST, E FORTIETH ST, E FORTY-FIRST ST, E FORTY-SECOND ST, E FORTY-THIRD ST, E FORTY-FOURTH ST, E FORTY-FIFTH ST, E FORTY-SIXTH ST, E FORTY-SEVENTH ST, E FORTY-EIGHTH ST, E FORTY-NINTH ST, E FIFTIETH ST, E FIFTY-FIRST ST, E FIFTY-SECOND ST, E FIFTY-THIRD ST, E FIFTY-FOURTH ST, E 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TWENTY-SIX HUNDRED-SIXTH ST, E TWENTY-SIX HUNDRED-SEVENTH ST, E TWENTY





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# DOWNTOWN OFFICE / RETAIL

324 & 326 E FOURTH STREET | ROYAL OAK, MICHIGAN

Colliers  
INTERNATIONAL

## > MERCHANT AERIAL MAP



ROBERT BADGERO

PHONE 248 540 1000 EXT 1810

EMAIL [robert.badgero@colliers.com](mailto:robert.badgero@colliers.com)

STEVEN BADGERO

PHONE 248 540 1000 EXT 1812

EMAIL [steven.badgero@colliers.com](mailto:steven.badgero@colliers.com)

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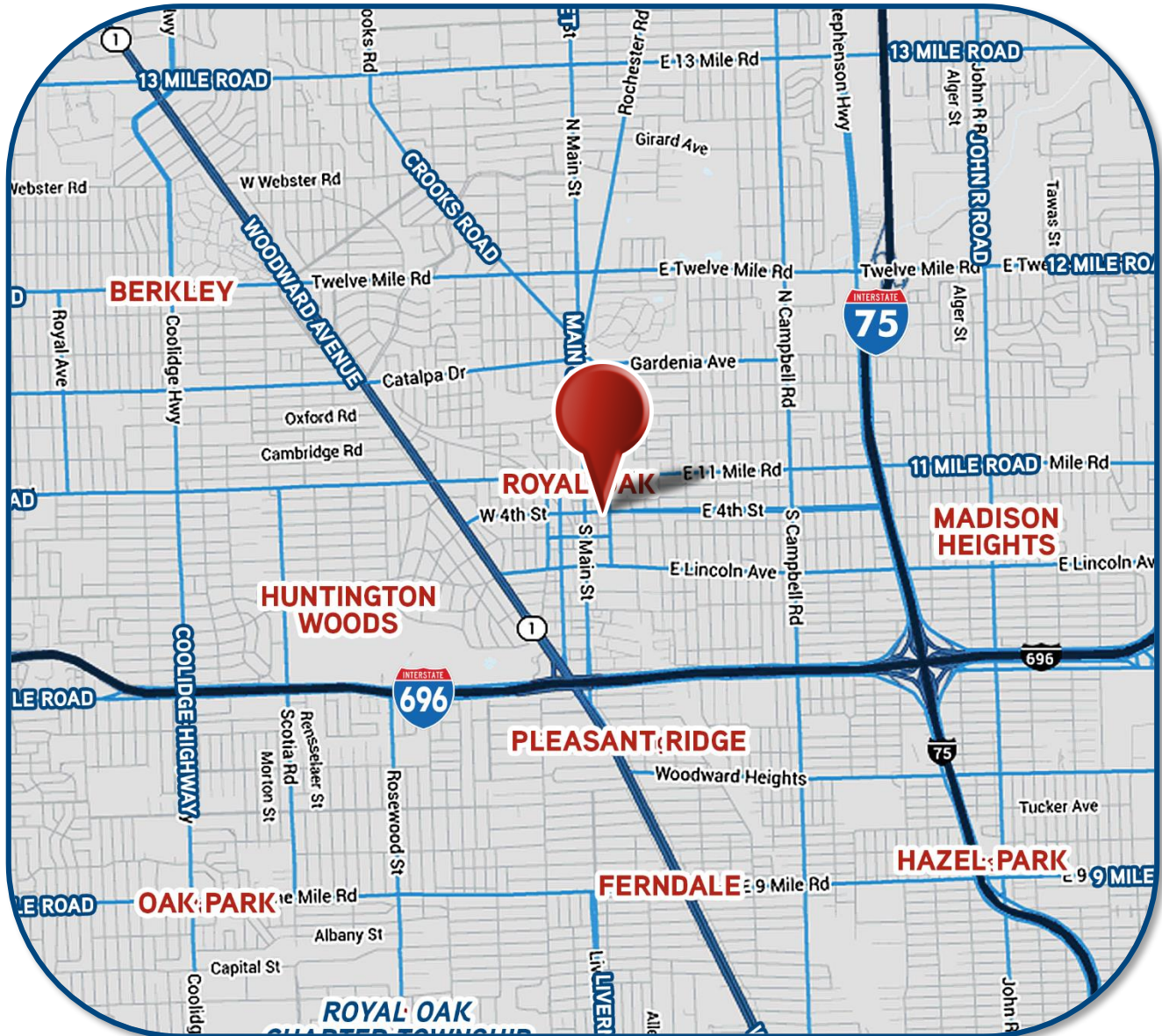
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## > LOCATION MAP



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PHONE 248 540 1000 EXT 1810

EMAIL [robert.badgero@colliers.com](mailto:robert.badgero@colliers.com)

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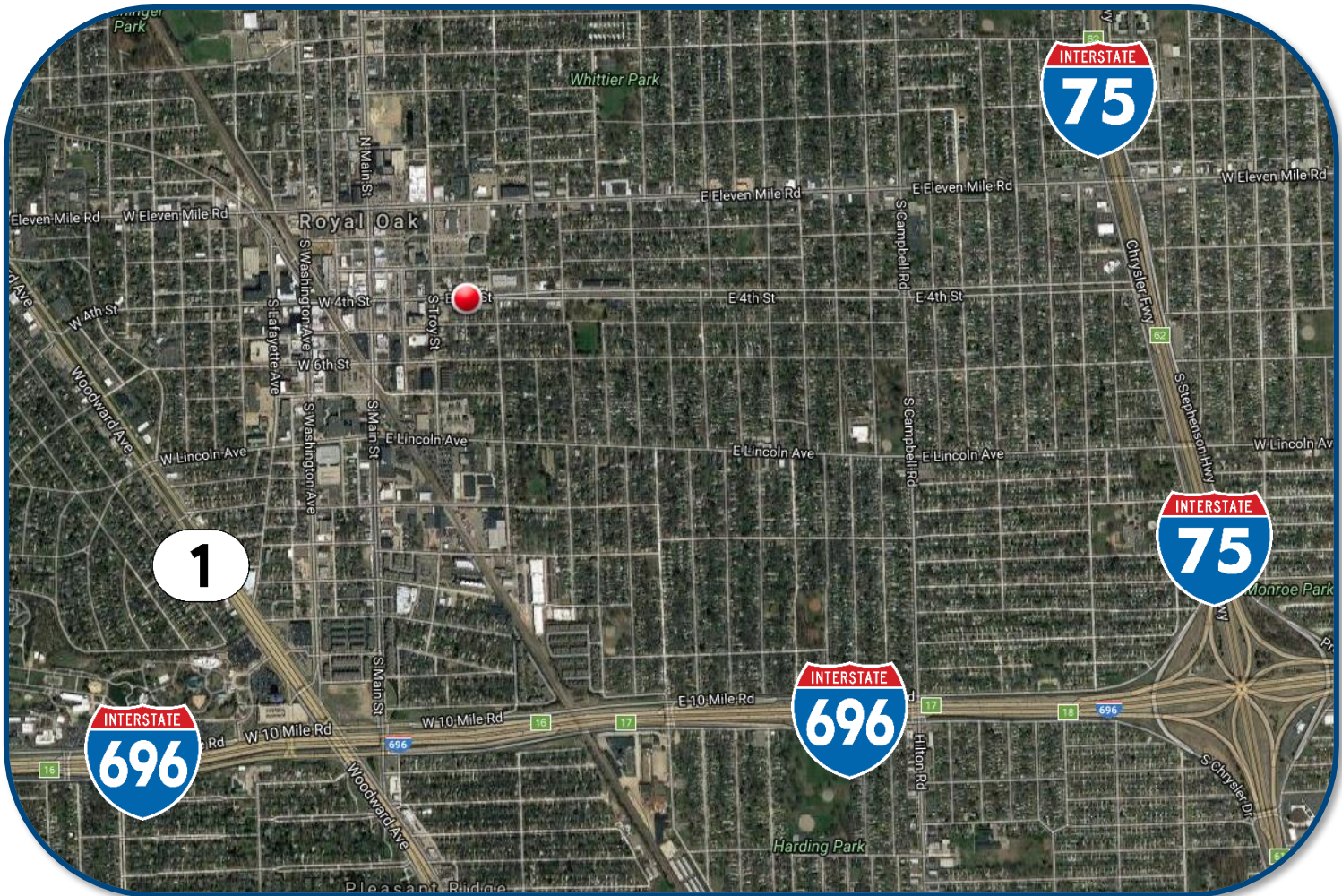
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## > AERIAL MAP



**ROBERT BADGERO**

PHONE 248 540 1000 EXT 1810

EMAIL [robert.badgero@colliers.com](mailto:robert.badgero@colliers.com)

**STEVEN BADGERO**

PHONE 248 540 1000 EXT 1812

EMAIL [steven.badgero@colliers.com](mailto:steven.badgero@colliers.com)

**JENNIFER YORK**

PHONE 248 540 1000 EXT 1612

EMAIL [jennifer.york@colliers.com](mailto:jennifer.york@colliers.com)





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## > BLOCKS FROM THE SOON-TO-BE LANDMARK CITY CENTER



**ROBERT BADGERO**

PHONE 248 540 1000 EXT 1810

EMAIL [robert.badgero@colliers.com](mailto:robert.badgero@colliers.com)

**STEVEN BADGERO**

PHONE 248 540 1000 EXT 1812

EMAIL [steven.badgero@colliers.com](mailto:steven.badgero@colliers.com)

**JENNIFER YORK**

PHONE 248 540 1000 EXT 1612

EMAIL [jennifer.york@colliers.com](mailto:jennifer.york@colliers.com)



# Office/Retail Availability

## For Lease



324-326 E 4th Street

Royal Oak, MI 48067

Sale Price:  
Lease Rate : \$28.00 - NNN  
Gross Sq Ft: 8,444  
Vacant Sq Ft: 4,920  
Min Available Sq Ft: 1,250  
Max Contiguous Sq Ft: 4,920  
% Occupied:  
Date Built/Rehab: 1952 / 2017  
T I Allowance:  
Pass Thrus:  
Parking:

For more information, contact:



Robert Badgero

robert.badgero@colliers.com

Steven Badgero

steven.badgero@colliers.com

Jennifer York

jennifer.york@colliers.com

(248) 540-1000

2 Corporate Drive 400 E. Washington St.  
Suite 300 Ann Arbor, MI 48104  
Southfield, MI 48076 734 994 3100  
248 540 1000

[www.colliers.com](http://www.colliers.com)

County: Oakland

Crossroads: Fourth Street & Main Street

326 E Fourth Street: 3,670 Available Square Feet (First Floor).

324 E Fourth Street: 1,250 Square Feet.

Walk Two Blocks to the Heart Of Royal Oak.

Ability for Tenant to Influence Design & Material Finishes.

Site Status: Existing  
Zoning: CBD  
Sub-Type: Retail  
Floors: 2  
Basement:  
Class:

Traffic Count:

Demographics:

Population:

DT Population:

# Households:

HH Income: