

OFFICE PROPERTY // FOR LEASE

TURN-KEY LANDMARK OFFICE BUILDING: WHERE ELEGANCE MEETS OPERATION

21420 GREATER MACK AVE
SAINT CLAIR SHORES, MI 48080



- 16,000 SF Turn-key Headquarter Opportunity
- High-end architectural finishes and abundant natural light throughout
- Large modern eat-in kitchenette, collaborative spaces, and glass-walled offices & conference rooms
- Large sprinkled basement for storage w/ elevator access
- \$350K in building upgrades ensures pristine, low-maintenance operations for the incoming user
- Brand-new roof and completely resurfaced parking lot completed in 2021.
- Dedicated on-site parking lot that are rarely found in this high-demand market
- Convenient expressway access to I-94 and I-696



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate

**\$21.50 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	16,000 SF
Available SF:	16,000 SF
Lot Size:	1.332 Acres
Year Built:	2000
Renovated:	2021
Zoning:	B-1
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	15,000

PROPERTY OVERVIEW

Elevate your business operations in one of the submarket's most recognizable landmark office buildings. Located at 21420 Greater Mack Ave, this striking 16,000 SF corporate facility perfectly pairs architectural presence with a highly functional, modern layout. Originally constructed in 2000, the property has been meticulously maintained and recently transformed by a massive \$350,000 capital improvement package.

Step inside to find a light-filled environment defined by premium finishes, large open-concept collaborative zones, and a suite of spacious private offices framed by sophisticated floor-to-ceiling glass walls. The building features executive-ready conference rooms and a large, high-end kitchenette complete with an eat-in island—perfect for team culture and client entertaining. Designed for seamless operations, the property boasts an expansive, fully sprinkled basement with direct elevator access, offering unparalleled storage or flex potential. With dedicated, abundant parking—a premium rarity for the Greater Mack corridor—and immediate, effortless access to both I-94 and I-696, commuting is seamless for clients and talent alike. Formerly the prestigious Michigan headquarters for a prominent regional accounting firm, this turn-key property stands ready to host its next major corporate chapter.



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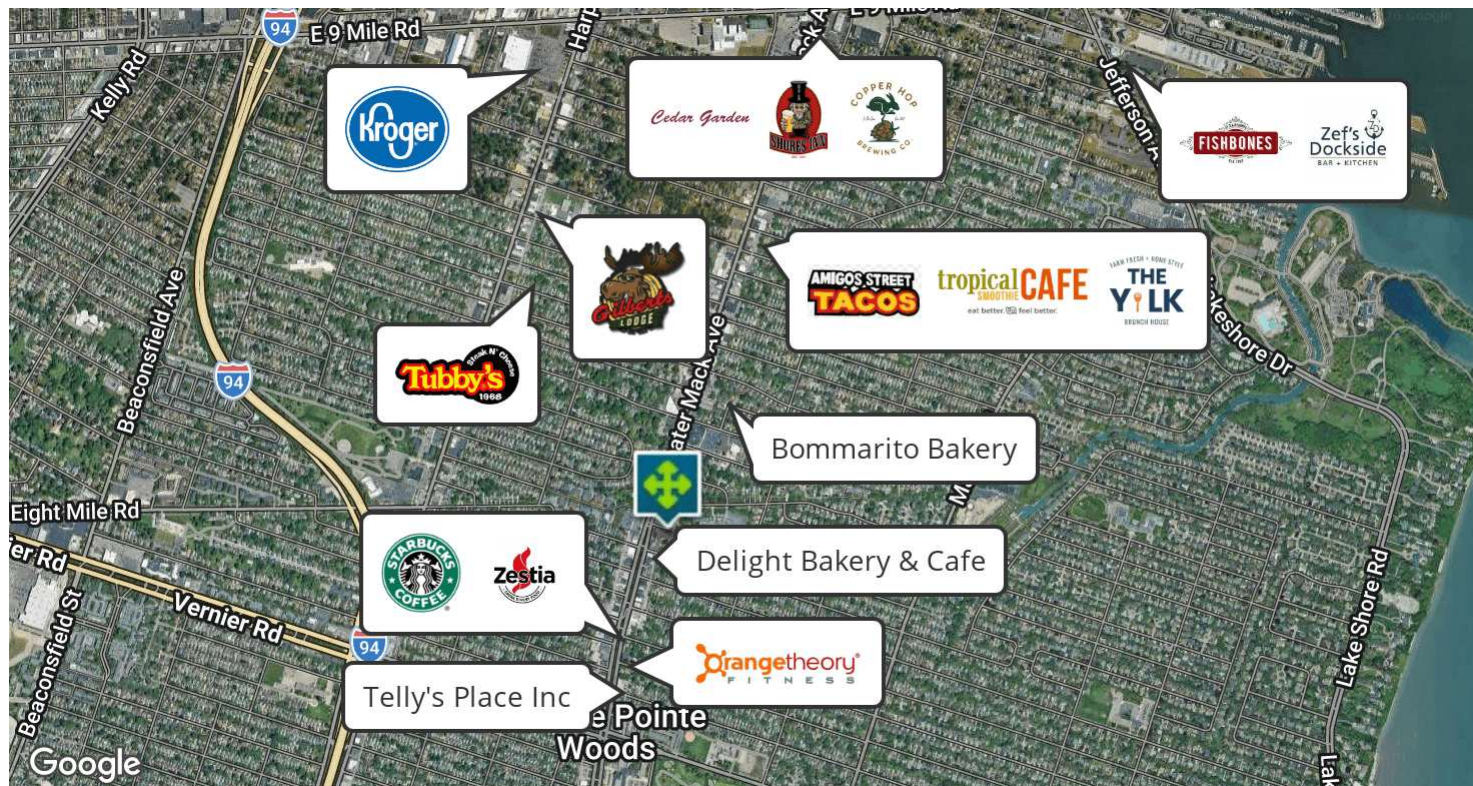
John E. De Wald, CPA PARTNER
D: 248.663.0504 | C: 313.510.3777
johnde@pacommercial.com

Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047
phil@pacommercial.com

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CITY INFORMATION



LOCATION DESCRIPTION

Located on Greater Mack/ Mack Ave, just north of 8 Mile Rd. Excellent location one block north of Grosse Pointe Woods with quick access to I-94.

St. Clair Shores, affectionately known as the "Gateway to Macomb County," offers an exceptional blend of a thriving business climate and an unmatched coastal quality of life. Positioned directly on Lake St. Clair, the city is a highly desirable community for business owners, executives, and top-tier talent who value seamless regional access alongside a vibrant, scenic backdrop.

The Greater Mack Avenue corridor serves as the city's primary commercial spine, providing high visibility, heavy traffic counts, and immediate proximity to affluent residential neighborhoods. Choosing St. Clair Shores means planting your corporate flag in a stable, business-friendly municipality that actively supports local commerce and corporate reinvestment.

LOCATION DETAILS

Market	Detroit
Sub Market	Macomb East
County	Macomb
Cross Streets	Mack Ave & 8 Mile Rd
Street Parking	Yes East Side of Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94

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ADDITIONAL PHOTOS



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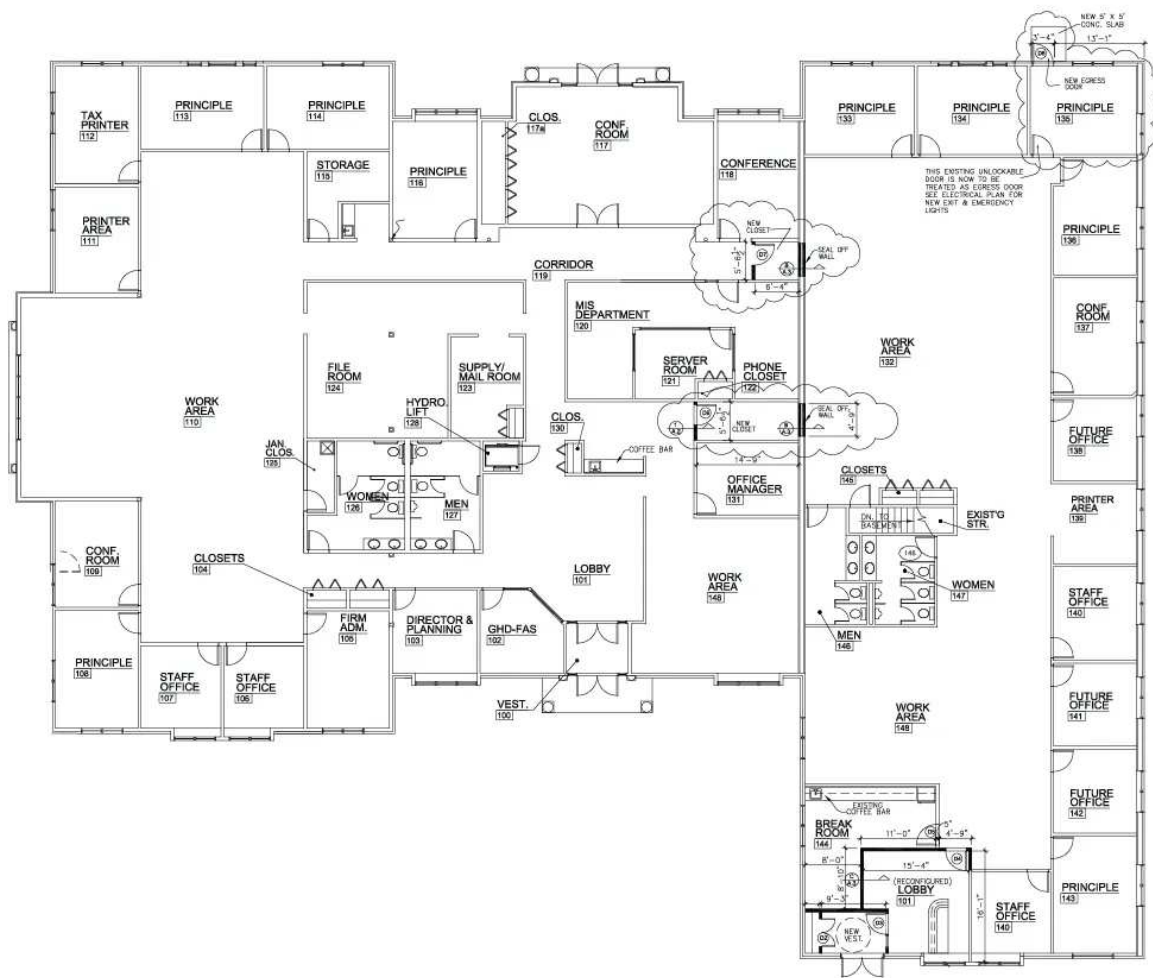
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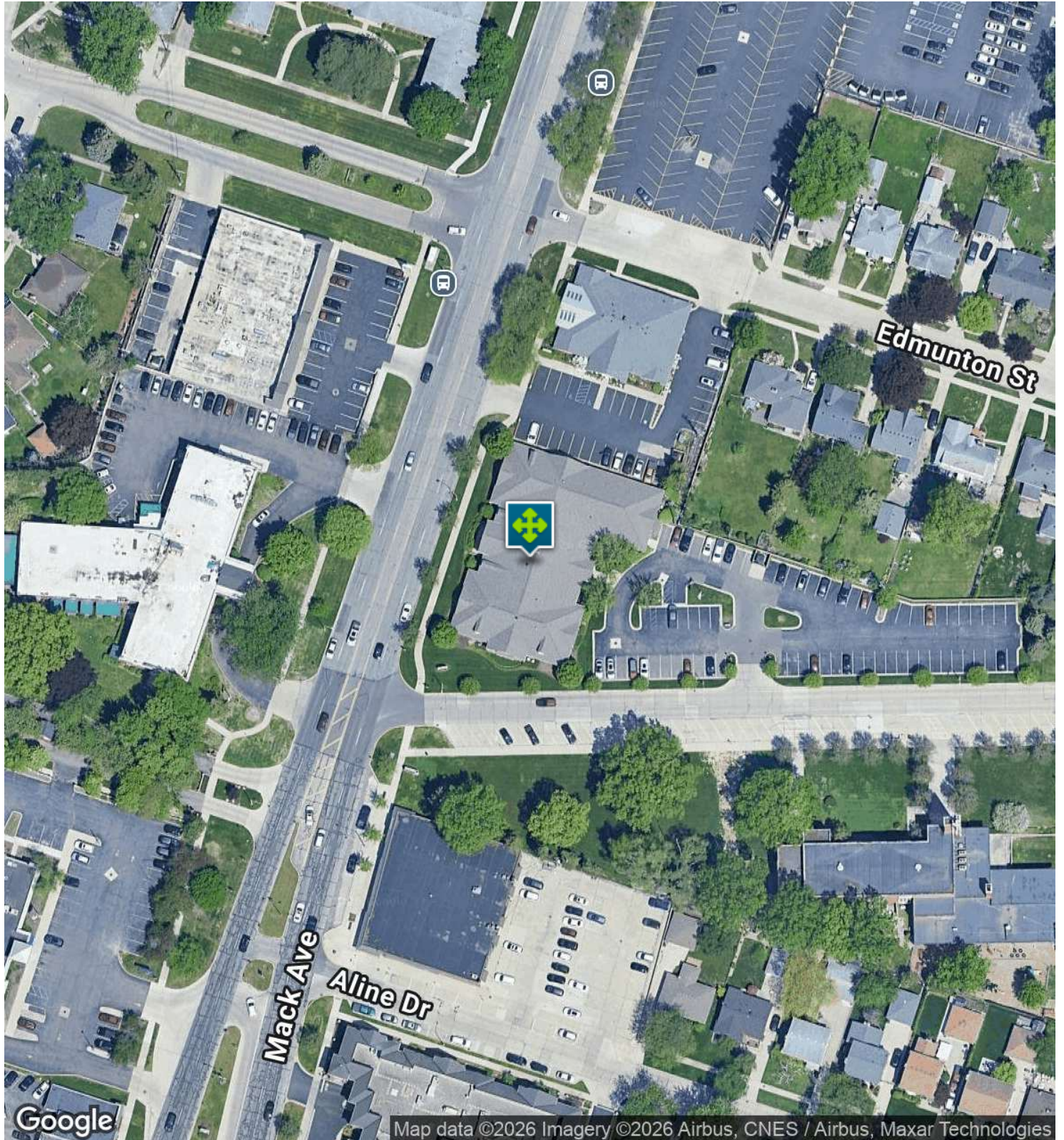
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FLOOR PLANS



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AERIAL MAP



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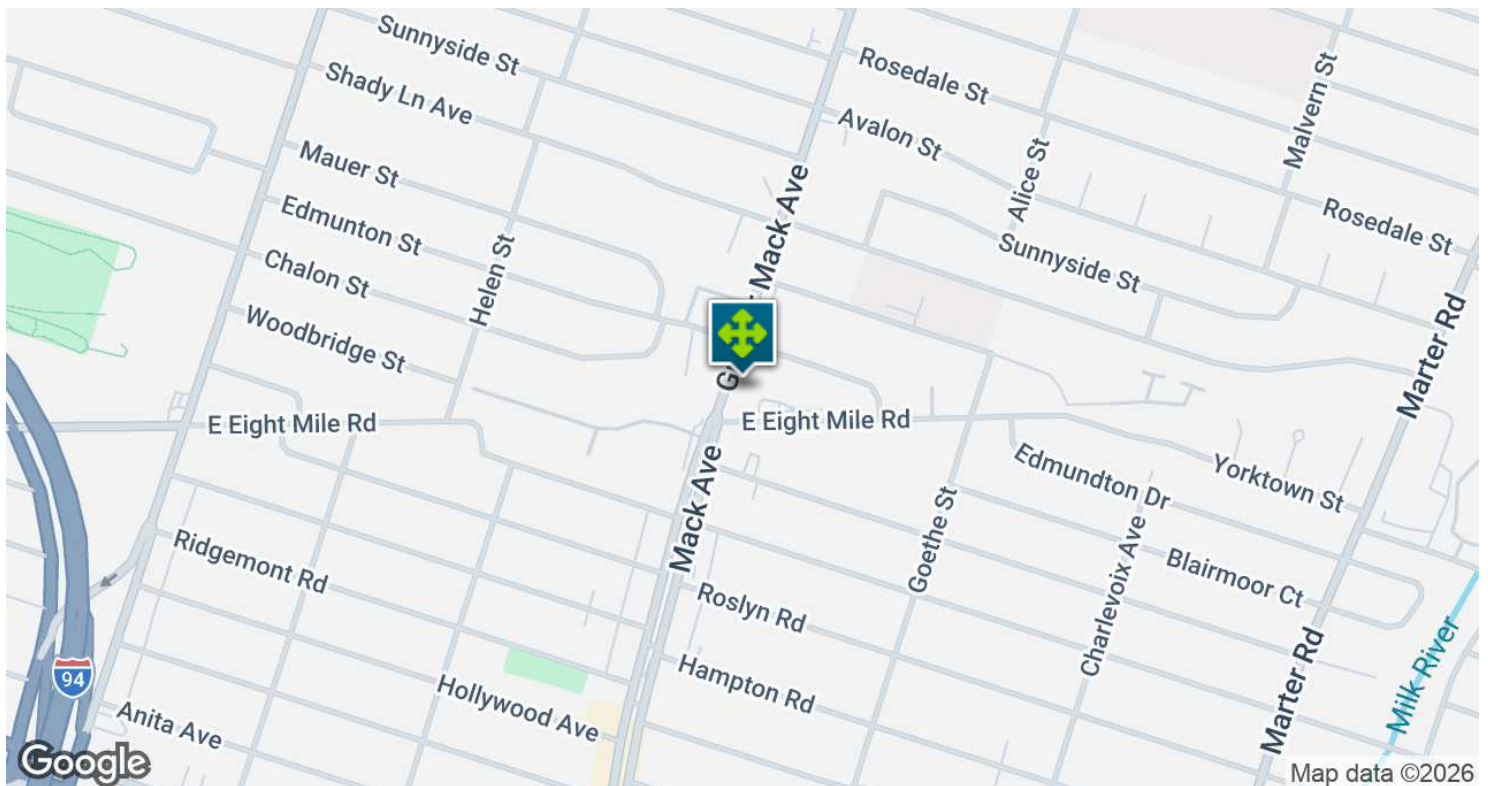
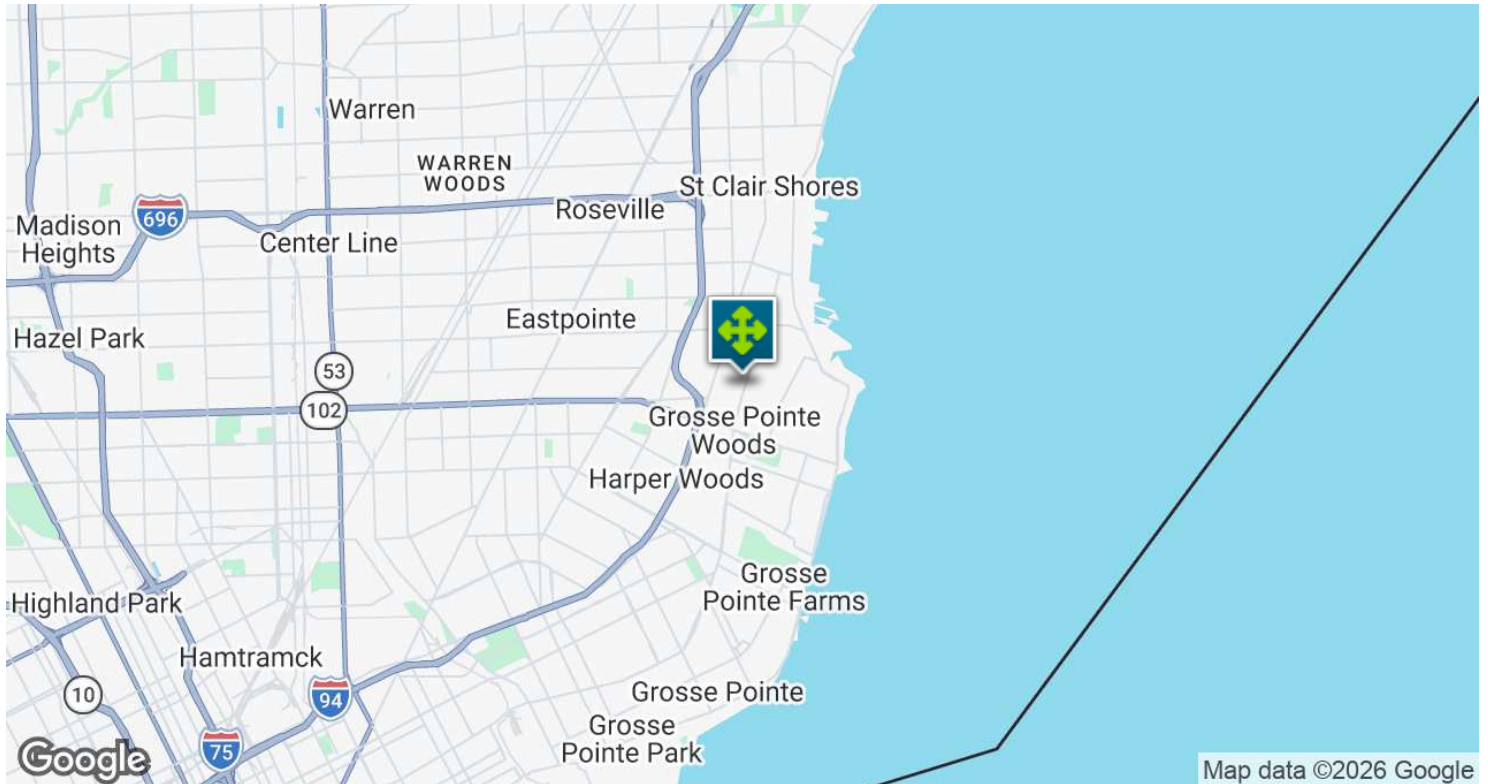
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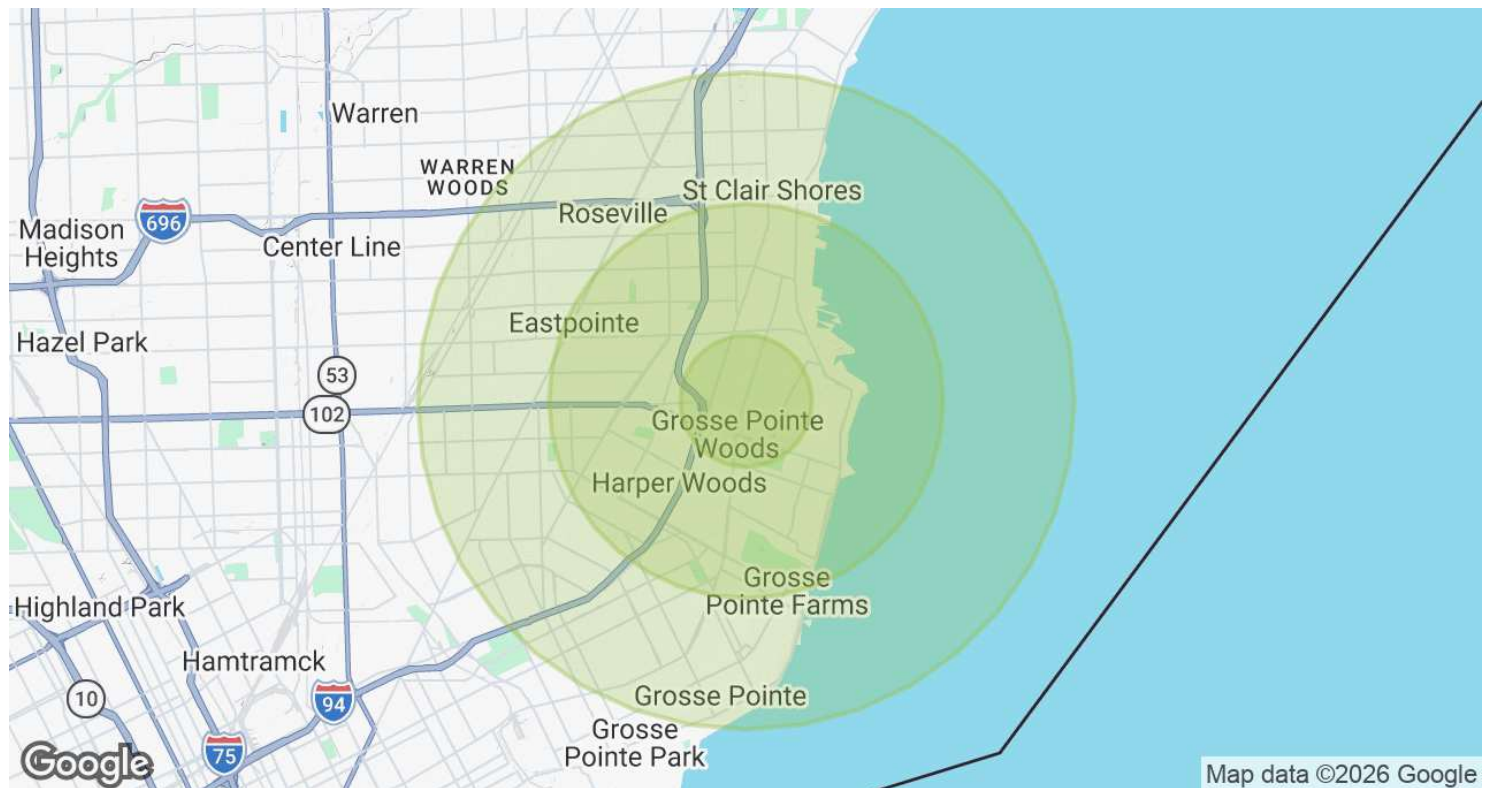
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,308	120,145	263,908
Average Age	43.3	39.6	39.1
Average Age (Male)	43.0	38.7	37.6
Average Age (Female)	44.3	41.1	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,660	48,799	106,978
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$100,660	\$93,782	\$88,950
Average House Value	\$226,525	\$211,751	\$201,848

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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