FOR SALE OR LEASE

TWO WEST 11 27200 W ELEVEN MILE ROAD SOUTHFIELD, MI 48034





- Full Building available for ±304,000 SF of office
- 12 Story Glass Office Tower with Prominent building signage visible from I-696
- Entire floorplates up to 20,000 SF available
- Prominent building signage available visible from I-696
- Major interior and exterior renovations planned for 2020
- · Full-service cafe and catering by FreshMart
- Numerous conference and training room facilities in common area
- Community Choice Credit Union bank branch located in main lobby
- Abundant service parking with easy access to all building entrances
- Abundant covered parking available in two attached parking structures
- Located in the heart of Southfield Office Market with proximity to all area freeways: I-696, Northwestern Hwy, John C Lodge Fwy

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Rea Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Cooption to 2020 Friedman Real Estate. All rinths reserved.



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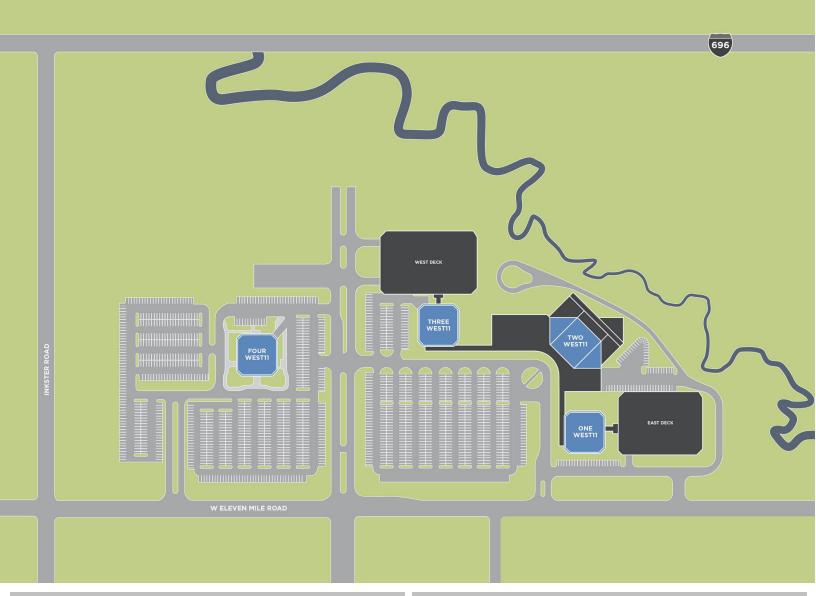
248.324.2000

eCODE 241

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TRAFFIC COUNTS		1	DEMOGRAPHICS		
INTERSECTION	CARS PER DAY		1 MILE	3 MILES	5 MILES
W 11 Mile Rd & Summerdale Dr E	6,295	Total Households	3,388	27,273	80,140
Inkster Rd & W 11 Mile Road	9,282	Total Population	7,006	61,256	191,548
W 11 Mile Rd & American Dr E	17,990	Average HH Income	Average HH Income \$64,301 \$75,033	\$75,033	\$81,528
I-696 Franklin Rd NE	151,779				

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PROPERTY HIGHLIGHTS TWO WEST 11

Property Details			
Address	27200 W 11 Mile Rd		
Number of Floors	12		
Building Size:	±304,507 SF		
Year Built:	1989		
Loading Docks:	3		

	Available RSF
12™ Floor	±20,417 SF
11™ Floor	±20,417 SF
10 ^{7 H} Floor	±20,417 SF
9™ Floor	±20,417 SF
8 TH Floor	±20,417 SF
7™ Floor	±20,417 SF
6™ Floor	±20,417 SF
5 TH Floor	±20,417 SF
4™ Floor	±20,417 SF
3 RD Floor	±20,417 SF
2 ND Floor	±16,382 SF
1 st Floor	±52,737 SF
Lower Level	±31,223 SF
Contiguous	±304,507 SF



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