



Office/Live Work Space for Lease

Lincoln Commerce Center

2299 Lincoln (This property fronts on Lincoln, Commerce and Cole)
Birmingham, MI 48009



- Outstanding Rail District Location
- Cool open ceiling space
- 2299 E Lincoln 2nd floor walk-up space with Lincoln Road Frontage and Glass
- 2299 E Lincoln is 3,100 Sq. Ft. at \$25.00 NNN
- 2295 E Lincoln Suite 120 is 4,924 Sq. Ft. at \$18.00 NNN
- 2295 E. Lincoln Suite 130 is 4,261 Sq. Ft. at \$18.00 NNN
- Right across from the Birmingham Ice Arena
- Great demographics
- Priced at a real value just \$18.00 to \$25.00+NNN (NNN=\$2.39)
- 2299 is very cool space that can be converted into a live-work unit
- Some Covered Parking

Presented By:

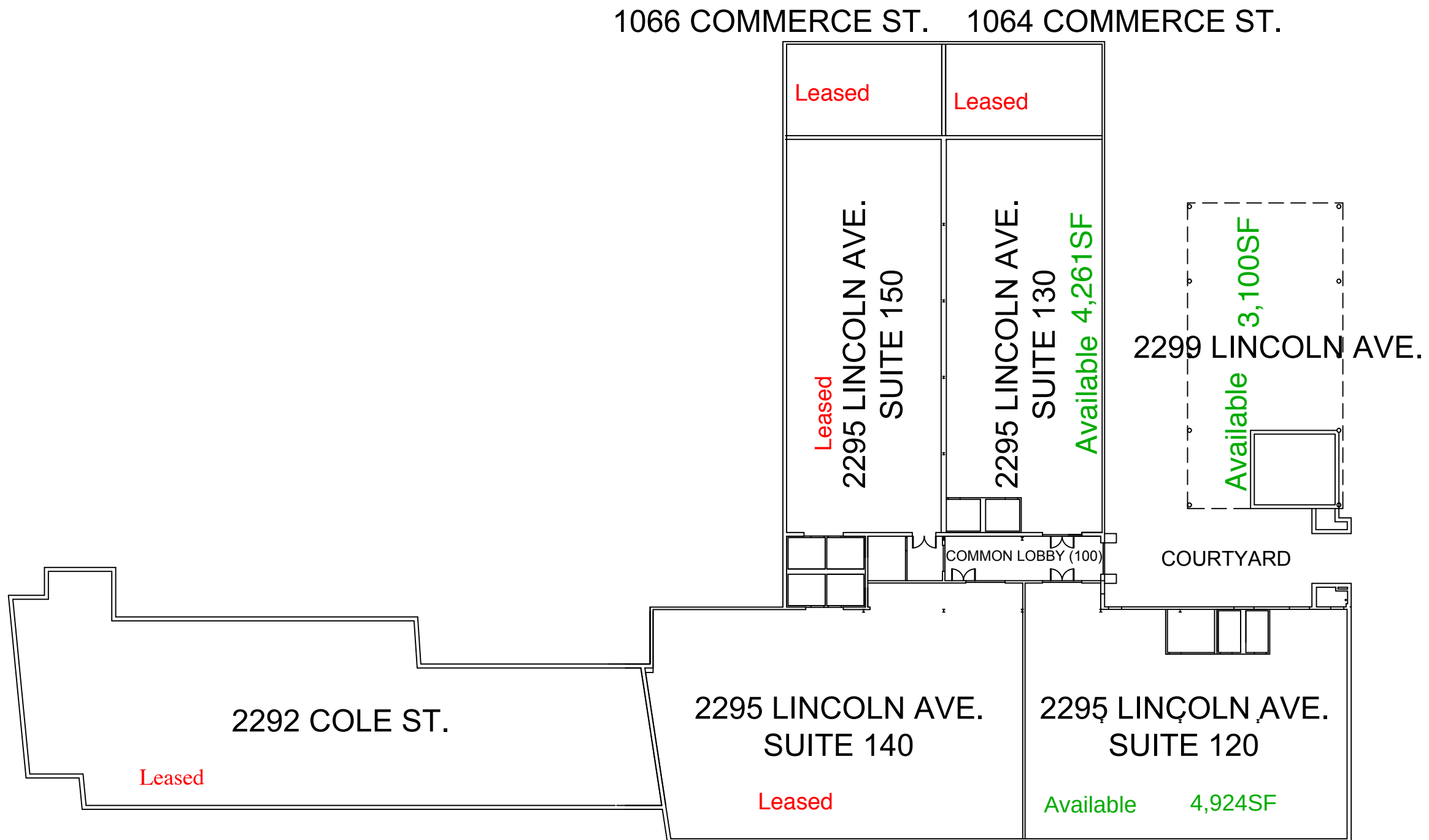
David Kolar

Kolar Commercial Group

725 S. Adams, Suite 217

Birmingham, MI 48009 (248) 647-7600

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



TENANT SUITE PLAN

SCALE: 1" = 30'

Project:
Lincoln/Commerce Center
2299 Lincoln
Birmingham, Michigan

Phase:
Building Addresses

Date:
September 25, 2022

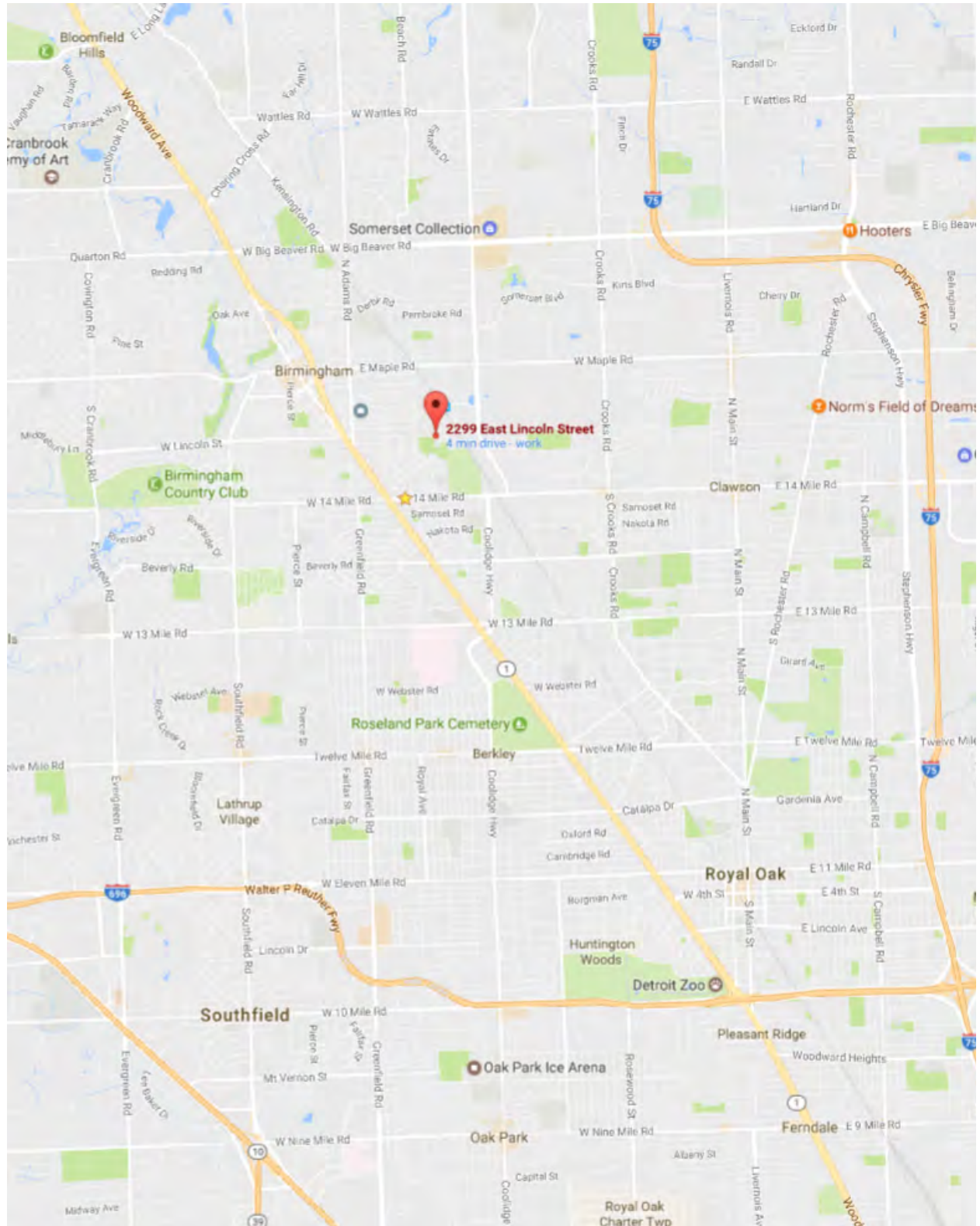
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Demographics Report

2299 E. Lincoln
Birmingham, MI 48009

	1.00 Mile Ring	3.00 Mile Ring	5.00 Mile Ring
POPULATION			
1990 Population	11,052	106,273	258,855
2000 Population	10,258	102,530	255,543
% Population Change 1990-2000	-7.18 %	-3.52 %	-1.28 %
2008 Total Population	10,390	99,686	248,814
2013 Total Population	10,389	97,616	243,853
% Population Change 2000-2008	1.29 %	-2.77 %	-2.63 %
% Population Change 2008-2013	-0.01 %	-2.08 %	-1.99 %
2008 Total Households	5,522	45,901	109,580
2013 Total Households	5,565	45,938	110,007
% Households Change 2000-2008	3.47 %	0.68 %	1.08 %
% Households Change 2008-2013	0.78 %	0.08 %	0.39 %
2008 White Population	9,446	86,311	193,598
2008 Black Population	236	4,961	31,625
2008 American Indian/Alaska Native	13	95	225
2008 Asian/Hawaiian/Pacific Islander	475	5,820	16,435
2008 Other Population (Incl 2+ Races)	220	2,498	6,931
2008 Hispanic Population	168	1,561	3,680
2008 Non-Hispanic Population	10,222	98,125	245,134
2008 Per Capita Income	\$54,975	\$51,065	\$48,721
2008 Median Household Income	\$78,355	\$73,277	\$73,508
2008 Average Household Income	\$103,439	\$110,900	\$110,627
2008 Household Income < \$10,000	104	846	3,368
2008 Household Income \$10,000-\$14,999	113	1,354	3,868
2008 Household Income \$15,000-\$19,999	163	1,536	3,984
2008 Household Income \$20,000-\$24,999	121	1,501	3,878
2008 Household Income \$25,000-\$29,999	146	1,565	3,708
2008 Household Income \$30,000-\$34,999	160	1,575	3,601
2008 Household Income \$35,000-\$39,999	184	1,575	3,350
2008 Household Income \$40,000-\$44,999	164	1,459	3,570
2008 Household Income \$45,000-\$49,999	210	1,757	3,909
2008 Household Income \$50,000-\$59,999	477	3,720	8,104
2008 Household Income \$60,000-\$74,999	715	6,850	14,935
2008 Household Income \$75,000-\$99,999	1,516	9,726	22,901
2008 Household Income \$100,000-\$124,999	692	4,651	10,725
2008 Household Income \$125,000-\$149,999	410	2,924	7,516

2008 Household Income \$150,000-\$199,999	172	1,913	4,820
2008 Household Income \$200,000-\$249,999	50	1,040	2,580
2008 Household Income \$250,000-\$499,999	120	1,795	4,407
2008 Household Income \$500,000+	4	116	356
2008 Average Household Size	1.87	2.15	2.25
2008 Total Owner Occupied Housing Units	3,796	33,741	81,994
2008 Total Renter Occupied Housing Units	1,733	12,137	27,568
2008 Total Daytime Population	19,137	145,154	347,702
2008 Total Daytime Work Population	14,793	99,272	232,073
2008 Total Establishments	1,713	10,941	24,805
HOUSEHOLDS			
1990 Households	5,358	44,850	104,305
2000 Households	5,337	45,589	108,407
% Households Change 1990-2000	-0.39 %	1.65 %	3.93 %



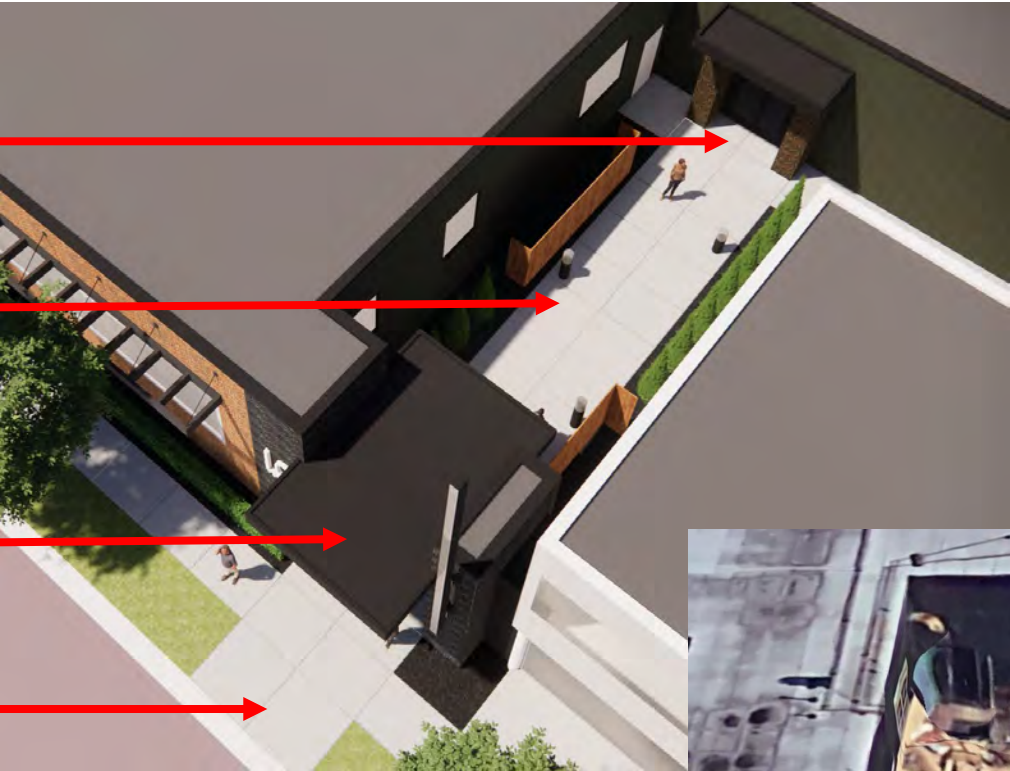
LCCenter Proposed Improvements - Courtyard

NEW COMMON
ENTRANCE

NEW
COURTYARD
Sidewalk, Screenwalls,
Lighting, Landscaping

NEW ENTRANCE
ARCHWAY

NEW ENTRANCE
PLAZA



View From Above



View From Above

DEMO LINK



Existing Link / Courtyard

LCCenter View from Lincoln



Proposed



Existing

LCCenter Proposed Materials



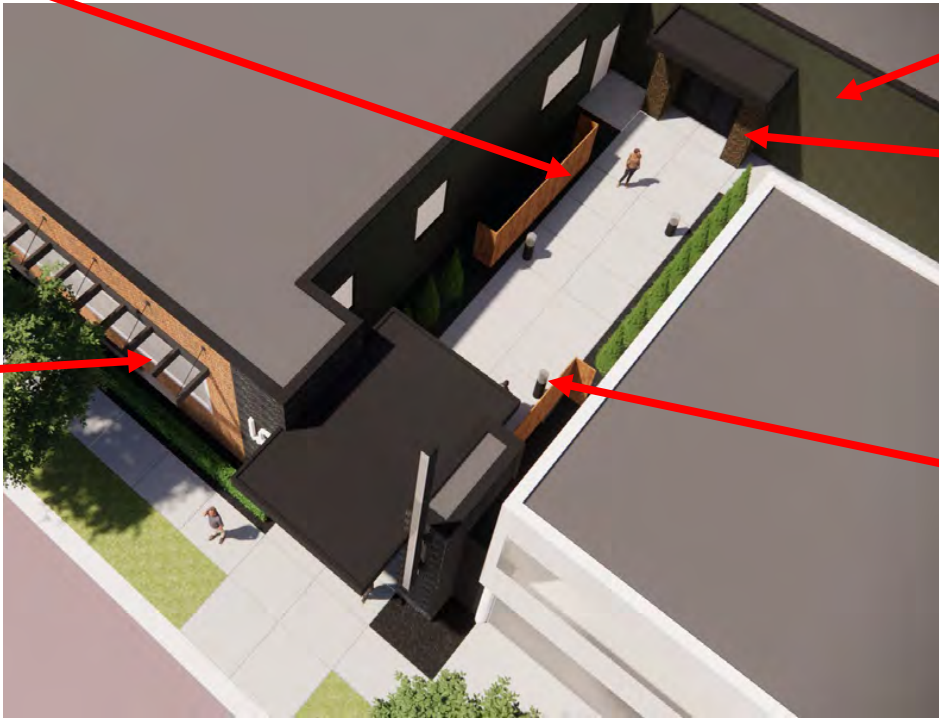
Sign
Aluminum channel letters with back-lighting



Screen Wall
Composite wood panels
TimberTech Reserve Collection, Antique Leather



Canopy
Steel, painted black



EXISTING BRICK

Brick (Type 1)
Glen-Gery, Black Beauty, Modular



EXISTING PAINT

Brick (Type 2)
Glen-Gery, Rockford, Modular

Light Bollard
Selux, Carral, Black

