



Free Standing Office-Retail-Manufacturing Bldg. Birmingham Rail District

2200 Holland
Birmingham, MI 48009



- 2,600 Sq. Ft. in a rare free standing building
- 15 parking spaces. Heavy parking ratio for fitness or other parking intensive use
- Huge power if needed for any use.
- Nice existing finishes
- We believe the building is clear span so the space can be substantially open if desired
- Incredible Birmingham demographics
- MX zoning provides for office, retail or manufacturing type uses.
- Lease rate \$20.00PSF + NNN Property taxes are \$4.56PSF
- Insurance, Water/Sewer/Storm combined Est. \$1.85 TOTAL NNN = \$6.41PSF
- Monthly Rent including property tax, insurance, Water/Sewer ~\$5,722

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2200 Holland

Holland St

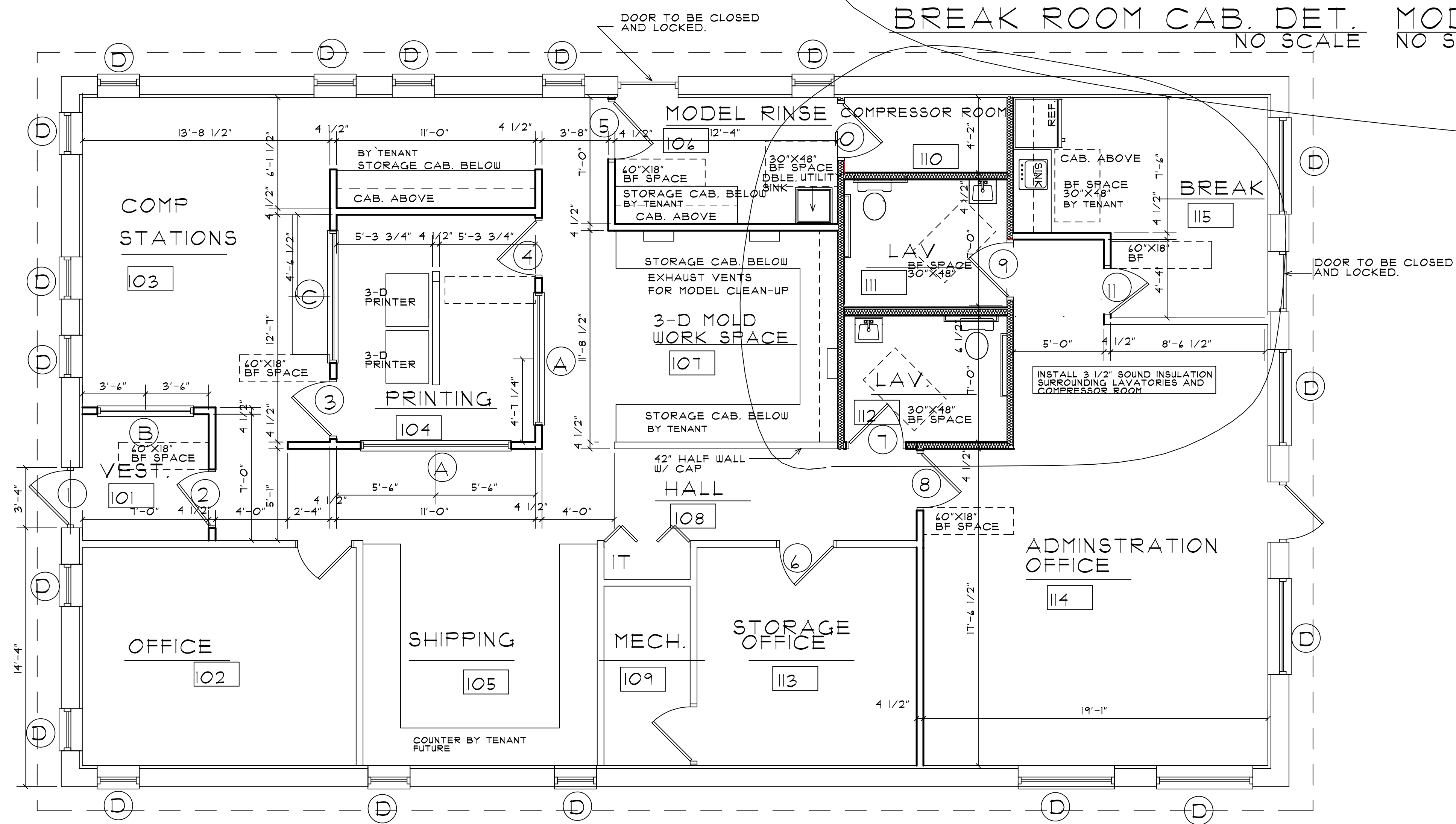
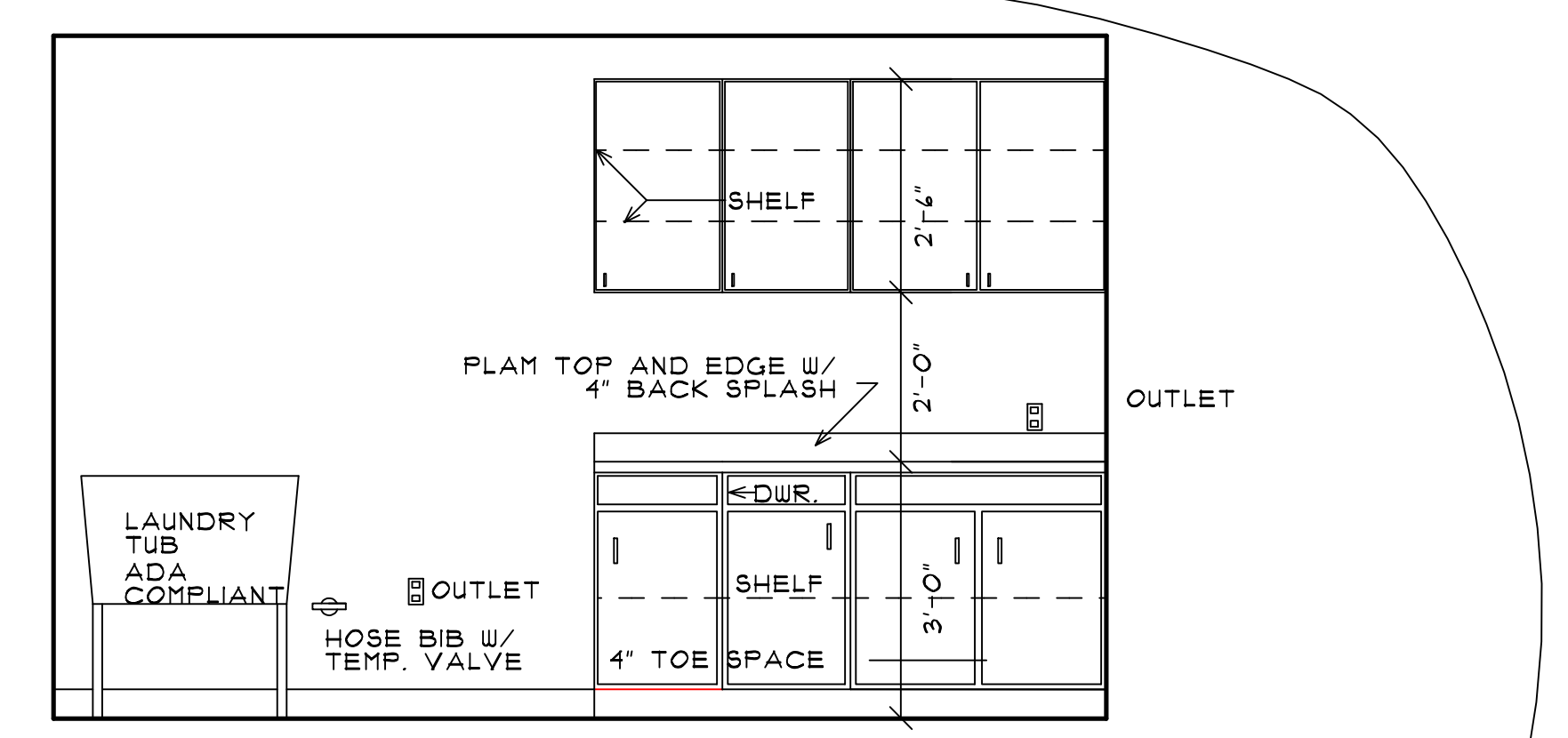
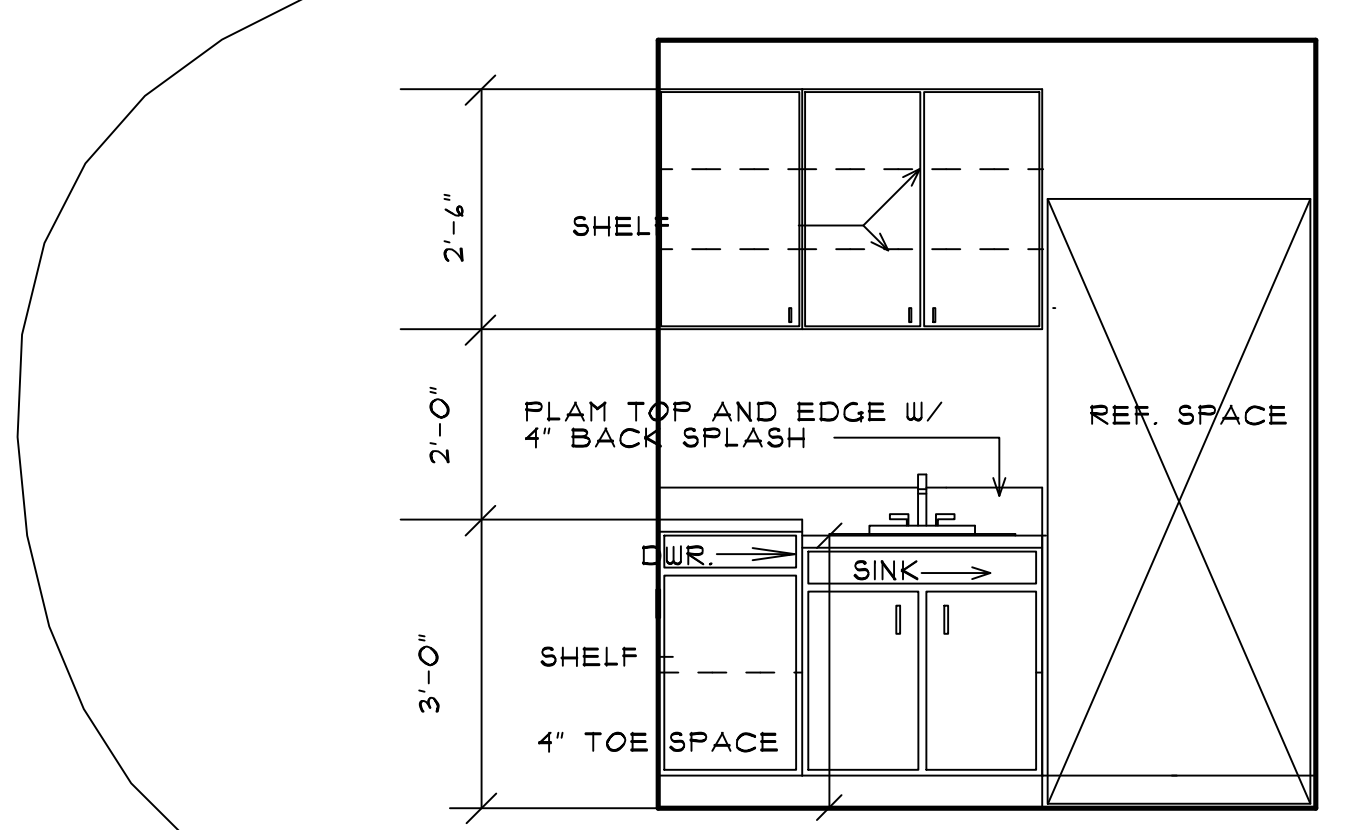
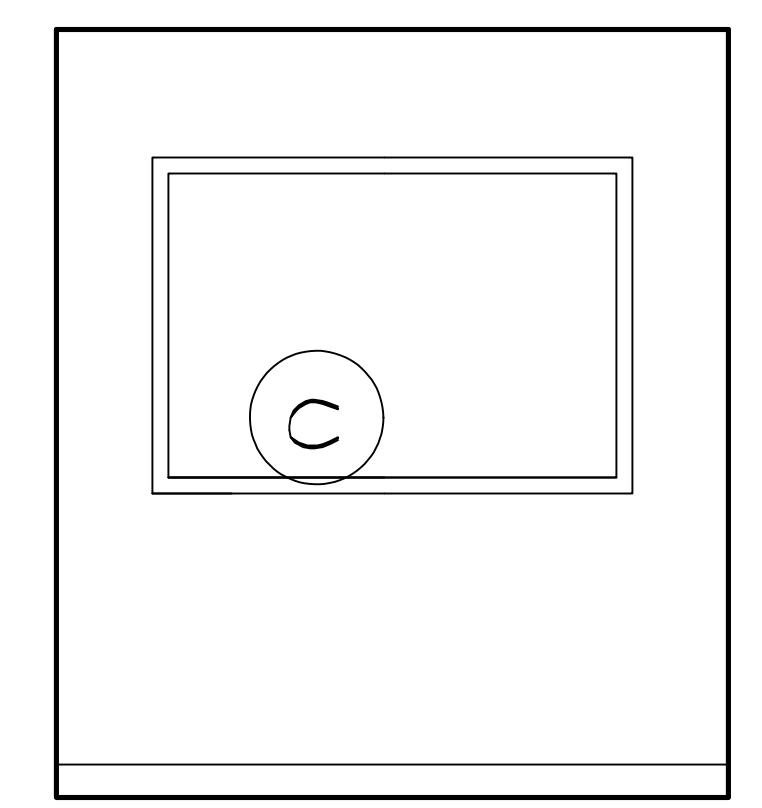
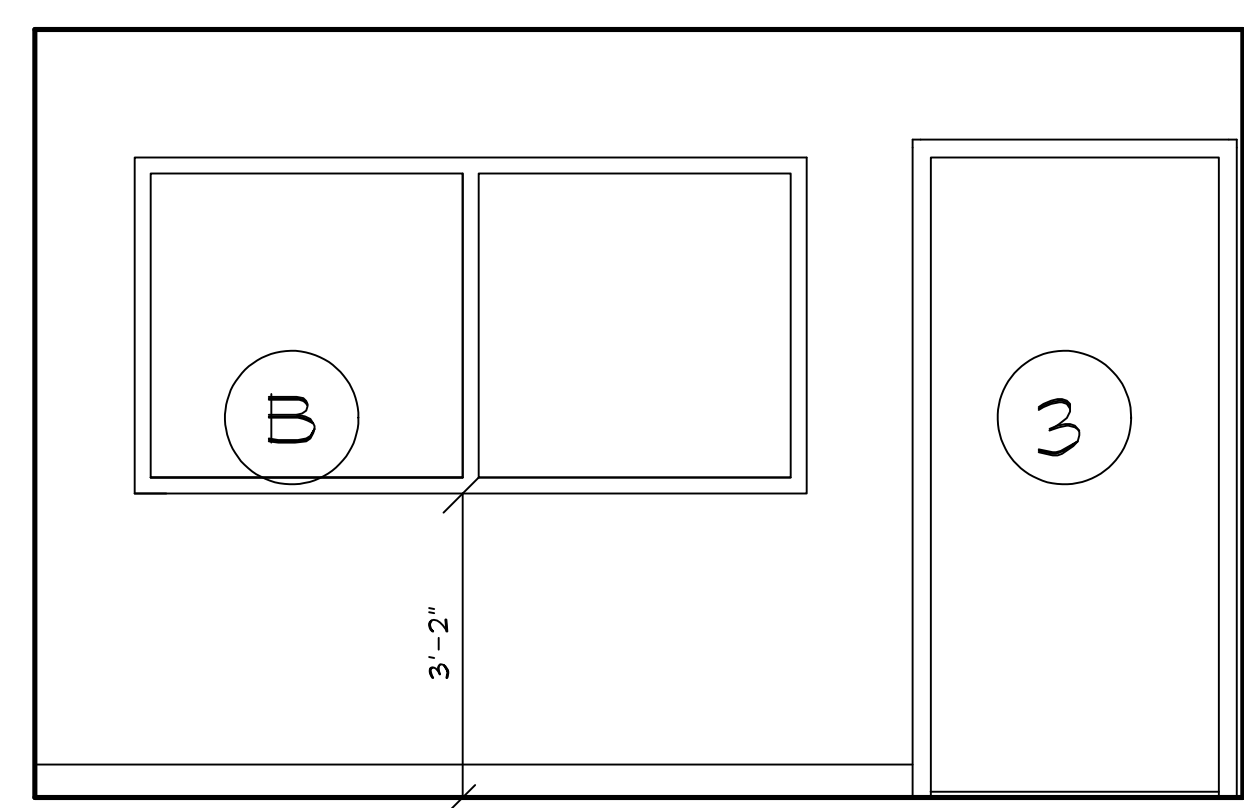
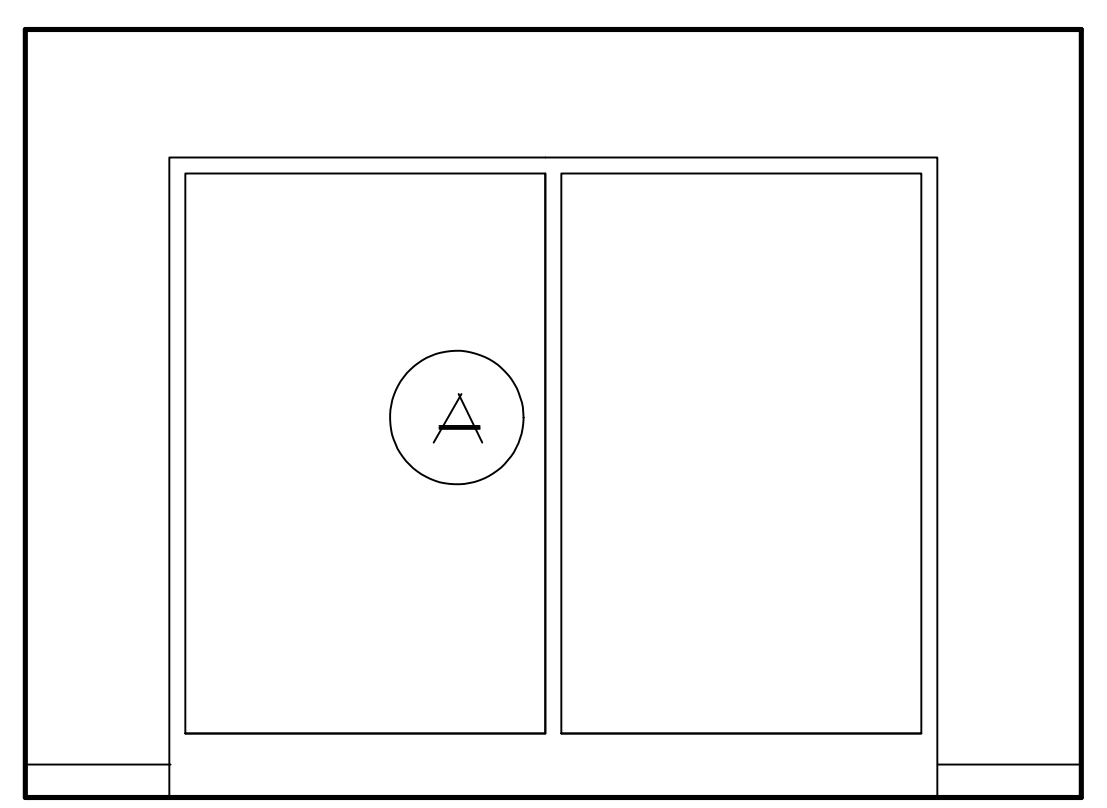
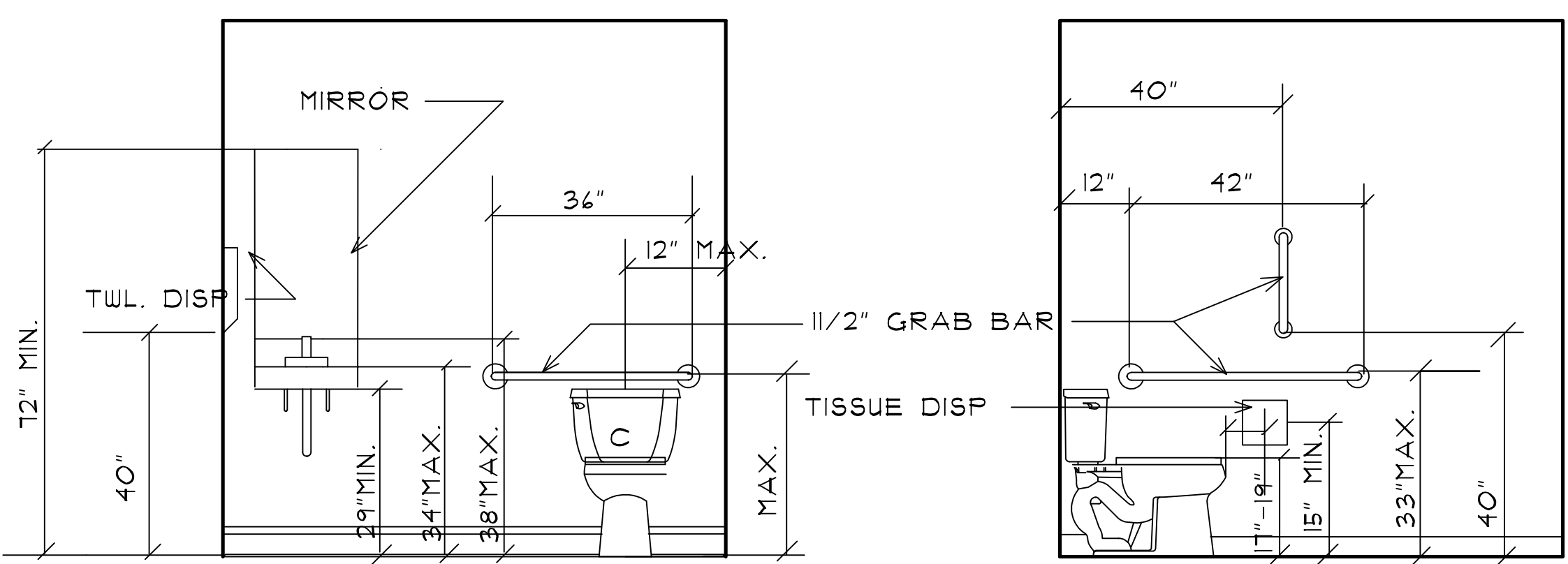
2,600 sq ft

1
2
3
4

15
14
13
12
11
10
9
8
7
6
5

Google

Layers



SHEET TABLE	
SHT. NO.	DESCRIPTION
A1 OF 2	OVERALL FLOOR PL.
A2 OF 2	DEMOLITION PLAN
M1 OF 2	PLUMBING PLAN
M2 OF 2	HVAC PLAN
E1 OF 2	ELECTRICAL PLAN

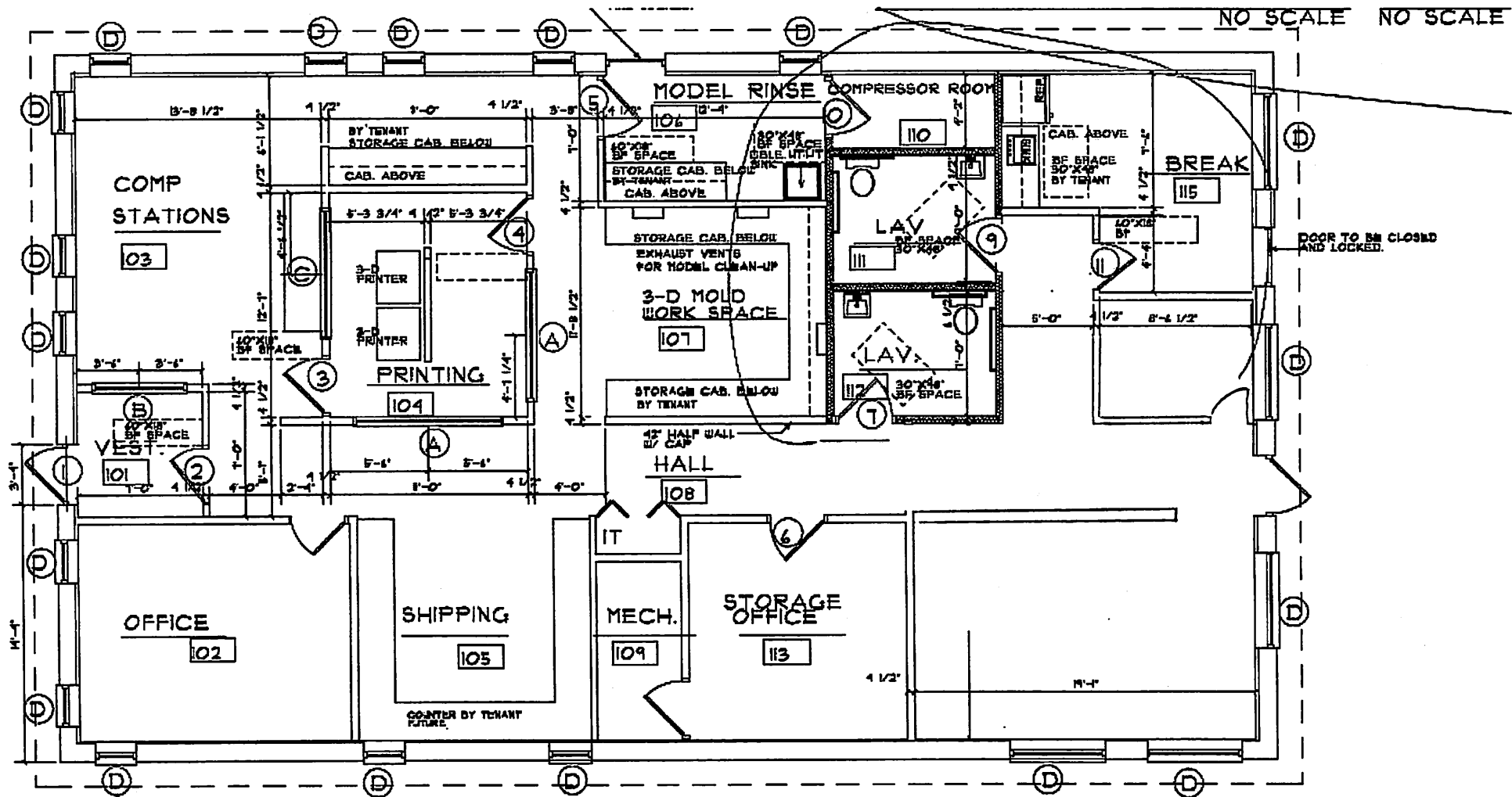
CODE CHART

CODES USED FOR REVIEW:
 BUILDING: NBC 2012 (MICHIGAN BUILDING CODE 2012)
 ACCESSIBILITY REQUIREMENTS - ICC/ANSI A117.1 2009
 ELECTRICAL: NEC 2011 (STATE OF MICHIGAN ELECTRICAL CODE)
 2011 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS
 PLUMBING: MICHIGAN PLUMBING CODE 2012
 MECHANICAL CODE: MICHIGAN MECHANICAL CODE 2012
 ENERGY CODE: NBC 2012 (MICHIGAN BUILDING CODE 2012) - CHAPTER 13 &
 MEUC 2009 (MICHIGAN UNIFORM ENERGY CODE 2009) - CHAPTER 5 &
 MICHIGAN UNIFORM ENERGY CODE, PART 10a. PULES (ANSI/ASHRAE
 90.1-2001)

USE GROUP B
 CONSTRUCTION CLASS VB
 AREA OF TOTAL UNITS: 2597 SF
 TOTAL OCCUPANTS: 2597 SF DIVIDED BY 100 SF FOR OFFICE 24 OCCUPANTS TOTAL PER
 NBC 2012
 ACTUAL OCCUPANT: 4
 ONE EXIT REQUIRED MAXIMUM TRAVEL LENGTH 15'-0"
 2 EXITS PROVIDED

REVISION:	3-19-15 2-25-15
DRAWN BY:	
CHECKED BY:	
DATE:	

SEAL
SHEET NO.
A1 OF 2
JOB NUMBER
14-071-C



PROPOSED FLOOR PLAN (PROPOSAL B)

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

AREA: 2591 SF

2200 HOLLAND AS BUILT FLOOR PLAN

