

3200
GREENFIELD

MULTI-TENANT
OFFICE INVESTMENT
OPPORTUNITY

79% OCCUPIED | 136,553 RSF
CLASS-A | DETROIT MSA



THE OFFERING

JLL is delighted to introduce the fee simple interest in **3200 Greenfield** (the “Property”), a best-in-class multi-tenant office building located in the heart of Wayne County. Situated in the Dearborn submarket just 10 miles west of downtown Detroit, the Property spans 14 acres and is comprised of 136,553 rentable square feet (“RSF”). Currently 78.9% leased, the investment opportunity offers a compelling blend of long term income stability and growth potential.

Institutionally managed for over a decade, the Property operates at the top of the market with unparalleled tenant retention. The offering provides investors the unique opportunity to acquire a Class-A office asset at a significant discount to replacement cost, with the ability to add value by bringing the building to full market occupancy.

OFFERING HIGHLIGHTS

78.9%
LEASED

136,553
RSF

10 YEARS
AVG.TENANT
TENURE

PROPERTY SUMMARY

Street Address	3200 Greenfield Road
City, State	Dearborn, MI
Year Built	1988
Acres	14
Parking	606 free surface spaces
Parking Ratio	4.44/1,000 SF
Ceiling Height	9'
Stories	3



AERIAL

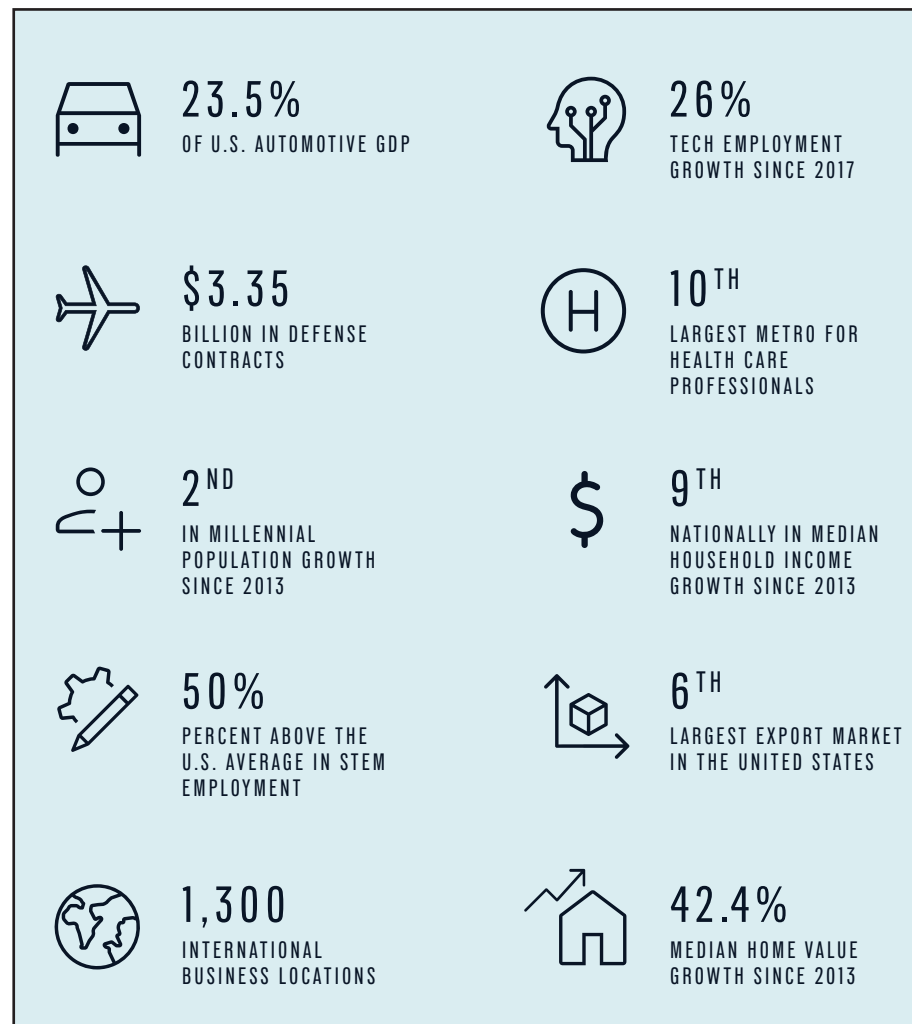


LOCATION OVERVIEW

METRO DETROIT

The Detroit metropolitan area is comprised of 11 counties, making up over 7,000 square miles. The area is home to 4.4 million people, making it the second most populated metropolitan area in the Midwest and the 14th most populous in the country. The two (2) largest counties in the greater Detroit area are Wayne, which contains the city of Detroit, and Oakland, which includes the city of Troy. More than 315,000 companies, including 17 Fortune 500 companies reside in the Detroit metropolitan area. With access to the densest population of STEM workers in the country, Detroit is a hub for the tech, automotive, financial, and healthcare industries among others. Detroit's central location and convenient access to modes of transportation on both land and water make it one of the largest export markets in the United States.

The metropolitan area is also experiencing incredible growth, as unemployment rates in Detroit are the lowest since 2000, with nine (9) straight years of employment growth, and corporate investment pouring in as evidenced by extensive renovation and relocation to Detroit. In February of 2019, Forbes announced it is bringing its flagship "Under 30 Summit" to Detroit for the next three (3) years, a move that cements the city's resurgence, recognizing the important role entrepreneurs and innovators are playing in reinventing and reimagining the Motor City.



METRO DETROIT

Detroit's resurgence is in full swing, bringing along with it the attention of national and international investors to the MSA. Metro Detroit is becoming a destination for reasonably priced office space coupled with a hard-working, tech-savvy employment base. While still flourishing, Detroit is no longer fully dependent upon the automotive industry. Tech giants such as Google, Microsoft and LinkedIn have moved satellite offices to the Detroit metropolitan area, showcasing demand for the Motor City's cost-effective space with access to the densest pool of STEM workers in the country.

DEARBORN OFFICE OVERVIEW

The Dearborn Office market consists of 6.1 million square feet, representing nearly 9% of the total Detroit suburban office inventory.

Since Q4 of 2021, the Dearborn office market has experienced rent growth of 22.5% and has seen positive net absorption.

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WE ARE AT A PIVOTAL AND TIMELY MOMENT IN SOUTHEAST MICHIGAN. I WANT TO USE MY PLATFORM TO SHINE A LIGHT ON OUR MANUFACTURING SEGMENT, WHICH IS AT AN EXPONENTIAL RATE REALLY DIVERSIFYING. THERE ARE SMALL AND MIDSIZE COMPANIES GROWING; THERE ARE STARTUPS, HIGH TECH COMPANIES AND ESTABLISHED COMPANIES. I WANT TO SEE US WIN IN THE EMERGING TECH GLOBAL RACE WHICH WE ARE POISED TO DO.

- HALEY STEVENS, D-MI 11TH DISTRICT

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NEW DEVELOPMENT DRIVING RESURGENCE OF DETROIT OFFICE MARKET

The resurgence of the Detroit metropolitan area can be attributed in large part to ongoing construction and development by corporations recognizing the growth opportunity Detroit represents. Over 443,000 RSF of office is currently under construction, not including Hudson's Detroit, a 1.5-million RSF mixed use development scheduled to deliver in the first half of 2025.

DEARBORN OFFICE OVERVIEW (Q1 2025)

6,100,000 SF
INVENTORY

10%
DIRECT VACANCY

83,554 SF
YTD NET
ABSORPTION

— 5

3200
GREENFIELD

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