

For Sublease

# 28405 Van Dyke Avenue

+/- 200,000 Square Feet

28405 Van Dyke Avenue, Warren, MI 48093

**Plug & Play Office Space | Asking Rental Rate: \$15.00/SF Gross | Sublease Term Available Through: 12/31/2026**



## Andrew Baines

First Vice President  
T +1 248 351 2010  
[Andrew.Baines@cbre.com](mailto:Andrew.Baines@cbre.com)

## Jamie Dingeman

Senior Vice President  
T +1 248 351 2003  
[Jamie.Dingeman@cbre.com](mailto:Jamie.Dingeman@cbre.com)

## Amanda Gates

Transaction Manager  
T +1 248 936 6841  
[Amanda.Gates@cbre.com](mailto:Amanda.Gates@cbre.com)

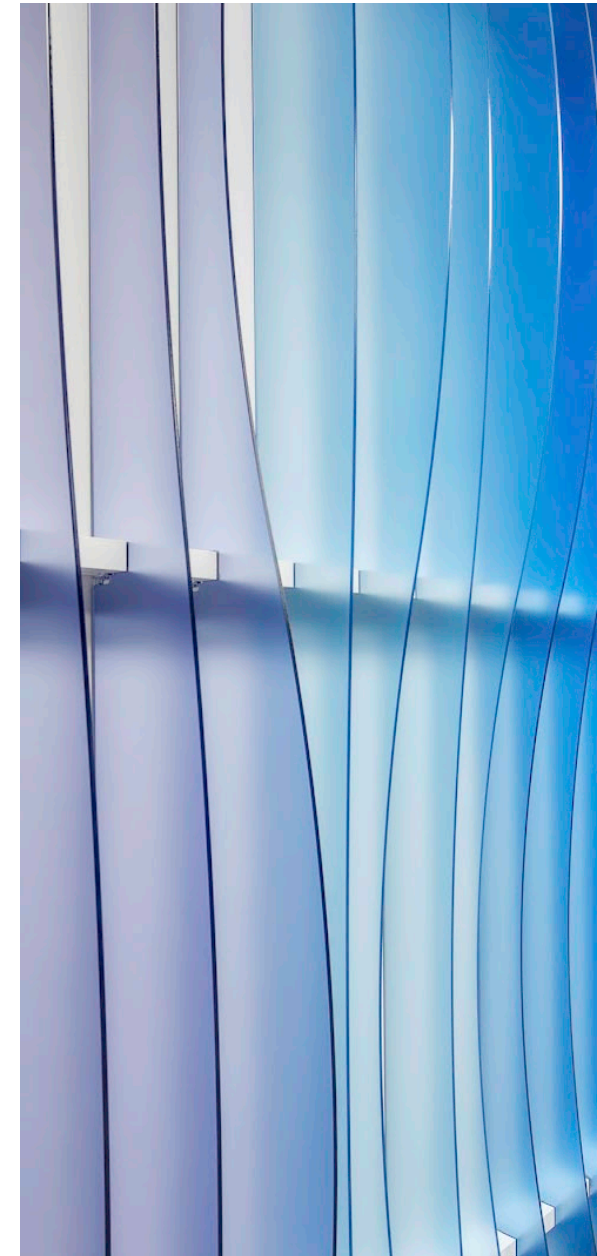
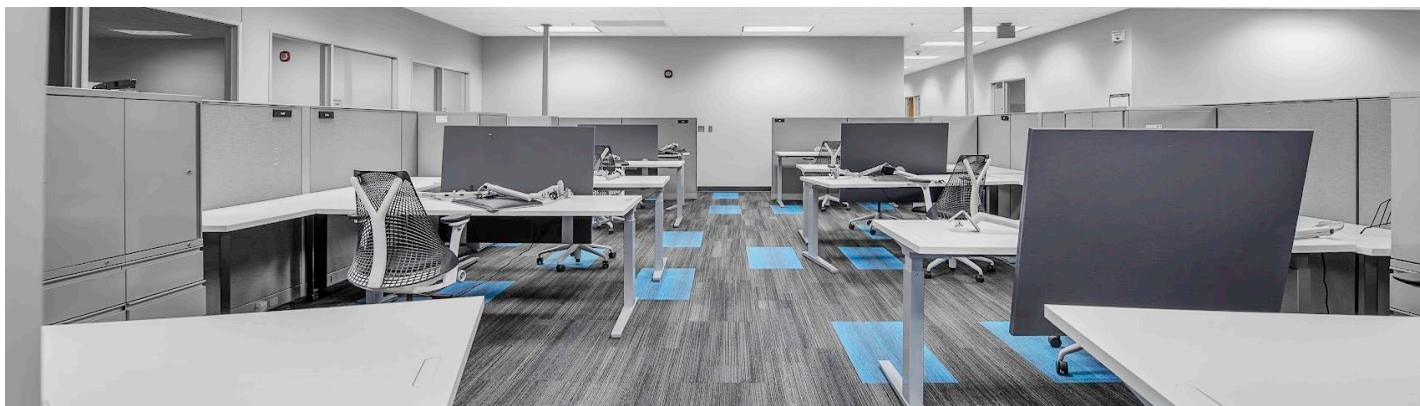
**CBRE**

# Property Details

28405 Van Dyke Avenue is located in the desirable Macomb submarket of the Detroit MSA. The property's strategic location offers immediate access to vital transportation routes such as Van Dyke Avenue and Interstate-696, making it a perfect hub for business owners/users.

The 200,000-square-foot building is situated on 11.22 acres and features ample parking. Inclusive of the parking garage to the west side of the property, there is a total of 1,413 parking spaces. 28405 Van Dyke Avenue is perfectly positioned to accommodate a corporate user aiming to attract top-notch talent.

<b>Rentable Square Feet:</b>	200,000 Rentable Square Feet
<b>Lot Size:</b>	11.22 Acres
<b>Year Built:</b>	2004
<b>Parking:</b>	1,413 Total - 778 Covered, 635 Surface
<b>Zoning:</b>	AD – Arsenal Industrial District
<b>Asking Rental Rate:</b>	\$15.00/SF Gross + Electricity
<b>Sublease Term Available Through:</b>	December 31, 2026

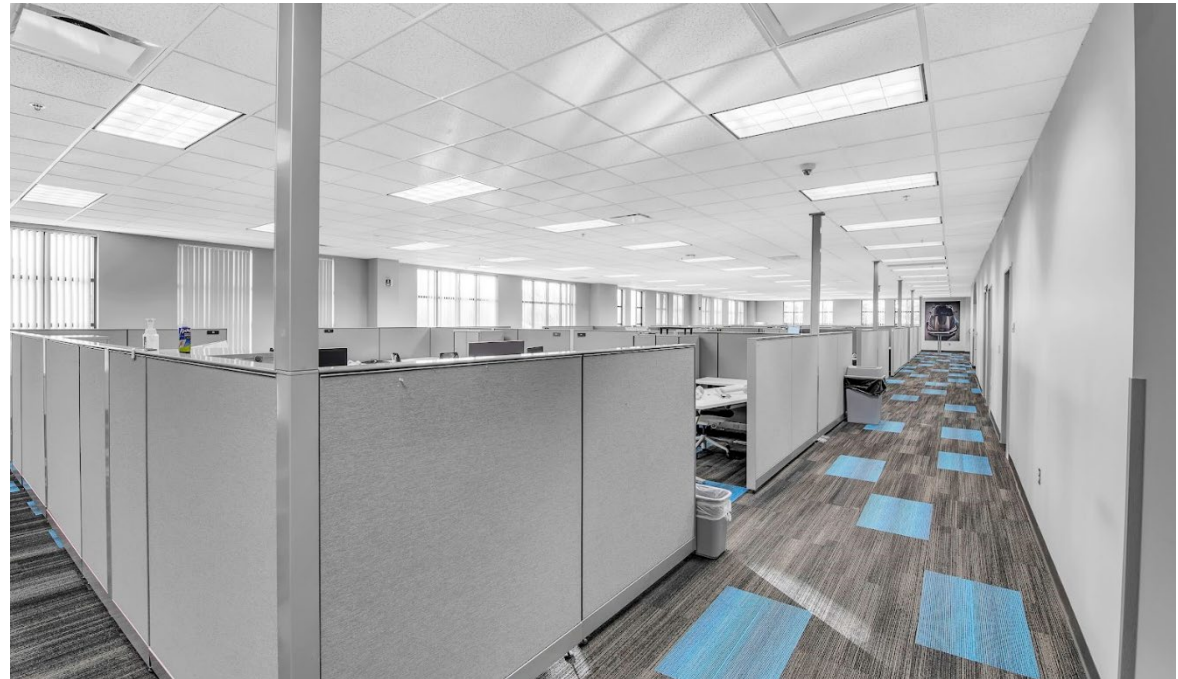


# Building Mechanical Systems



<b>Building Size:</b>	200,000 Square Feet
<b>Year Built:</b>	2004
<b>Land Area:</b>	11.22 Acres
<b>Zoning:</b>	AD – Arsenal Industrial District
<b>Stories:</b>	Four (4)
<b>Construction Type:</b>	Reinforced Concrete
<b>Parking:</b>	On-Site. Covered Parking Garage: 1,413 Total - 778 Covered, 635 Surface
<b>Generator Specifications:</b>	Full Building Generator
<b>Security System Specifications:</b>	Two (2) Secured Entranceways (Security Desks, Card Readers and Turnstiles)
<b>Elevators:</b>	Four (4) Standard One (1) Freight
<b>Building Amenities:</b>	<ul style="list-style-type: none"><li>• Trash compactor</li><li>• Charging stations</li><li>• On-site Cafeteria</li><li>• Two points of ingress/egress into site</li><li>• Fully furnished with high end finishes</li><li>• Plug &amp; Play office space with many recent renovations</li></ul>

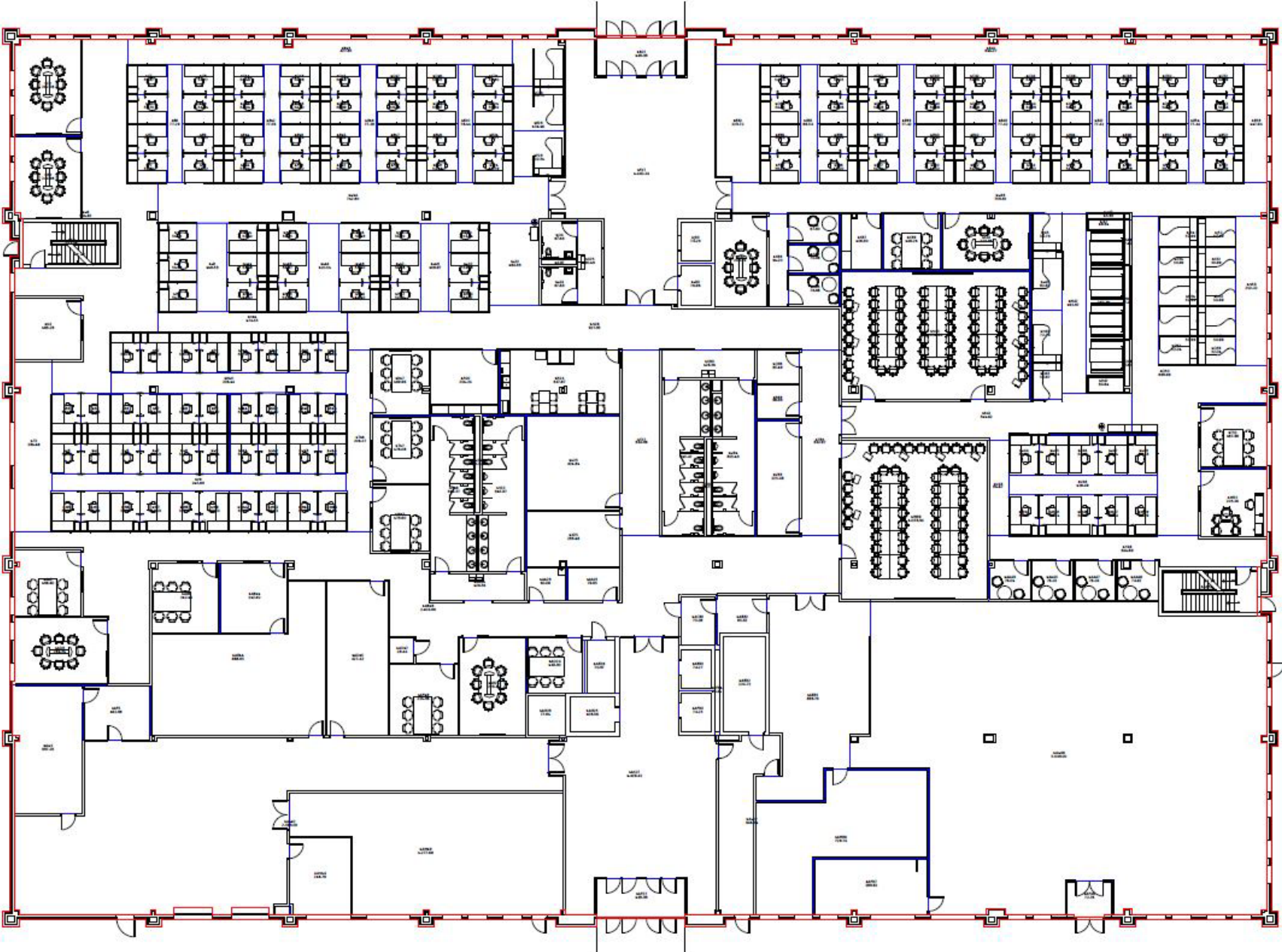
# Property Photos



# Aerial Map Overview

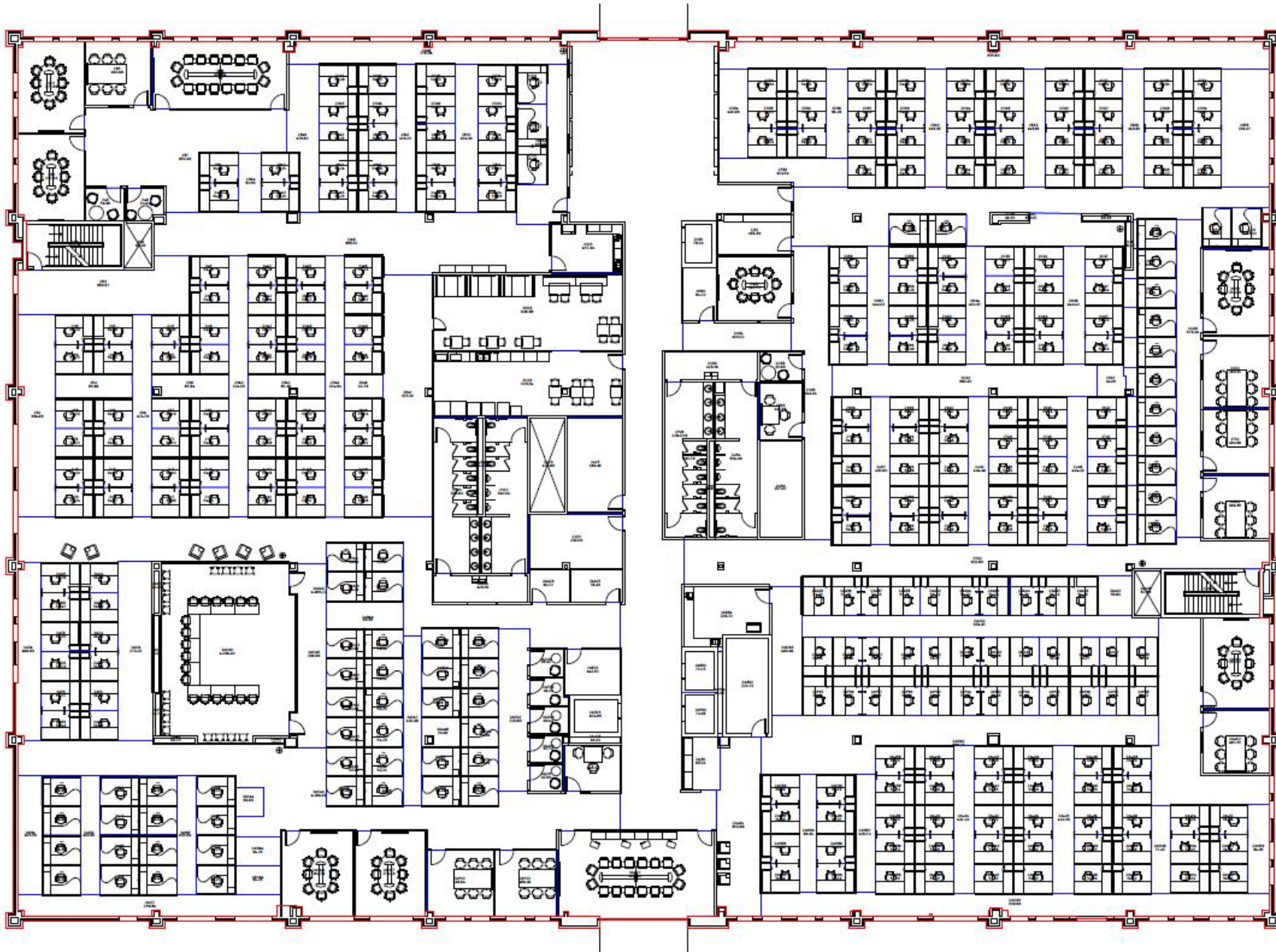


# First Floor



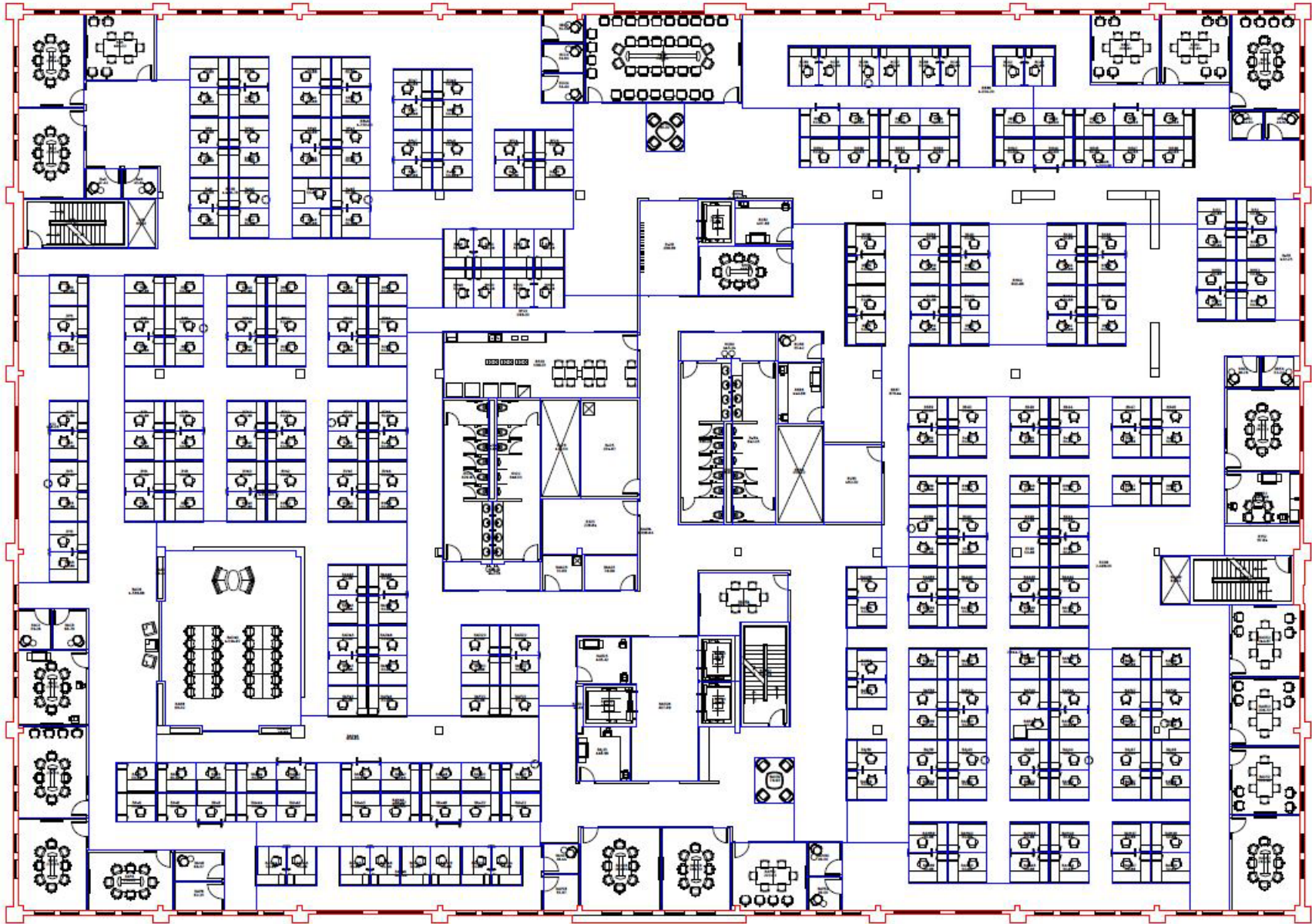
\*Floor plans are directionally accurate, but may not reflect actual furniture program existing today

# Second Floor



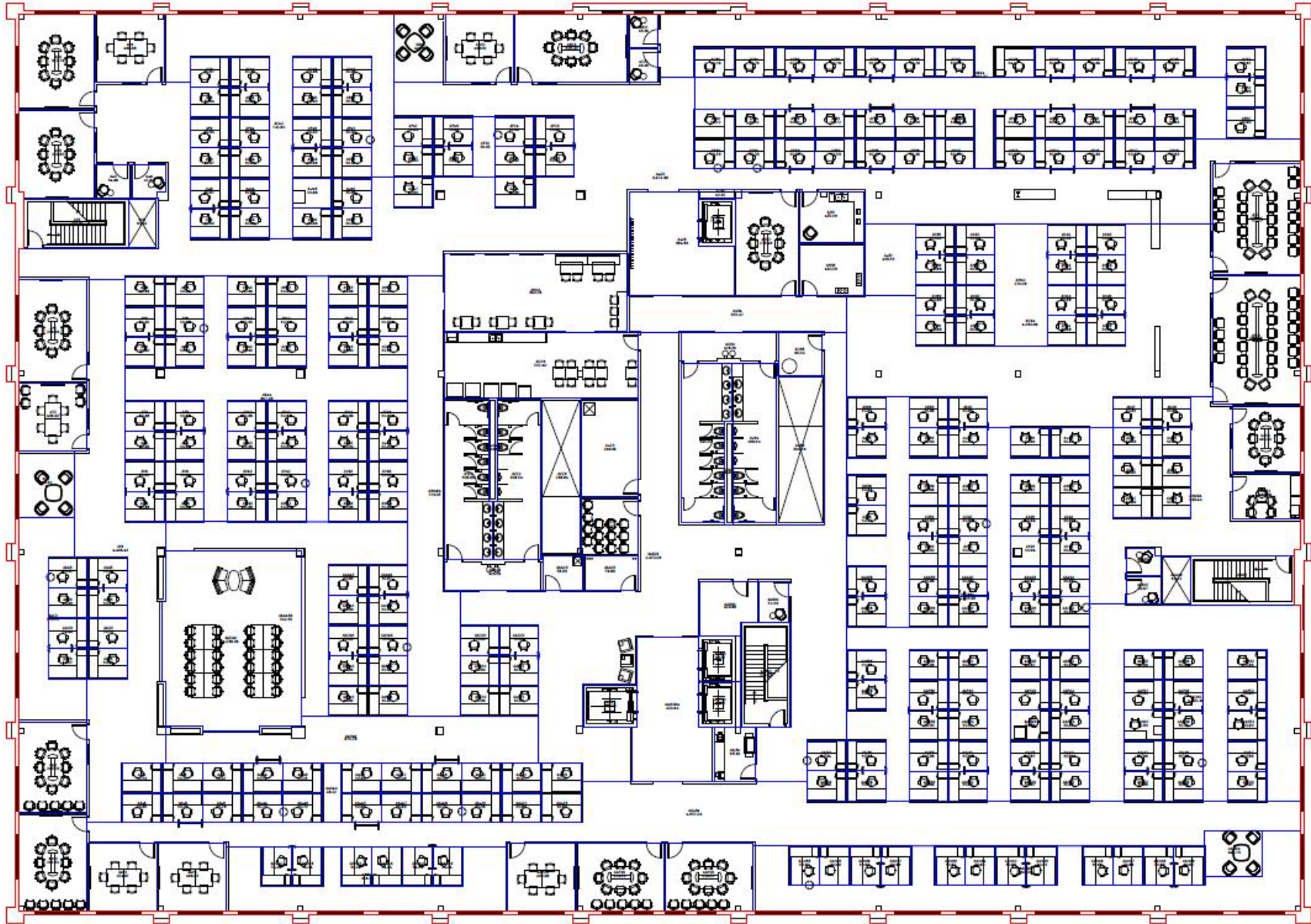
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# Third Floor



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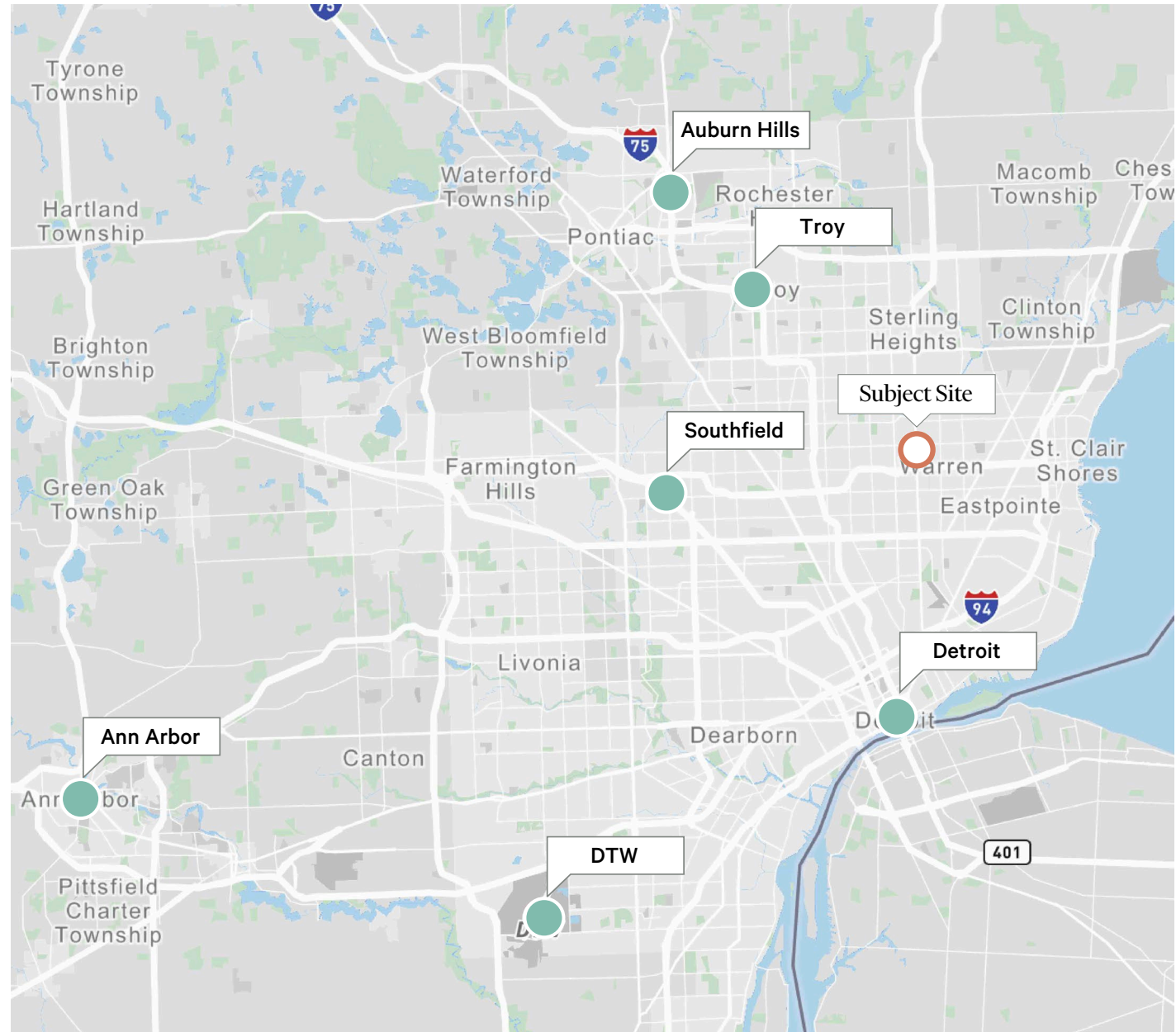
# Fourth Floor



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# Drive Times

<b>Ann Arbor</b>	65 Minutes 61 Miles
<b>Auburn Hills</b>	25 Minutes 17 Miles
<b>Detroit Metropolitan Airport (DTW)</b>	50 Minutes 46 Miles
<b>Downtown Detroit</b>	35 Minutes 30 Miles
<b>Southfield</b>	30 Minutes 22 Miles
<b>Troy</b>	16 Minutes 10 Miles

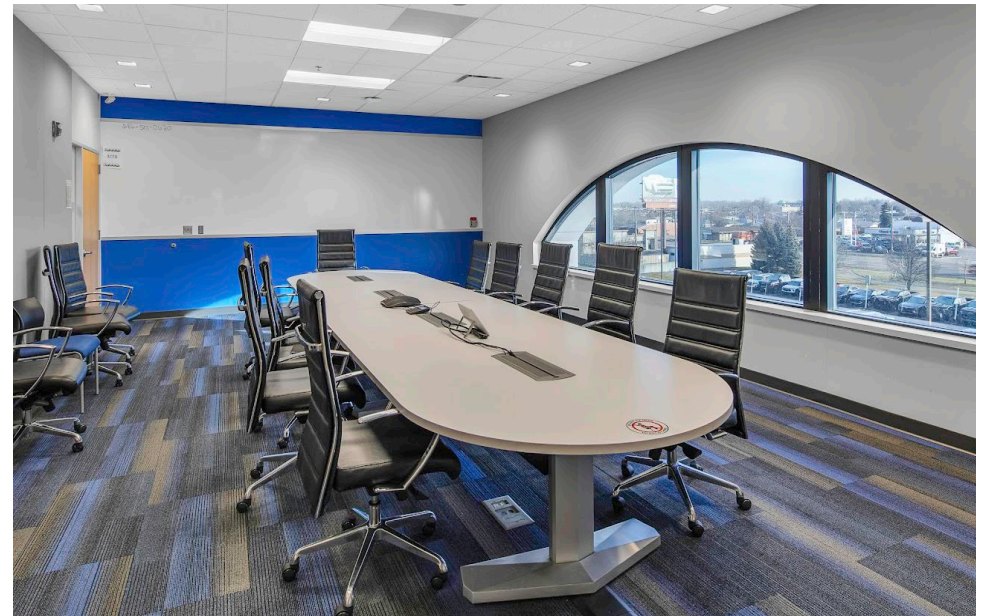


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[www.cbre.com/detroit](http://www.cbre.com/detroit)



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First Vice President

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Senior Vice President

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**CBRE**

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