

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.50 SF/yr (NNN)
BUILDING SIZE:	11,934 SF
AVAILABLE SF:	1,694 SF
LOT SIZE:	4.14 Acres
NUMBER OF UNITS:	4
YEAR BUILT:	2006
ZONING:	PUD

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PROPERTY OVERVIEW

Well located retail suite available in an established retail/office center near Meijer and many other leading retail brands. The building was constructed in 2006 and is extremely well cared for. There is a total of 1,694 SF of beautifully built out space that was most recently operated as a martial arts studio. Local favorite White Lotus Farms will be opening their cafe, bakery and retail store in the adjacent former Mancino's and Hotworx spaces in the summer of 2025 which will create steady traffic to the center throughout the day.

The space features a large, open retail area with interior restroom. Included is a very large mezzanine level that could be used for additional storage, offices, or break room for staff. A lower level basement is also included for storage. The space has large windows and great natural light. The Zeeb Road location offers excellent visibility and signage opportunities. The space will be available for possession on 9/1/2025

PROPERTY HIGHLIGHTS

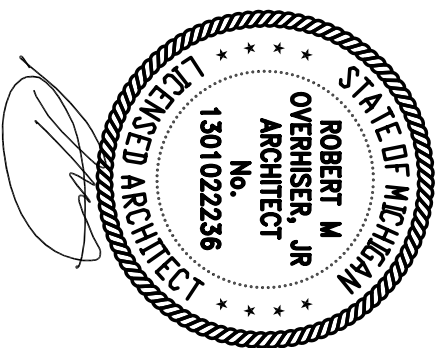
- Heavily Traveled retail trade area
- High visibility and easy access from S. Zeeb Rd.

CABRIO

PROPERTIES

355 S. ZEEB

ROAD



FLOOR PLAN

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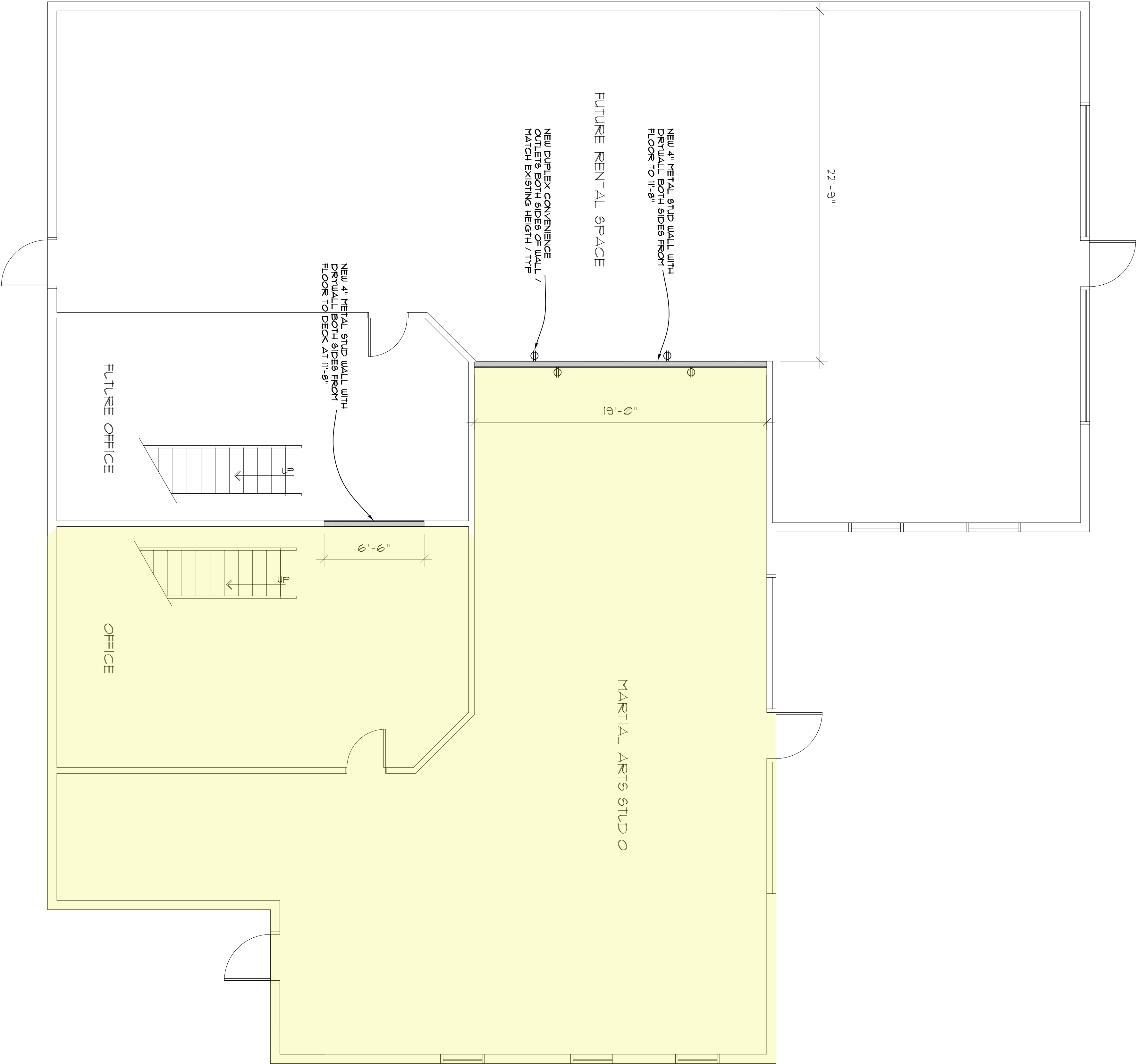
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Rev	Date	Issued For
	3/8/22	PERMIT
Drawn By	RHO	
Project Manager	RHO	
File Name	-	

FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



CODE REVIEW

APPLICABLE BUILDING CODES:	BUILDING	- MICHIGAN REHAB CODE FOR EXISTING BUILDINGS 2015 - MICHIGAN BUILDING CODE 2015 PLUMBING - MICHIGAN PLUMBING CODE 2015 MECHANICAL - MICHIGAN MECHANICAL CODE 2015 ELECTRICAL - NEC 2017 / MICHIGAN ELECTRIC CODE ACCESSIBILITY - ICC/ANSI A117.1-2009
EXISTING BUILDING:	AREA HEIGHT	3,823 SF ONE STORY
USE GROUP:	-	MERCANTILE "M" OR BUSINESS "B"
CONSTRUCTION CLASSIFICATION:	V B	Table 601
FIRE SUPPRESSION	NONE	
FIRE RESISTANCE REQUIREMENTS	0 Hours	
PRIMARY STRUCTURE	0 Hours	
BEARING WALLS - EXTERIOR	0 Hours	
- INTERIOR	0 Hours	
NON-BEARING WALLS	0 Hours	
FLOOR CONSTRUCTION	0 Hours	
ROOF CONSTRUCTION	0 Hours	
TABULAR	AREA HEIGHT	9,000 SF ONE STORY, 40 FT.