



UNITEDHEALTH GROUP®

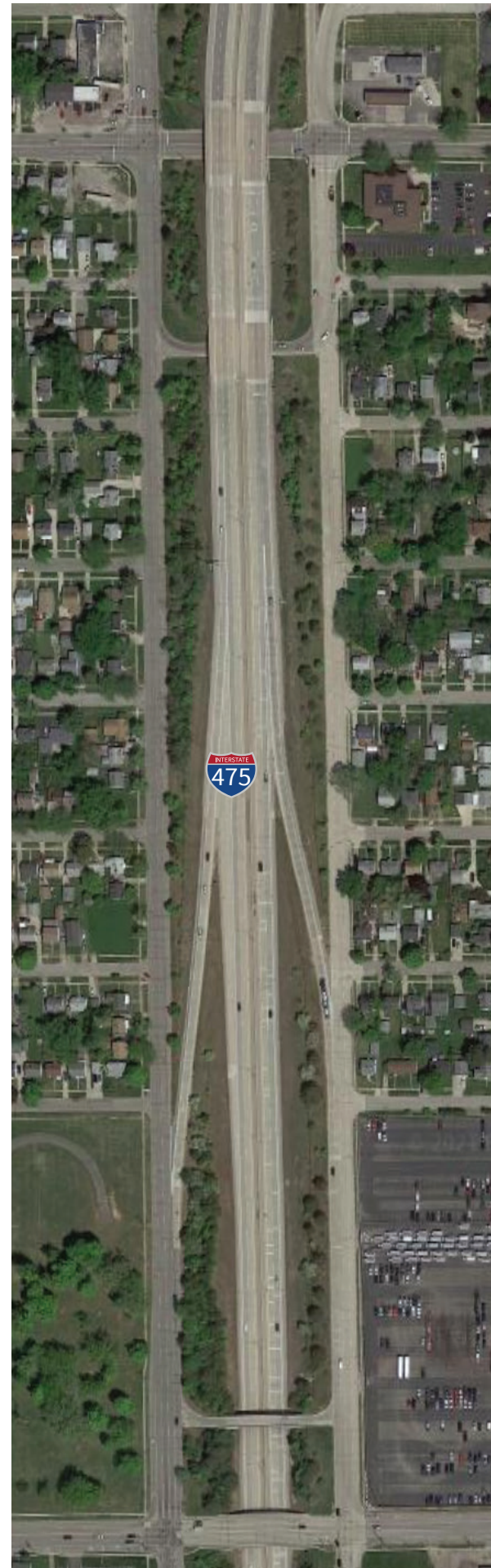


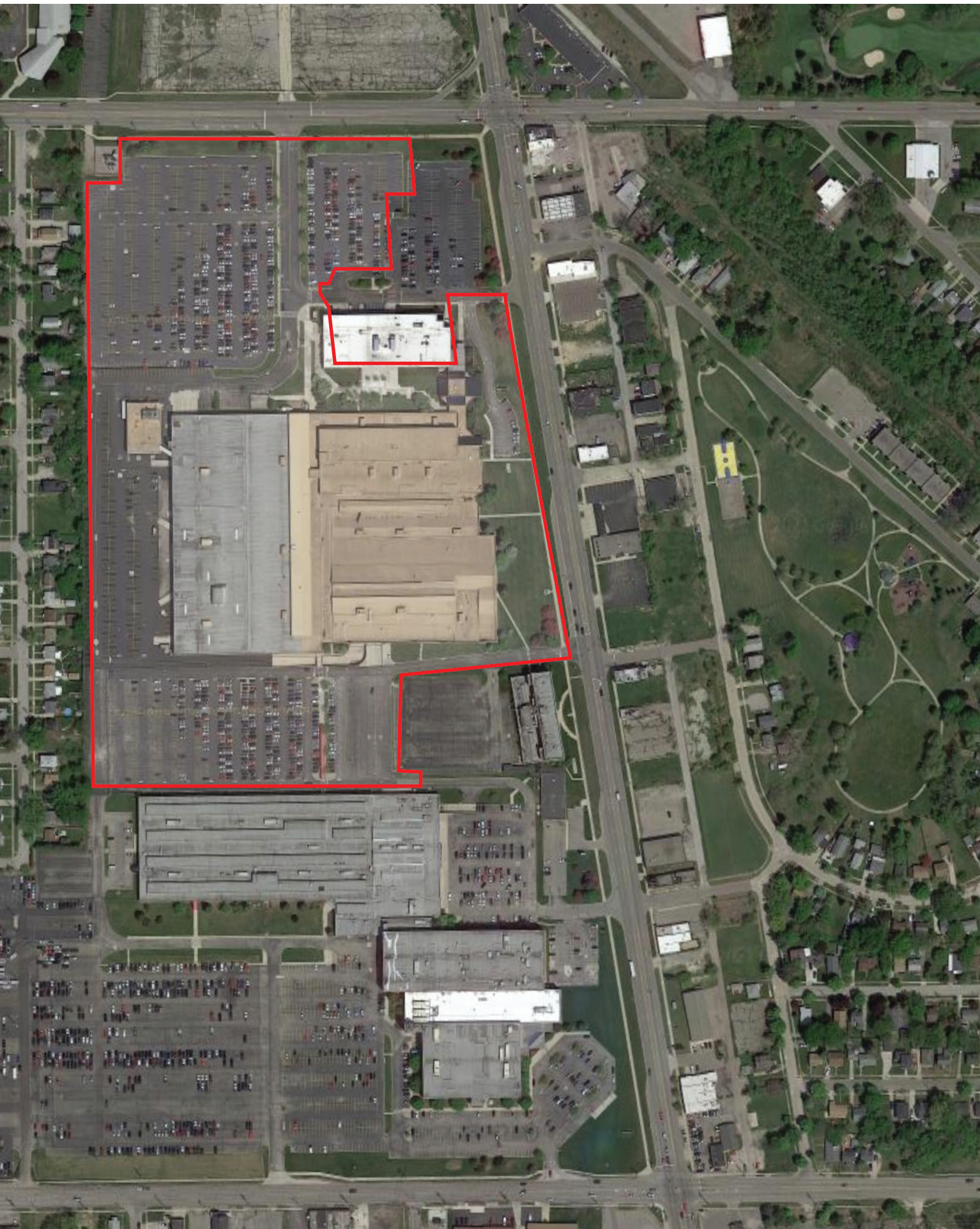
UnitedHealth Group Partial Sale Leaseback Opportunity

4100 S Saginaw Street | Flint, MI

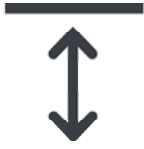
Property specifications

Site Size	34.28 acres
Gross Building Area	562,444 s.f.
Rentable Area	552,724 s.f.
UHG Leaseback Space	~60,000 SF
Zoning	D-6, General and Highway Commercial-Service
Tax IDs	41-30-206-080 and 41-30-206-077
Stories	3
Breakdown	63% office, 37% industrial/R&D
Parking Spaces	2,017





Amenities



New Roof

Completed in phases over the last 5-years



Conference

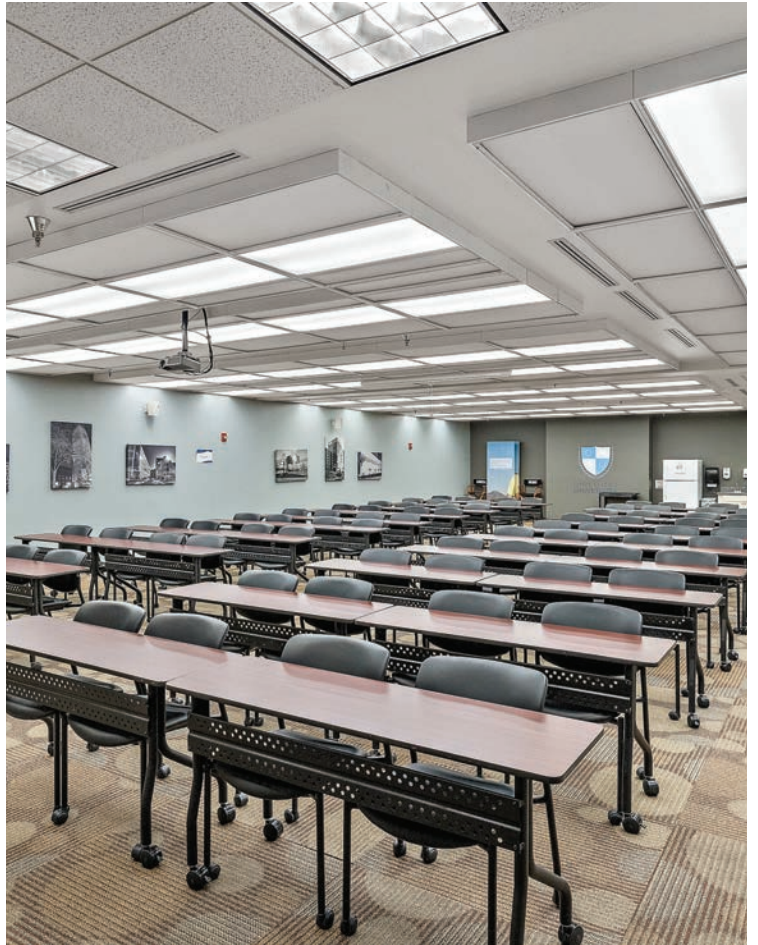
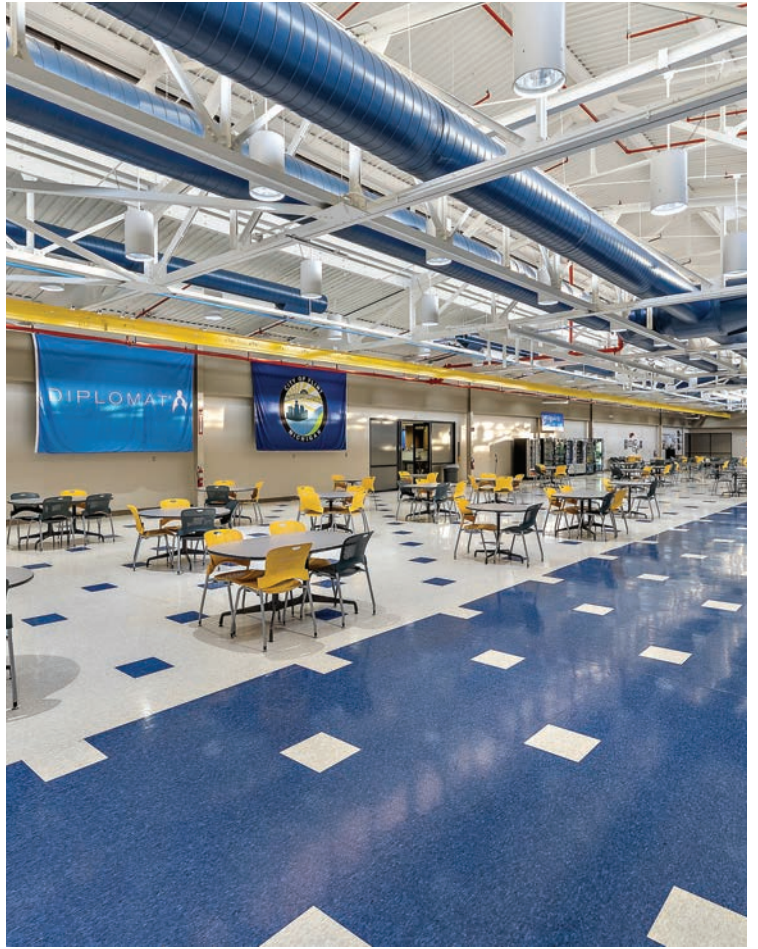
Facility

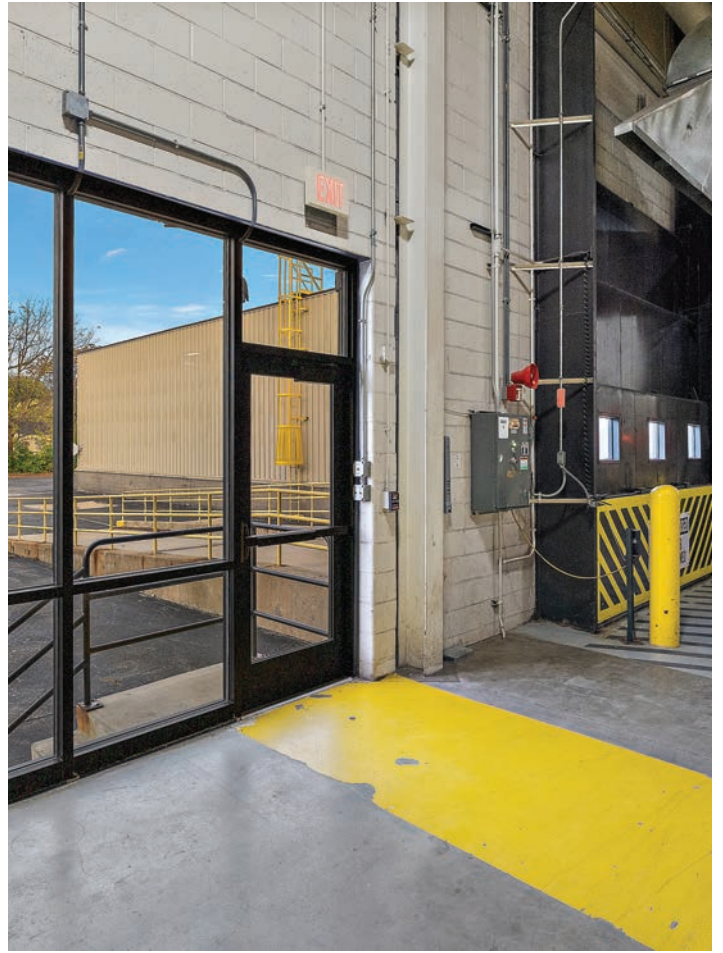


Fitness

Facility







Flint Market Overview

Located in mid-Michigan, Flint is home to approximately 95,000 residents, making it the seventh-largest city in the state of Michigan. Flint, known as “Vehicle City” and the birthplace of General Motors, hails as one of the top 200 best places for business and careers, according to Forbes.

Prior to the COVID-19 pandemic, unemployment in the county had been below 5.0%. Today, more than a third of Flint’s top 30 employers are within the manufacturing industry. This includes General Motors, Magna, Fernco, Creative Foam Corporation, among others. Flint’s industrial market has remained healthy amid the COVID-19 pandemic, as average asking rents have climbed to \$5.06 PSF, a 5.6% increase year-over-year, while total vacancy has fallen to 6.2%. The office market, a property sector that has been shaken nationwide due to the pandemic, has not felt the harsh effects seen in larger markets across the country due to its relatively small size at 4.5 m.s.f. of inventory. Average asking rents have fallen 4.7% year-over-year to \$17.57 p.s.f.



Home to 12,500 businesses, employing 161,000 people



More than 1/3rd of Flint’s top 30 employers are within the manufacturing industry



Home to four universities



Median age is 35.7



Plenty of cultural points of interest





For further information, please contact:

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