



## Office For Sale or Lease

### Property Name:

**Location:** 26100 Northwestern Highway

**City, State:** Southfield, MI

**Cross Streets:** N. of 10 Mile Road

**County:** Oakland

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 8,181	<b>Total Available Sq. Ft.:</b> 8,181	<b>Class:</b> A
<b>Typical Floor Plate:</b> 8,181	<b>Min / Max Cont. Sq. Ft.:</b> 8,181 / 8,181	<b>No. of Floors:</b> 1

### PROPERTY INFORMATION

<b>Zoning:</b>	RC, Regional Center	<b>Parking:</b>	96
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Security Systems:</b>	Yes
<b>Roof:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Floors / Covering:</b>	N/A / N/A	<b>Sprinklers:</b>	Yes
<b>Heating:</b>	Yes	<b>Signage:</b>	N/A
<b>Air-Conditioning:</b>	Yes	<b>Delivery Area:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Date Available:</b>	Immediate
<b>Year Built:</b>	2018	<b>Acreage:</b>	2.4

### Current Tenants:

### PRICING INFORMATION

<b>Lease Rate:</b> \$25.00 NNN	<b>Rentable/Usable:</b> N/A	<b>Lease Term:</b> N/A
<b>Sale Price:</b> \$2,800,000 (\$342.26/sqft)	<b>Total Taxes:</b> \$56,445.70 (2019)	<b>Impr Allowance:</b> N/A
<b>Options:</b> N/A	<b>Parcel #:</b> 76-24-22-201-021	<b>Deposit:</b> N/A

### Tenant Responsibility:

**Comments:** New state-of-the-art facility constructed in 2018. Beautiful outdoor area with picturesque views. Prime location in Southfield with immediate access to I-696, Lodge Freeway (M-10) and Northwestern Highway.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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