

123 W. FIRST STREET, UNIT D
MONROE, MI 48161

OFFICE SPACE FOR LEASE
3,400 Square Feet Available



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ASSOCIATES**
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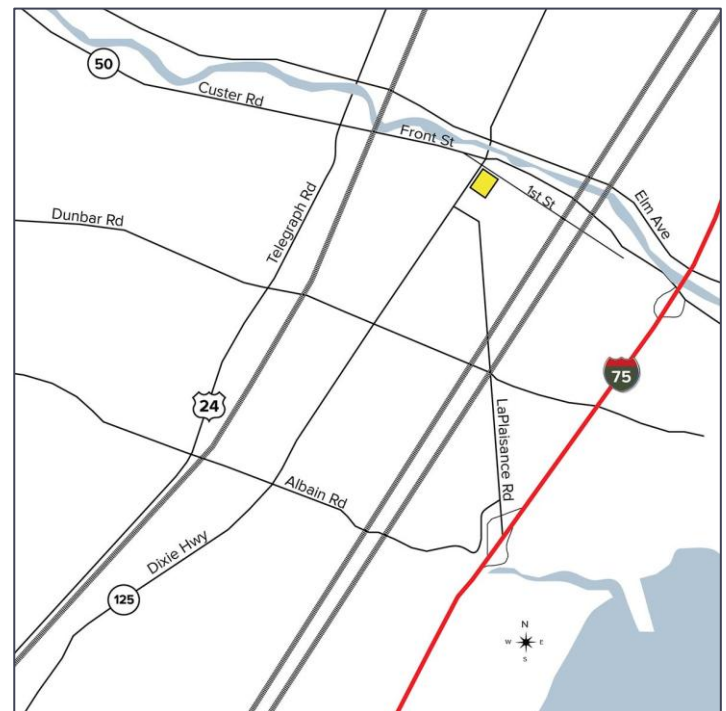
FULL-SERVICE COMMERCIAL REAL ESTATE

GATEWAY OFFICE BUILDING



GENERAL INFORMATION

Lease Rate:	\$14.00/SF NNN
Space Available:	3,400 SF
Building Size:	10,360 SF
Number of Stories:	1
Year Constructed:	2019
Condition:	Excellent
Lot Dimensions:	400' x 105'
Acreage:	0.93 AC
Closest Cross Street:	Harrison Street
County:	Monroe
Zoning:	C-2
Parking:	80 spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

THOMAS FRITZ, CCIM
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel truss
Roof:	Rubber
Floors:	Polished concrete
Ceiling Height:	11'
Basement:	None
Heating:	GFA
Air Conditioning:	Force Air
Power:	220V
Restrooms:	2
Security System:	Yes
Sprinklers:	Yes
Signage:	On building and monument

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agent

LEASE DETAILS

Term:	3 + years
Security Deposit:	Equal to 1.5 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	NNN Charges (property taxes, property insurance, and common area maintenance)

2026 REAL ESTATE TAXES

Parcel ID Number:	55 – 29 – 00325 – 000
Total Annual Taxes:	\$8,800

Comments:

- State of the art 3,400 SF office suite in the heart of Downtown Monroe!
- This industrial-inspired space blends modern design with functionality — featuring high ceilings, exposed elements, and abundant natural light throughout.
- Energy-efficient systems ensure low operating costs while maintaining year-round comfort.
- The property offers ample on-site parking and beautifully maintained green space, creating an inviting environment for employees and clients alike.
- Ideal for professional offices, creative firms, or tech-based businesses seeking a distinctive, high-performance workspace in Monroe's thriving downtown district.

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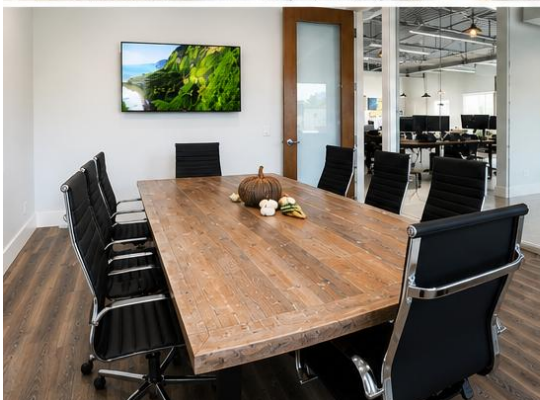
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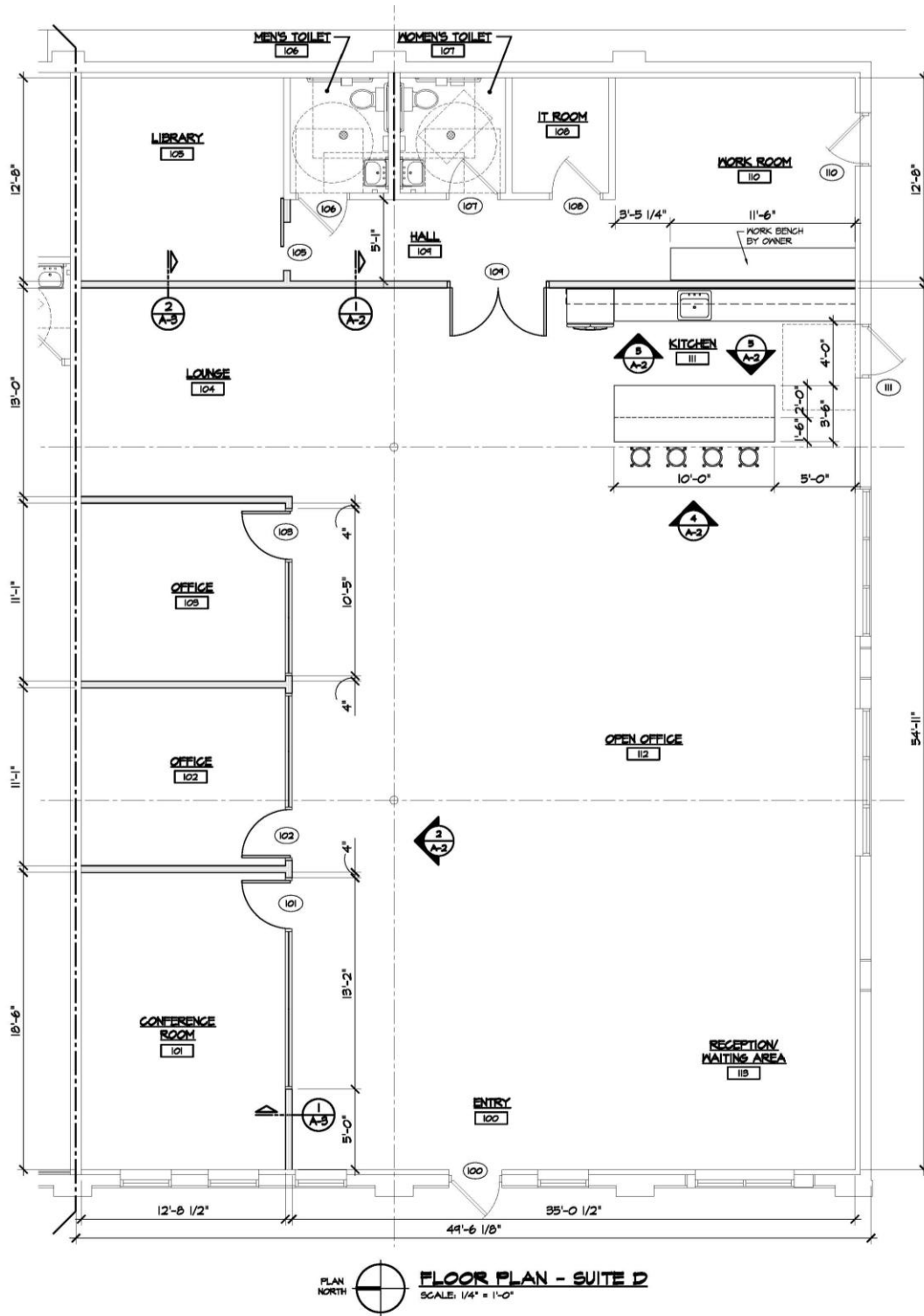
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TRAFFIC COUNTS (TWO-WAY)

220	Harrison Street
3,233	W. First Street
4,180	W. Front Street
14,798	S. Monroe Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,328	\$60,638
3 MILE	40,411	\$66,018
5 MILE	51,715	\$68,921

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