

FOR SALE OR LEASE > OFFICE

# HEART OF PONTIAC

91 N. SAGINAW STREET | PONTIAC, MI



## PERFECT BLEND OF MODERN FINISHES WITH VINTAGE INTERIOR

### > PROPERTY HIGHLIGHTS

- Office and Retail Suites Ranging From 356 SF to 12,000 SF
- High Ceilings, Wide Hallways and Polished Concrete Flooring
- Ample Onsite Parking
- Ownership Opportunity
- Join The Growing Excitement In Downtown Pontiac

#### COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

### For More Information Call:

**PAUL GOBEILLE**

PHONE 248 540 1000 EXT 1684  
[paul.gobeille@colliers.com](mailto:paul.gobeille@colliers.com)



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



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## > PROPERTY PHOTOS



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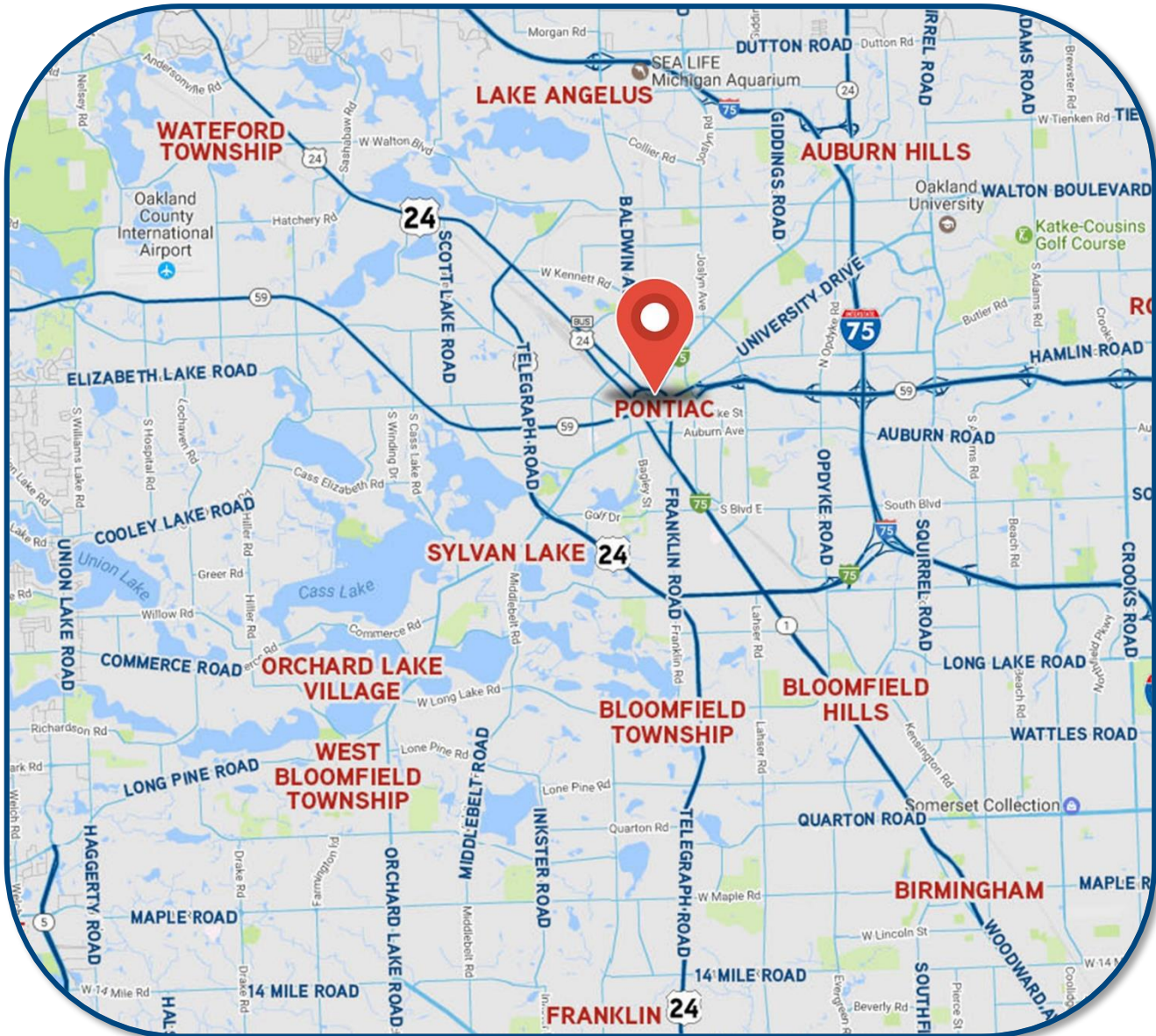
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## > LOCATION MAP



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## > AERIAL MAP



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## HEART OF PONTIAC

91 N. SAGINAW STREET  
PONTIAC, MI

- Office and Retail Suites Ranging From 592 SF to 12,000 SF
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| <u>LEVEL AND SUITE NO.</u> | <u>SF AVAILABLE</u> | <u>LEASE RATE (\$/SF)</u> | <u>OCCUPANCY</u> |
|----------------------------|---------------------|---------------------------|------------------|
| Garden Level Suite G-100   | 2,691               | \$14.00/SF Gross          | Immediate        |
| Garden Level Suite G-101   | 1,428               | \$14.00/SF Gross          | Immediate        |
| Garden Level Suite G-103   | 618                 | \$14.00/SF Gross          | Immediate        |
| Garden Level Suite G-105   | 922                 | \$14.00/SF Gross          | Immediate        |
| Garden Level Suite G-106   | 1,840               | \$14.00/SF Gross          | Immediate        |
| Garden Level Suite G-107   | 2,261               | \$14.00/SF Gross          | Immediate        |
| Garden Level Suite G-108   | 1,317               | \$14.00/SF Gross          | Immediate        |
| Garden Level Suite G-109   | 1,934               | \$14.00/SF Gross          | Immediate        |

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| <u>LEVEL AND SUITE NO.</u> | <u>SF AVAILABLE</u> | <u>LEASE RATE (\$/SF)</u> | <u>OCCUPANCY</u> |
|----------------------------|---------------------|---------------------------|------------------|
| First Floor Suite 100      | 1,962               | \$14.00/SF Gross          | Immediate        |
| First Floor Suite 101      | 2,753               | \$14.00/SF Gross          | Immediate        |
| First Floor Suite 104      | 592                 | \$14.00/SF Gross          | Immediate        |
| First Floor Suite 105      | 3,717               | \$14.00/SF Gross          | Immediate        |
| First Floor Suite 111/112  | 1,930               | \$14.00/SF Gross          | Immediate        |
| Second Floor Suite 203     | 6,955               | \$14.00/SF Gross          | Immediate        |
| Second Floor Suite 204     | 5,388               | \$14.00/SF Gross          | Immediate        |
| Mezzanine Suite M-106      | 1,371               | \$14.00/SF Gross          | Immediate        |
| Mezzanine Suite M-202      | 356                 | \$14.00/SF Gross          | Immediate        |
| Mezzanine Suite M-205      | 1,087               | \$14.00/SF Gross          | Immediate        |
| Penthouse Suite P-302      | 764                 | \$14.00/SF Gross          | Immediate        |

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# Office Availability

For Sale / Lease

91 N. Saginaw Street

Pontiac, MI 48342



**Sale Price:** \$5,000,000  
**Lease Rate :** \$14.00 Gross  
**Gross Sq Ft:** 53,142  
**Vacant Sq Ft:** 39,886  
**Min Available Sq Ft:** 356  
**Max Contiguous Sq Ft:** 6,955  
**% Occupied:**  
**Date Built/Rehab:** 1949 / 2007  
**T I Allowance:** TBD  
**Pass Thrus:** TBD  
**Property Taxes/Year:**  
**Parking:** Ample

**For more information, contact:**



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**(248) 540-1000**

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400 E. Washington St.  
Ann Arbor, MI 48104  
734 994 3100

**County:** Oakland

**Crossroads:** N. of W. Huron, E. of Woodward

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**Site Status:** Existing

**Acres:** 0.41

**Zoning:** Downtown Business District

**Sub-Type:**

**Floors:** 3

**Basement:** Garden Level

**Class:** B

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