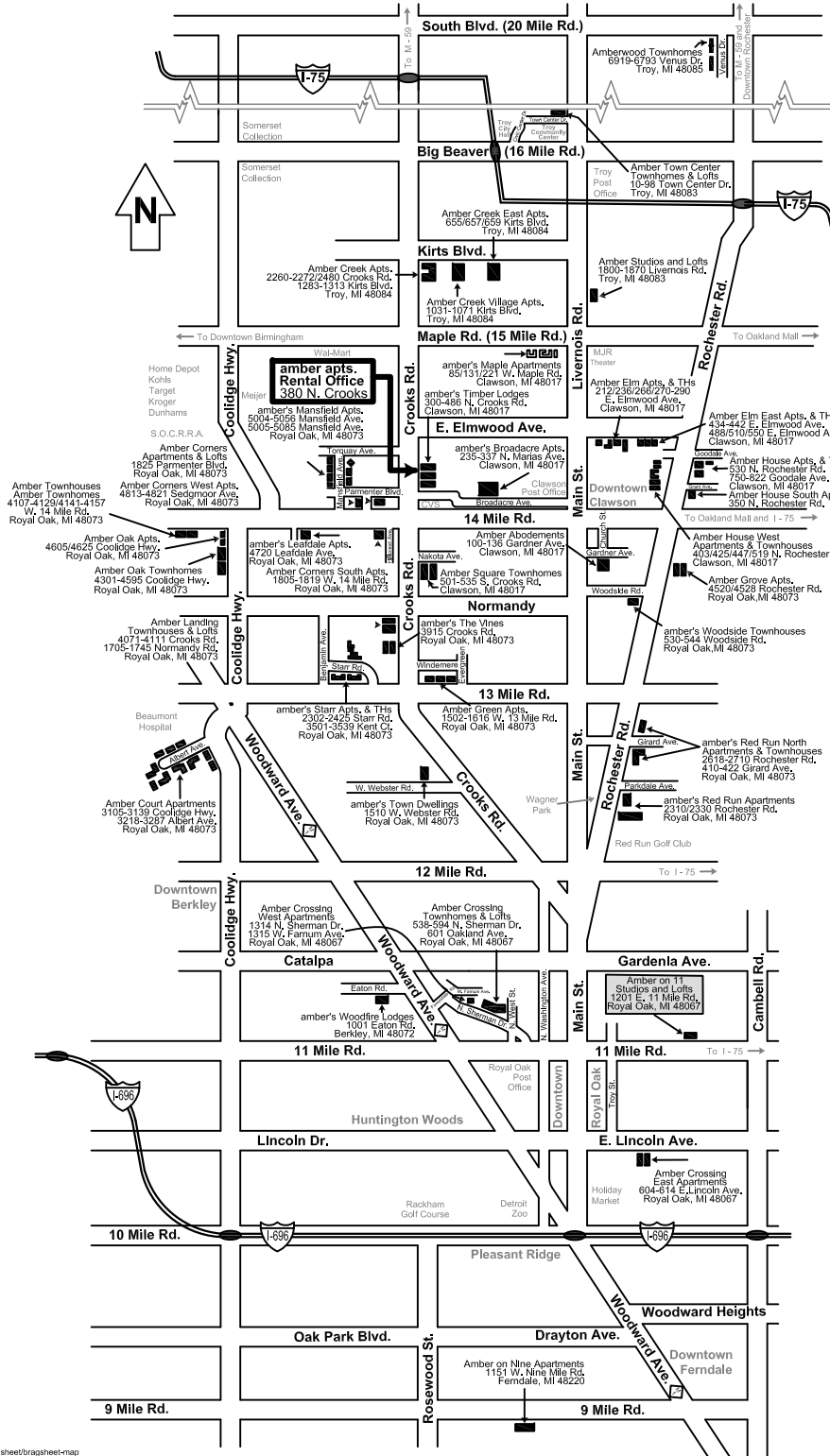


Amber on 11 Studios and Lofts

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Amber on 11 Studios and Lofts

1201 E. 11 Mile Rd.
Royal Oak, MI 48067

- a. **Amber on 11 Mile Studios and Lofts** -- a 3-story brick, metal, and glass building at the northeast corner of N. Rembrandt Ave. and E. 11 Mile Rd., 8 blocks east of Main St., Royal Oak.
 - 2nd floor **Murray Hill** style 0 bedroom studios with hallway entry, full bath, balcony and hardwood floors. Approximately 280 sf in area.
 - 3rd floor **Flat Iron** style 0 bedroom studio lofts with hallway entry, full bath, balcony and hardwood floors. Approximately 398 sf in area, including mezzanine. One unit with den approximately 555 sf in area including mezzanine.
- b. Urban-style studios and studio lofts include hot and cold water, electric cook-top, convection oven/microwave, refrigerator, dishwasher, air conditioner, ceramic tiled bath and kitchen, polished concrete or hardwood floors, and paved parking; but exclude electricity, and telephone/internet. Laundry machines, vertical blinds, and USB charging ports are provided in each unit. Cable T.V. available.
 - c. Dog or cat OK!
- d. **Amber on 11 Studios and Lofts** are within walking distance of Main St. and downtown Royal Oak, Farmers Market, shopping and entertainment; near I-75 and I-696.
 - 1st floor private entry **Union Square** style 0 bedroom studios with full bath, patio and polished concrete floors. Approximately 318 sf in area.

amber properties company
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(See site plan on reverse)