

## FOCUS: BIG DEALS 2007

## CRAIN'S LIST: INDUSTRIAL LEASES Ranked by square feet

	Building	Asking rate	Owner	Tenant	Broker	Square feet
1.	K-Mart Distribution Center, Canton Twp.	\$3.75	Kmart/Sears Holding	Absopure/Plastipak	Signature Associates, Lincoln Property Co.	1,052,000
2.	38481 Huron River Drive, Romulus	\$3.50	Heidi Properties	Comprehensive Logistics Inc.	CB Richard Ellis	718,654
3.	Brownstown Business Center - Bldg 10, Brownstown Twp.	\$4.50	Ashley Capital	Comprehensive Logistics Inc.	Grubb & Ellis, CB Richard Ellis	618,930
4.	1515-1625 S. Newburgh Road, Westland	\$3.25	Technicolor Videocassette	Comprehensive Logistics Inc.	CB Richard Ellis, Insite Real Estate Mgt.	434,258
5.	Pinnacle Logistics Park, Redford Twp.	\$3.50	General Development	Technicolor Videocassette of Michigan	Signature Associates/Friedman Real Estate Group	432,000
6.	19991 Brownstown Center Drive, Brownstown Twp.	\$4.50	Ashley Capital	Ceva Logistics U.S. Inc.	CB Richard Ellis	366,844
7.	Kmart Distribution Center, Canton Twp.	\$3.75	Kmart/Sears Holdings	Absopure/Plastipak	Signature Associates, Lincoln Property Co.	265,000
8.	28401 Schoolcraft Road, Livonia	\$4.75	Ashley Capital	International Paper Co.	Channel Partners L.L.C.	264,492
9.	12275 Oakland Park Blvd., Highland Park	\$4.95 ①	Stuart Frankel Development Co. and other investors	Visteon Corp.	CB Richard Ellis	217,000
10.	Romulus Business Center, Romulus	\$4.15	Ashley Capital	W.F. Whelan	Signature Associates	201,046
11.	31758 Enterprise Drive, Livonia	\$5.50	DJS Holdings Inc.	AM General Corp.	Grubb & Ellis	199,505
12.	1400 Rochester Road, Troy	\$3.25	Bostick Rochester Road Development	EDAG Inc.	Signature Associates	189,000
13.	26195 Bunert Road, Warren	\$4.75	Ashley Capital	Modular Automotive Systems L.L.C.	None	170,439
14.	35601 Veronica St., Livonia	\$4.00	Luna Entertainment	Eagle Plastics and Supply Inc.	Signature Associates	160,000
15.	4400 Purks Road, Auburn Hills	\$5.25	First Industrial Realty Trust	QEK Global Solutions (US) Inc.	Signature Associates	157,100
16.	19661 Brownstown Center Drive, Brownstown Twp.	\$4.75	Ashley Capital	C-Mac Transportation L.L.C.	Grubb & Ellis, CB Richard Ellis	145,792
17.	28330 Plymouth Road, Livonia	\$4.35	Ashley Capital	CLM Pallet Recycling Inc.	None	139,748
18.	14235-14293 Frazho Road, Warren	\$4.75	Ashley Capital	IAC Warren	Grubb & Ellis, CB Richard Ellis	138,268
19.	25800-25840 Sherwood Ave., Warren	\$4.50	Geneva Watch Group	Chrysler	Grubb & Ellis	136,300
20.	55500 Grand River Ave., New Hudson	\$5.50	Ashley Capital	Ferguson Enterprises Inc.	Signature Associates	127,533
21.	2500 Enterprise Drive, Allen Park	\$3.50	Danou Management	Progressive Distribution Centers Inc.	Friedman Real Estate Group	123,000
22.	Crossroads Distribution Center - Bldg II, Van Buren Twp.	\$4.50	Ashley Capital	ABX Logistics	The Staubach Co.	121,480
23.	4250-4280 S. Haggerty Road, Canton Twp.	\$4.75	Dembs Roth Group	Feblo International	Signature Associates	121,256
24.	Brownstown Business Center - Bldg 3, Southgate	\$4.50	Ashley Capital	BBi Enterprises	Grubb & Ellis	118,201
25.	12001 Farmington Road, Livonia	\$4.15	Hart Realty Advisers Inc.	Sigma Sportswear Holdings L.L.C.	Signature Associates	117,104
26.	Van Buren Business Center, Van Buren Twp.	\$4.95	Kojaian Management Corp.	HP Products Corp.	Grubb & Ellis	115,366
27.	1850 Ring Drive, Troy	\$3.75	Ring & Screw Works	VeriCorr Packaging	Grubb & Ellis, Signature Associates	112,283
28.	Cherry Creek Corporate Center, Shelby Twp.	\$6.25	Kojaian Management Corp.	Avon Gear Co.	Grubb&Ellis, Colliers International	110,900
29.	4815 Cabot St., Detroit	\$3.25	SL Cabot L.L.C.	Metro International Trade Services L.L.C.	Signature Associates	108,406
30.	4120 Luella Lane, Auburn Hills	\$6.95	Allegra Development	Recaro North America	The Hayman Co., Signature Associates	108,350
31.	Plymouth Road Technical Center, Livonia	\$4.35	Ashley Capital	NYX	None	108,137
32.	14293 Frazho Road, Warren	\$4.95	Ashley Capital	Plastech Engineered Products	Grubb & Ellis, Signature Associates	106,585
33.	13881 W. Chicago St., Detroit	\$1.95	New York-based investor	JSP International	CB Richard Ellis	106,404
34.	14293 Frazho Road, Warren	\$4.75	Ashley Capital	Decoma Modular Systems Inc.	Grubb & Ellis, Signature	105,000
35.	5775 10 Mile Road, Warren	\$4.50 ①	AIC Ventures	Paragon Technologies	L. Mason Capitani	100,000
36.	35901 Schoolcraft Road, Livonia	\$4.50	Ari-El Enterprises Inc.	Foremost Duct Inc.	Signature Associates	95,029
37.	41775 Ecorse Road, Van Buren Twp.	\$4.50	Ashley Capital	FedEx Smart Post Inc.	Fischer & Co.	91,411
38.	20509 Sibley Road, Brownstown Twp.	\$3.50	Riverview Warehouse Association/Brass Craft	Thriftbooks.com	Grubb & Ellis	90,580
39.	Van Buren Business Center, Van Buren Twp.	\$4.95	Kojaian Management Corp.	Panalpina	Grubb & Ellis, Signature Associates, Jackson & Cooksey	89,846
40.	7565 Haggerty Road, Van Buren Twp.	\$3.95	Haggerty Ecorse L.L.C.	Die-Namic Inc.	CB Richard Ellis	87,050
41.	Romulus Business Center, Romulus	\$4.15	Ashley Capital	W.F. Whelan	Signature Associates	86,757
42.	Warren Business Center, Warren	\$4.75	Ashley Capital	Lipari Deli Foods Inc.	Grubb & Ellis	84,732
43.	41873 Ecorse Road, Van Buren Twp.	\$4.50	Ashley Capital	UPS Supply Chain Solutions Inc.	None	82,029
44.	Metro Airport Center - Bldg K, Romulus	\$7.95	International Airport Center	FedEx	Signature Associates, CB Richard Ellis, Butzel Long as adviser	76,000
45.	Tesco Building, Auburn Hills	\$5.95	Great Lakes Property Group Trust	NothelferGilman Inc.	Colliers International, Signature Associates	75,550
46.	32500 Van Born, Wayne	\$5.00	Hendricks & Partners	Rob Tran Inc.	Burger Easton, NAI Farbman	75,000
47.	25445 W. Outer Drive, Melvindale	\$3.50	SFI Properties	Marathon Petroleum Co. L.L.C.	Signature Associates	70,961
48.	Crossroads Distribution Center - Bldg III, Van Buren Twp.	\$4.50	Ashley Capital	Accuflex Industrial Hose Ltd.	Signature Associates	70,900
49.	1350 W. Hamlin Road, Rochester Hills	\$6.95	Kojaian Management Corp.	Fanuc Robotics America Inc.	Signature Associates	70,000
49.	Metro Commerce Center, Wayne	\$5.00	Hendricks & Partners	American Logistics Group	NAI Farbman, CB Richard Ellis	70,000
51.	Trans West Industrial Center, Howell	\$4.25	Tomra North America Inc.	North Winds Investment Corp.	Signature Associates, CB Richard Ellis	69,245
52.	26155 Groesbeck Highway, Warren	\$4.00	Richard T. Gordon	Faurecia Interior Systems Inc.	Signature Associates, Hawk Industrial	68,000
53.	41775 Ecorse Road, Belleville	\$4.50	Ashley Capital	AEL Span Inc.	None	67,955
54.	12001 Farmington Road, Livonia	\$4.15	Hart Realty Advisers Inc.	Sigma Sportswear Holdings L.L.C.	Signature Associates	67,149
55.	1920 Concept Drive, Warren	\$5.75	Concept Tech Park L.L.C.	Bodycote Materials Testing	Signature Associates	65,100
55.	1201 E. Lincoln Ave., Madison Heights	\$5.82	ABN Amro Mortgage Group	Lincoln Road Co. L.L.C.	Grubb & Ellis	65,100
57.	25000 Brest Road, Taylor	\$4.85	The Oakwood Group	B & D Threadrolling, Inc.	Signature Associates	63,590
58.	Van Buren Business Center, Van Buren Twp.	\$4.95	Kojaian Management Corp.	Denso International America Inc.	CB Richard Ellis, Grubb & Ellis	62,000
59.	28300-28302 Hayes Road, Roseville	\$3.95	College Industrial Park Associates	Wal-Mart	L. Mason Capitani	61,432

List is based on information from CoStar Group Inc., Crain's research, from published information or as submitted by brokers, advisers or property owners. Crain's has tried to list all brokers involved in a transaction, but in some cases brokers may have been omitted. Some leases were omitted because of a lack of complete information.

① Crain's estimate.

LIST RESEARCHED BY DANIEL DUGGAN

For an expanded list of more industrial lease deals, see [www.craindetroit.com/lists](http://www.craindetroit.com/lists)

## FOCUS: BIG DEALS 2007

## CRAIN'S LIST: NON-LOCAL SALES Ranked by price

	Building	Buyer	Seller	Broker	Square feet	Price (\$000,000)
1.	Edenborne Commons, Gonzales, La.	Redico Management Inc., Southfield	Three Thirty-Nine L.L.C. / Emirau Partners L.P., Baton Rouge, La.	Coldwell Banker Commercial Real Estate / Cushman & Wakefield	303 acres ①	\$150.0
2.	The Pier Shops at Caesar's, Atlantic City, N.J.	Taubman Centers, Bloomfield Hills	Gordon Group Holdings, Greenwich, Conn. ②	None	303,000	133.1
3.	The Marchant Building, Berkeley, Calif.	Redico Management Inc., Southfield	The Regents of the University of California, Berkeley, Calif.	CB Richard Ellis	523,404 ③	100.0
4.	Four-building portfolio, Hawaii	Redico Management Inc., Southfield	Hawaii Agricultural Research Center, Honolulu	Buchanan Street Partners	370,920	98.0
5.	Eleven-building portfolio, Raleigh/Durham, N.C.	Lutz Real Estate Investments, Farmington Hills	First Industrial Realty Trust, Chicago	Colliers Arnold	631,582	56.3
6.	677 Ala Moana, Honolulu, Hawaii	Redico Management Inc., Southfield	CEP Hawaii Investors L.L.C., San Francisco, Calif.	PM Realty Group, Eastdil Secured	272,191	55.5
7.	Reichhold World Headquarters, Durham, N.C.	Redico Management Inc., Southfield	ORIX Real Estate Capital Inc., Chicago	DTZ Rockwood	347,992	55.0
8.	Nine-property portfolio, Canton and Akron, Ohio	Farbman Investment Fund, Southfield	undisclosed	NAI Farbman	1,800,000	50.0
9.	10300 Boggy Creek Road, Orlando, Fla.	Eaton Vance Corp., Boston	Private investor, Mt. Clemens	Signature Associates	493,300	45.0
10.	Manana Village Center, Pearl City, Hawaii ④	Redico Management Inc., Southfield	City and County of Honolulu, Honolulu	CB Richard Ellis	6.7 acres	40.0
11.	University Marketplace, Marion, Ind.	Redico Management Inc., Southfield	Marion Development Group L.L.C., Bloomfield Hills	None	78 acres	35.0 ⑤
11.	6701 San Pablo, Oakland, Calif.	Private investor, Southfield	Regents of the University of California, Oakland, Calif.	Signature Associates	506,000	35.0
13.	Bradford Plaza, West Chester, Pa.	Urdang Capital Management Inc.	Lutz Real Estate Investments, Farmington Hills	Fameco Real Estate	143,000	27.3
14.	4405 Continental Drive, Flint	Agellan Capital Partners, Toronto	Maple-Linden Development Associates L.L.C., Warren	Grubb & Ellis	400,000	23.9
15.	216 Jackson St., Chicago	216 Jax Acquisition L.L.C., Southfield	216 West Jackson L.L.C., Chicago	NAI Farbman	176,000	22.0
16.	Kathleen Road, Lakeland, Fla.	Burton-Katzman Development, Birmingham	North Lakeland Development	Signature Associates	67 acres	13.3
17.	Orchard Plaza, Byron Center, Mich.	Goldrick & Kest Industries, L.L.C., Culver City, Calif.	Redico, Southfield	CB Richard Ellis	185,649	12.3
18.	6410 Ameriplex Drive, Portage, Ind.	Eaton Vance Corp., Boston	Private investor, Mt. Clemens	Signature Associates	116,677	12.0
19.	Four SeaGate, Toledo, Ohio	Allegiance Realty Corp./Toledo Office Investment, L.L.C., Charlotte, N.C.	Kojaian Management Corp., Bloomfield Hills	Marcus & Millichap	NA	11.0

List is based on information from CoStar Group Inc., Crain's research, from published information or as submitted by brokers, advisers or property owners. Crain's has tried to list all brokers involved in a transaction, but in some cases brokers may have been omitted.

① Includes \$11 million in land.

② Gordon retains 22-percent ownership.

③ Includes \$35 million in infrastructure.

④ Includes \$13 million in land.

⑤ Includes \$1.5 million in land.



PROTECTING TODAY'S IDEAS FOR TOMORROW

**BROOKS | KUSHMAN**

INTELLECTUAL PROPERTY  
AND COMMERCIAL LAW

WWW.BROOKSKUSHMAN.COM

1000 Town Center, 22nd Floor  
Southfield, MI 48075-1238  
Phone: 248-358-4400

## FOCUS: BIG DEALS 2007

### CRAIN'S LIST: LOCAL SALES Ranked by price

	Building	Buyer	Seller	Broker/advisers	Square feet	Price (\$000,000)
1.	<b>Oakland Mall</b> , Madison Heights	Urban Retail Properties, Chicago	The Kogan Cos., Bloomfield Hills	None	1,500,000	\$150.0 ①
2.	<b>North Troy Corporate Center</b> , Troy	Emmes & Co. L.L.C., New York	Gale Real Estate Services, New Jersey	CB Richard Ellis	1,207,596	\$80.0
3.	<b>First Center Office Plaza</b> , Southfield	Sovereign Group, New York	Liberty Property Trust, Malvern, Pa.	None	638,615	\$66.0
4.	<b>Troy Workspace Portfolio</b> , Troy	Sovereign Group, New York	Liberty Property Trust, Malvern, Pa.	CB Richard Ellis	952,824	\$63.0
5.	<b>Rand Business Center</b> , Ann Arbor	Oxford Co., Ann Arbor	Rand Associates, Brighton	None	25,000	\$49.8
6.	<b>Tower 100 &amp; 200 at Riverfront</b> , Detroit	Empirian Acquisitions, Montvale, N.J.	Ram Real Estate, Detroit	Hendricks & Partners	555 units	\$49.5
7.	<b>26442-26450 Haggerty Road</b> , Farmington Hills	Individual investors, Delaware	Liberty Property Trust, Malvern, Pa.	None	637,764	\$41.0
8.	<b>Sheffield Plaza</b> , Troy	Farbman Group and other investors, Southfield	Crowe Holdings, Texas	NAI Farbman	520,000	\$40.0
9.	<b>325 N. Old Woodward</b> , Birmingham	Intercontinental Real Estate Corp., Boston	Burton-Katzman Development Co., Bingham Farms	Signature Associates	101,000	\$38.2
10.	<b>Guardian Building portfolio</b> , Detroit ②	Wayne County, Detroit	The Sterling Group, Detroit	Hines Interests L.P.	780,000	\$33.5
11.	<b>Delphi Building</b> , Auburn Hills	Metcalf Family Living Trust, Lafayette, Calif.	Valeo Electrical Systems Inc., Paris	Grubb & Ellis, Binswanger, L. Mason Capitani	437,812	\$33.0
12.	<b>Crossing At Canton</b> , Canton Twp.	Core Real Estate Services L.L.C., Buchanan, Mich.	Dolben Honeytree L.P., Boston	Hendricks & Partners	10,680	\$32.0
13.	<b>Former Northville Psychiatric Hospital</b> , Northville Township	Schostak Bros. & Co. Inc., Livonia	State of Michigan, Lansing	Colliers International, Sperry Van Ness	414 acres	\$31.5
14.	<b>Troy Technology Park</b> , Troy	The Hayman Co., Troy	Centerline Capital, Texas	CB Richard Ellis	426,653	\$30.0
14.	<b>Chase Tower</b> , Detroit	Sterling Group, Detroit	JP Morgan Chase, New York	CB Richard Ellis	680,000	\$30.0 ①
14.	<b>Oakland Commons</b> , Southfield	Farbman Group and other investors, Southfield	TIAA-CREF, New York, Mark Jacobson, Bloomfield Hills	NAI Farbman, Cushman Wakefield	314,092	\$30.0 ①
17.	<b>International Place Apts.</b> , Ypsilanti	McKinley Inc., Ann Arbor	Mark Jacobson, Bloomfield Hills	Friedman Real Estate Group	800 units	\$28.1
18.	<b>Onyx Office Plaza</b> , Southfield	Argus Realty Investors L.P., San Clemente, Calif.	DRA Advisors L.L.C., New York	DRA Advisors L.L.C.	259,340	\$25.7 ①
19.	<b>2705 Commerce Parkway</b> , Auburn Hills	Pegasus Group, New Jersey	General Development Co., Southfield	Signature Associates, Colliers International	172,000	\$21.6
20.	<b>500 Centerpoint Parkway N.</b> , Pontiac	Top Terraces Inc., California	Group of local investors, Birmingham	Grubb & Ellis	363,200	\$21.3
21.	<b>Wilshire Plaza</b> , Troy	Summit Property Management Corp., Southfield	Troy Wilshire Corp., Glendale, Calif.	CB Richard Ellis	186,954	\$20.0
22.	<b>Beachwood Townhomes</b> , Harrison Twp.	GFI Realty Services, New York	Waterton Associates, Chicago	Hendricks & Partners	376 units	\$19.3
23.	<b>5600 Bow Pointe Drive</b> , Clarkston	BC & JC Investments Inc., Gardena, Calif.	Northern Equities Group, Farmington Hills	Marcus & Millichap	120,000	\$19.0
24.	<b>Executive Hills Technolgy Center</b> , Auburn Hills	The Hapsmith Co., Culver City, Calif.	Group of local investors, Wixom	Marcus & Millichap	103,822	\$19.0
25.	<b>12 property First Industrial portfolio</b> , Taylor	MRI AGA Mobile L.L.C., Los Angeles	First Industrial Realty Trust, Southfield	Marcus & Millichap	382,351	\$18.0
26.	<b>3300 University Drive</b> , Auburn Hills	Sierra Realty, New York	GKN Automotive, Auburn Hills	Marcus & Millichap	114,000	\$17.9
27.	<b>Kensington Portfolio</b> , Novi	Stag Capital Partners L.L.C., Boston	State of Michigan Retirement Systems, Lansing	Signature Associates, Kensington Realty Advisors	351,552	\$17.8
28.	<b>First Distribution Bldg</b> , Romulus	Pinchal & Co., Houston	First Industrial Realty Trust, Chicago	Grubb & Ellis, Colliers International	302,832	\$17.7
29.	<b>Westwind Lake Village Shops</b> , West Bloomfield	Milestone Realty Services Inc., Royal Oak	Butler Properties, Southfield	Marcus & Millichap	120,573	\$17.3
30.	<b>1601 Brown Road</b> , Lake Orion	Monmouth Capital Corp., Freehold, N.J.	Jones Development Co. L.L.C., Kansas City	None	193,371	\$17.0
31.	<b>Brownstown Shopping Plaza</b> , Brownstown	Albert Nigri, New York	David Friedman, Farmington Hills	Friedman Real Estate Group	98,335	\$14.5
32.	<b>DaimlerChrysler Training Center</b> , Auburn Hills	Thomas M. Cooley Law School, Lansing	Chrysler L.L.C., Auburn Hills	Grubb & Ellis, Colliers International, UGL Equis	67,598	\$14.0
33.	<b>Stu Evans Lincoln Mercury</b> , Clinton Twp.	Spirit Finance Corp., Scottsdale	Stu Evans Lincoln Mercury, Clinton Twp.	None	51,290	\$13.9
34.	<b>Gardens of Clinton</b> , Clinton Twp.	Group of investors, New York	Third Centrum Inc., Virginia	Marcus & Millichap	116 units	\$13.3
35.	<b>Cumberland Tech Center</b> , Southfield	The Sovereign Group, New York	Group of local investors, Livonia	Grubb & Ellis	107,496	\$13.3
36.	<b>12141 Charlevoix</b> , Detroit	Crown Enterprises Inc., Ohio	ThyssenKrupp Budd Co., Troy	Signature Associates	2,000,000	\$13.0
37.	<b>RC Schmidt &amp; Sons Portfolio (4 properties)</b> , Chesterfield Twp.	STAG Capital Partners L.L.C., Boston	Redico Management Inc., Southfield	Colliers International	478,803	\$11.0
37.	<b>Walled Lake Commons</b> , Walled Lake	Phillips Edison, Cincinnati	Stuart Frankel Development Co., Troy	None	90,875	\$11.0
37.	<b>36211 S. Huron Road</b> , New Boston	AIC Ventures, Dallas	SET Enterprises Inc., New Boston	None	105,000	\$11.0
40.	<b>BAE - Auburn Hills</b> , Auburn Hills	Bradley Associates, Chicago	BAE Industries, Center Line	Marcus & Millichap	120,000	\$10.8
41.	<b>Village Green on Lake St. Clair</b> , Harrison Twp.	Village Green Cos., Farmington Hills	Acquest Realty Advisors Inc., Bloomfield Hills	Hendricks & Partners	222 units	\$10.8
42.	<b>ACN Building</b> , Farmington Hills	Liberty Investments II L.L.C., West Bloomfield	Liberty Property Trust, Southfield	Thomas Duke	92,988	\$10.5

List is based on information from CoStar Group Inc., Crain's research, from published information or as submitted by brokers, advisers or property owners. Crain's has tried to list all brokers involved in a transaction, but in some cases brokers may have been omitted.

① Crain's estimate.

② Plus 1,450 parking spots and Detroit Savings & Loan Building.

LIST RESEARCHED BY DANIEL DUGGAN

## FOCUS: BIG DEALS 2007

## CRAIN'S LIST: OFFICE LEASES Ranked by square feet

	Building	Asking rate	Owner	Tenant	Broker	Square feet
1.	585 South Blvd., Pontiac	\$9.00 ①	General Motors Corp.	EDS Corp.	CB Richard Ellis, Jones Lang LaSalle	568,503
2.	3000 University Drive, Auburn Hills	\$9.00	Metcalf Family Living Trust	Delphi Corp.	Grubb & Ellis, L. Mason Capitani, Binswanger	435,000
3.	Arboretum Office Park, Farmington Hills	\$18.95	Burton-Katzman Development Co.	Trinity Health Corp.	Plante & Moran Cresa	223,588
4.	20255 Victor Parkway, Livonia	\$24.00	Kojaian Management Corp.	Quicken Loans Inc.	Friedman Real Estate Group	193,434
5.	Farmington Hills Officenter II, Farmington Hills	\$24.50	Kojaian Management Corp.	Daimler Mercedes-Benz Financial Services	UGL Equis	153,500
6.	777 E. Eisenhower, Ann Arbor	\$25.00	Transwestern Investment Co.	Medstat	Cushman & Wakefield	143,523
7.	Earhart Corporate Center, Ann Arbor	\$19.50	Kojaian Management Corp.	Con-way Freight	Bluestone Realty Group	132,247
8.	Columbus Corporate Office Centre, Novi	\$20.50	Northern Equities Group	Henry Ford Health System	NAI Farberman	130,767
9.	14555 and 14661 Rotunda Court, Rotunda	\$9.75	Ford Land	Severstal N.A.	None	122,968
10.	Haggerty Corridor Corporate Park, Novi	\$18.25	Northern Equities Group	Ryder System Inc.	CB Richard Ellis	120,000
11.	211 W. Fort St., Detroit	\$20.00 ①	Minskoff family, New York	U.S. States Attorney	Klugman Commercial Properties L.L.C.	108,977
12.	1441 W. Long Lake Road, Troy	\$22.00	Piedmont Office Realty Trust	Delphi Corp.	Jones Lang LaSalle	107,152
13.	150 Stephenson Highway, Troy	\$10.95	ING Clarion Partners	Valeo Inc.	L. Mason Capitani, Friedman	103,253
14.	The Dime Building, Detroit	\$19.50	The BOSC Group Inc.	H&R Block	CB Richard Ellis	101,997
15.	Comerica Tower, Detroit	\$25.00	iStar Financial	Dickinson Wright P.L.L.C.	CB Richard Ellis	98,678
16.	401 E. Liberty St., Ann Arbor	\$30.00	McKinley Financial Center L.L.C.	Google Inc.	CB Richard Ellis	85,763
17.	27555 Farmington Road, Farmington Hills	\$22.00	Kojaian Management Corp.	Quicken Loans Inc.	Friedman, Grubb & Ellis	82,670
18.	20255 Victor Parkway, Livonia	\$24.00	Kojaian Management Corp.	Quicken Loans Inc.	Friedman Real Estate Group	78,522
19.	Orchards Corporate Center, Farmington Hills	\$24.00 ①	Kojaian Management Corp.	Sprint	Grubb & Ellis	77,000
20.	999 Republic Drive, Allen Park	\$9.75	Ford Land	Meridian Automotive	None	58,737
21.	2000 Centerpoint Parkway, Pontiac	\$9.00 ①	General Motors Corp.	EDS Corp.	CB Richard Ellis	55,729
22.	400 Galleria, Southfield	\$17.46	Galleria Properties L.L.C.	Quicken Loans Inc.	Friedman Real Estate Group	51,714
23.	One Kennedy Square, Detroit	\$20.50	Redico Management Inc. ②	Marketing Associates L.L.C.	CB Richard Ellis, Signature Associates	51,402
23.	One Kennedy Square, Detroit	\$20.50	Redico Management Inc. ②	Walbridge Aldinger	CB Richard Ellis	51,402
23.	One Kennedy Square, Detroit	\$20.50	Redico Management Inc.	Health Plan of Michigan	CB Richard Ellis	51,402
26.	North Troy Corporate Center, Troy	\$14.53	Gale Real Estate Services Co.	Siemens Product LifeCycle Mgmt. Software	Friedman Real Estate Group	51,014
27.	17390 Laurel Park Drive, Livonia	\$21.75	Schostak Bros. & Co. Inc.	AAA Life	Signature Associates	51,000
28.	14909 Beck Road, Plymouth	\$14.00	DeMattia Group	Flint Group	None	50,025
29.	26711 Northwestern Highway, Southfield	\$19.50	Kojaian Management Corp.	Computer Sciences Corp.	USI Real Estate	49,604
30.	1791 Harmon Road, Auburn Hills	\$10.95	Magnum Industrial Building Co.	Continental Teves	Signature Associates, Colliers International	45,027
31.	Haggerty Corporate Office Centre, Novi	\$24.50	Northern Equities Group	Trinity Health Corp.	Plante & Moran Cresa	44,524
32.	25929 Telegraph Road, Southfield	\$19.50	Newtower Trust Co. Multi-Employer Property Trust	Dentemax	CB Richard Ellis	43,676
33.	Orchards Corporate Center II, Farmington Hills	\$23.50	Kojaian Management Corp.	Hewlett-Packard	Grubb & Ellis	42,499
34.	Wixom Technology Park, Wixom	\$15.00	Kojaian Management Corp.	Waste Management Inc.	Signature Associates	40,000
34.	Bingham Office Center, Bingham Farms	\$17.00	Bingham Center L.L.C./ Farberman Group	Comcast	NAI Farberman	40,000
34.	Arboretum Office Park, Farmington Hills	\$18.95	Burton-Katzman	Priority Health	Waters Corp.	40,000
37.	National City Center, Troy	\$19.50	Kojaian Management Corp.	Champion Enterprises	UGL Equis	38,799
38.	3200 Greenfield Road, Dearborn	\$19.50	SM II Greenfield L.L.C.	Unicare Life & Health Insurance Co.	CB Richard Ellis	38,749
39.	901 Wilshire Plaza, Troy	\$20.00	Troy Wilshire Corp.	Titan Indemnity Co.	CB Richard Ellis	38,658
40.	Haggerty Corridor Corporate Park, Novi	\$16.50	Northern Equities Group	Art Institute of Michigan	Signature Associates	38,000
41.	Southfield Town Center, Southfield	\$22.11	BRE/Southfield L.L.C.	Stout Risius Ross Inc.	CB Richard Ellis, Plante & Moran Cresa, Pankhurst	37,530
42.	Oxford Pointe, Southfield	\$22.75	Kirco	Plante & Moran P.L.L.C.	Plante & Moran Cresa	37,322
43.	North Troy Corporate Center, Troy	\$23.27	LNR Property Corp.	LMS North America	Friedman Real Estate Group	35,226
44.	15500 Lundy Parkway, Suite 120, Dearborn	\$9.75	Ford Land	Hewlett-Packard	None	33,756
45.	17000 Federal Drive, Allen Park	\$9.75	Ford Land	Performance Transportation Services	None	33,735
46.	American Center, Southfield	\$23.50	Redico Management Inc.	URS Corp.	Studley	33,443
47.	First National Building, Detroit	\$17.50	Northern Group	Hamilton Anderson Associates Inc.	Signature Associates	32,000
48.	American Center, Southfield	\$23.50	Redico Management Inc.	Sun Communities	None	31,346
49.	Stroh River Place, Detroit	\$17.50	Stroh Cos.	United States Census Bureau	CB Richard Ellis	31,221
50.	Troy Officentre - Bldg A, Troy	\$17.00 ①	Osprey-Troy Officentre L.L.C.	Vertical Lend	Newmark Knight Frank, CB Richard Ellis	30,557
51.	3500-3900 Joslyn Road, Auburn Hills	\$6.95	Redico Management Inc.	Roush Industries	Signature Associates, Plante & Moran Cresa	30,000

List is based on information from CoStar Group Inc., Crain's research, from published information or as submitted by brokers, advisers or property owners. Crain's has tried to list all brokers involved in a transaction, but in some cases brokers may have been omitted. Some leases were omitted because of a lack of complete information.

① Crain's estimate.

② Sublease from Visteon Corp.

LIST RESEARCHED BY DANIEL DUGGAN