

First Street Lofts Building - 460 S. Saginaw Street, Flint, MI

Prime Downtown Retail/Office Space

SPACE FOR LEASE

7,414 SF

Tenant Pays Utilities

Proposed Tenant Improvements:

2011 Estimated Tax: \$8,422/yr

Central Downtown Location:

Corner of S. Saginaw and First Street in the Central Business District

Contact:

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Uptown Developments, LLC

503 S. Saginaw Street

Flint, MI 48503

www.uptowndevelopments.com



DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	8,912	107,522	192,638
Households:	3,842	42,754	76,312
Average HH Income:	\$31,795	\$40,333	\$42,371

Daytime Downtown Population: Over 5000 people
 Hospital Employment (Hurley and McLaren): Over 5,000 employees
 Total Student Enrollment: Over 27,000 (U of M-Flint, Kettering, MCC)



Data has been obtained through various reliable sources, including the US Census. However, Uptown Developments, LLC provides no guarantee, expressed or implied, as to the accuracy, reliability or completeness of listed data.

First Street Lofts Building - 460 S. Saginaw Street, Flint, MI

Prime Downtown Retail/Banking/Office Space

PROPERTY DESCRIPTION:

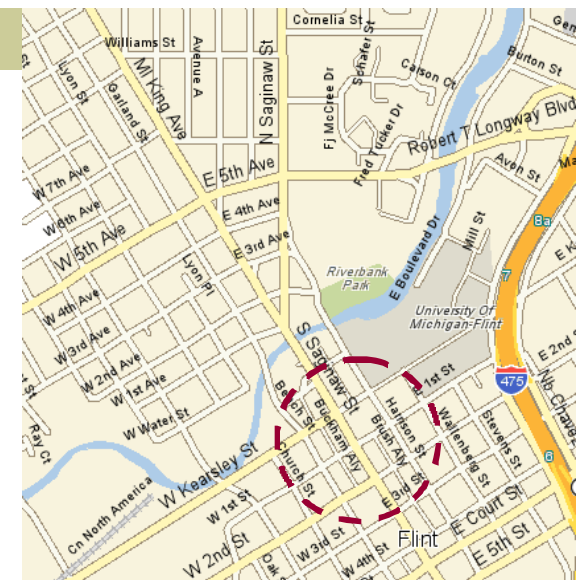
- Newly Re-Constructed Class A Space
- Two Levels, 7,414 SF with interior staircase.
- Located on the Most Prominent Block of Downtown Flint
- Saginaw Street Frontage
- Customized Planning and Design/ direct with Architect
- Prominent Signage and Naming Rights to the Building.
- Tenant Improvement Allowance
- Adjacent Parking

COMMERCIAL AND RESIDENTIAL LOCATION:

- **Class A, Renaissance Zone** (Abatement of Single Business Tax, Personal Property Tax and Real Estate Tax)
- The building is conveniently located in the heart of downtown Flint, at the most prominent corner of South Saginaw Street.
- Sixteen (16) new loft-style apartments located in upper floors of the building.
- Central Downtown location next to Flint's Financial District with many well known companies, including Citizens Bank, Chase Manhattan Bank, Bank of America and Plante & Moran.
- Located next to Flint's Governmental Center, including the County and Federal Courthouse and the City of Flint's Municipal and Administrative Offices.
- Downtown headquarters of two major engineering companies - Rowe Engineering and Wade Trim
- Home of 3 Major Universities - The University of Michigan - Flint, Kettering University and Mott Community College.
- Excellent parking access directly across the street to a 300 space surface lot.
- Centralized location at the intersection of I-75, I-69 and US 23, conveniently connecting to Metro Detroit, Lansing, Saginaw, Ann Arbor, Port Huron and Canada.

GENERAL INFORMATION:

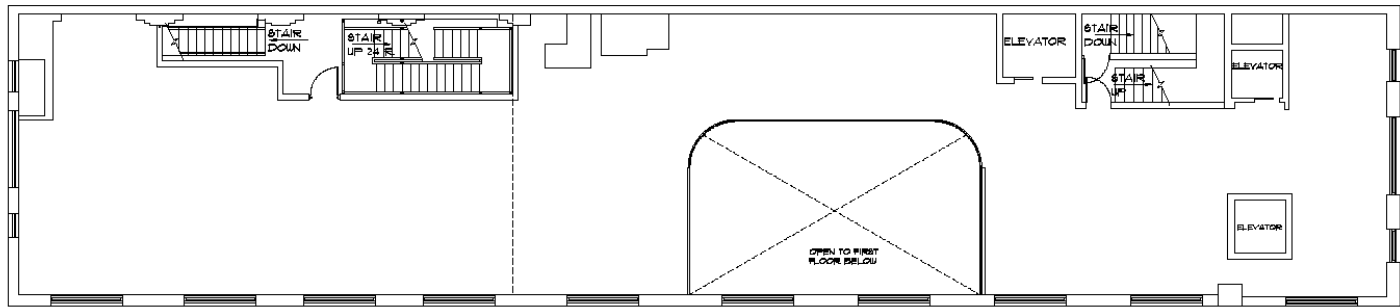
County:	Genesee
City:	Flint
Proposed Use:	Banking/Retail/Office
Class of Space:	A
Building Size:	7,414
Zoning:	D4 (Metropolitan District)
Road Type:	4 Lane
Building # of Stories:	7 Levels
Building Type:	Renovation
Parking:	Over 1000 spaces in 1 block radius



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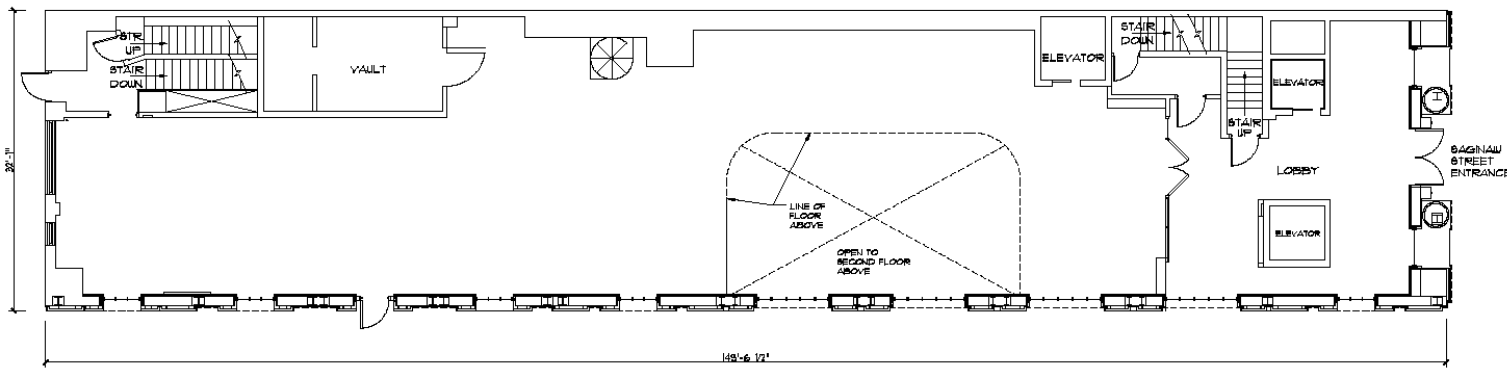
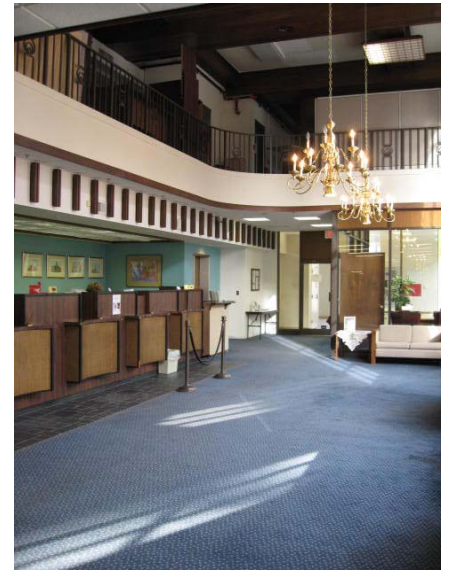
Prime Downtown Retail/Office Space

Building History: The Building was originally known as the First National Bank and Trust Company Building and has direct ties to the General Motors Corporation. The 1920's classical revival architecture of the building has allowed the designers to create distinctive loft apartments that blend modern and classical styles.



1st Floor: 3,360 SF

SECOND FLOOR PLAN
SCALE: 3/16" = 1' - 0"
0 1 4 8



2nd Floor: 4,054 SF

FIRST FLOOR PLAN
SCALE: 3/16" = 1' - 0"
0 1 4 8

