



FOR LEASE | VANGUARD CENTER | MARKETING BOOK
23800 W 10 MILE ROAD, SOUTHFIELD, MICHIGAN 48033

PRESENTED BY:
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VANGUARD CENTER

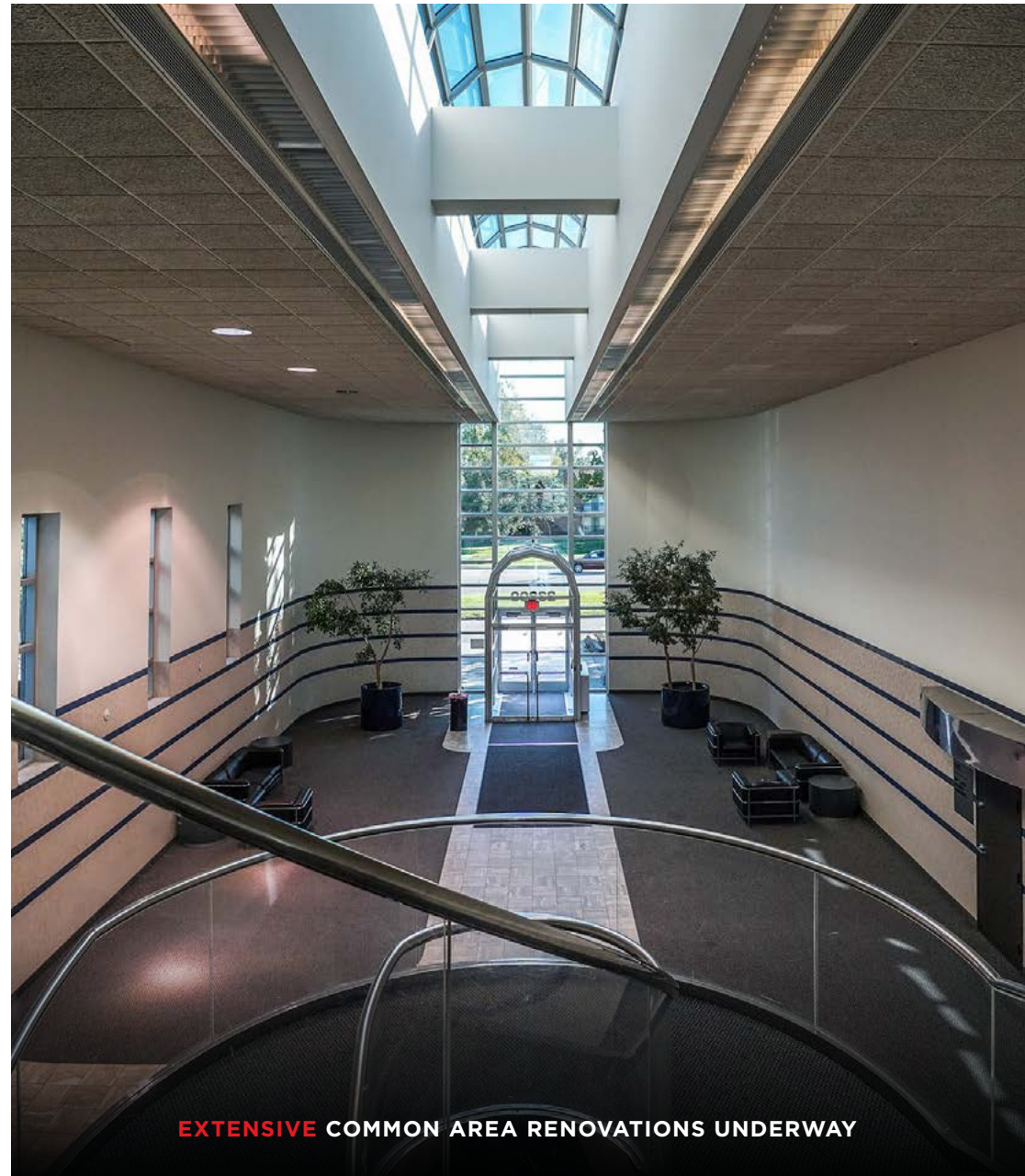
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PROPERTY DETAILS

- **New Ownership and Management**
- 500 SF to 30,000 SF available for lease
- 5,596 SF suite available with private entrance
- 13,000 SF of data center space available
- Up to 30,000 SF of built-out call center space
- Common area updates coming soon
- Abundant parking
- Conveniently located on 10 Mile, just east of Telegraph Rd
- On-site storage
- Building signage available
- Aggressive rental rates
- BV/OS Zoning

Rental Rate	\$14.50 SF/yr gross plus electric
County	Oakland
Total Building SF	± 112,610 SF
Max. Contiguous	± 30,000 SF
Data Center	± 13,000 SF
Year Built	1986
# Parking Spaces	350
Parking Ratio	5.3/1000



EXTENSIVE COMMON AREA RENOVATIONS UNDERWAY

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TELEGRAPH ROAD

90,721 VPD

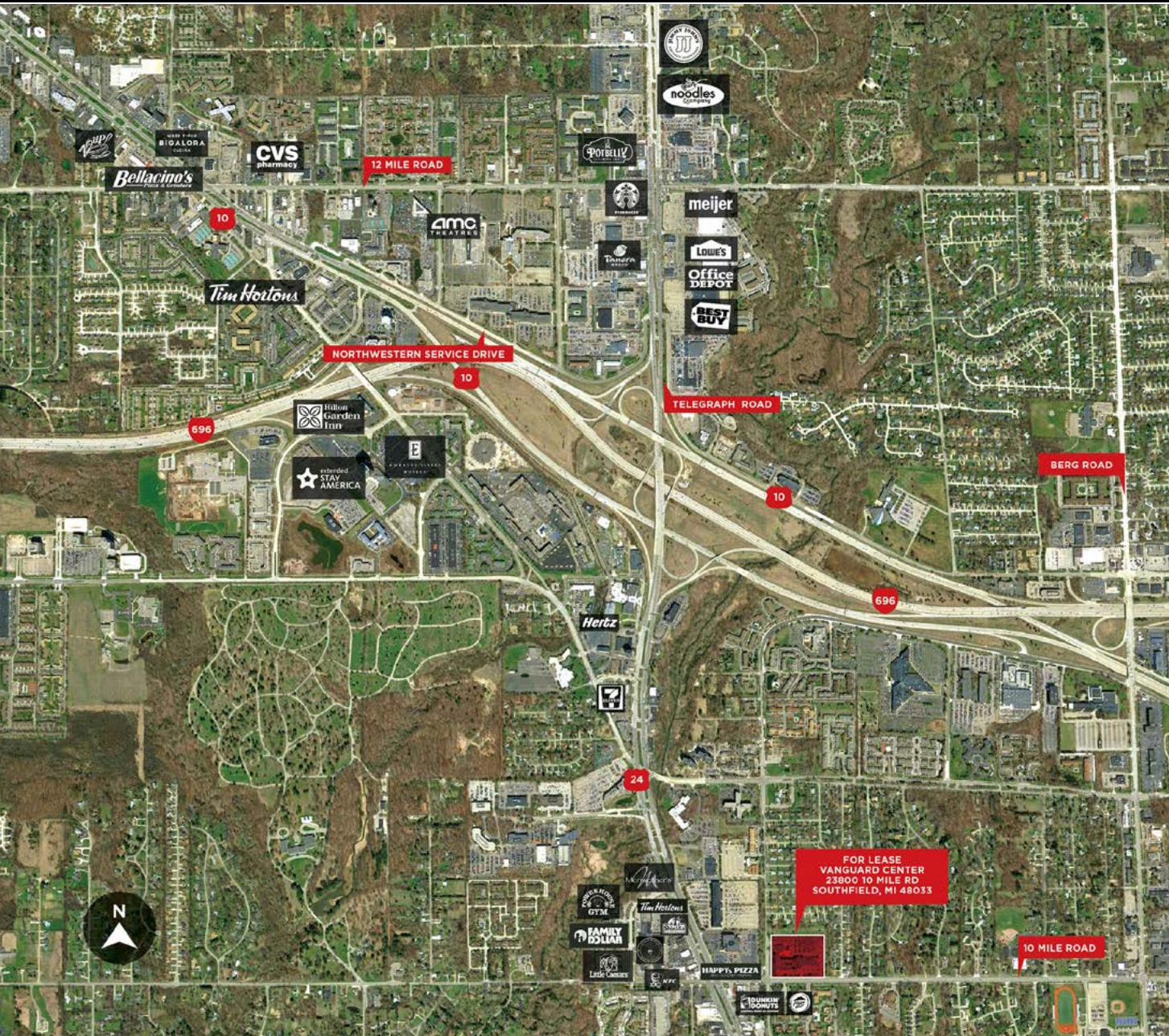
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23,272 VPD

10 MILE ROAD

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AREA AMENITIES

RESTAURANTS

Bacco Ristorante
Cafe Clare
Star Deli
Fishbone's
Red Balloon Saloon
Beans & Cornbread
Little Daddy's
Panera Bread
Duo Restaurant
7 Bar and Grill
Golden Hoy
Subway
Pho Lucky
Shish Kabob Express
Chipotle Mexican Grill
Maria's Cafe
Zyggys Grill
Tim Horton's
Cafe Thai
Soup Dive
Jamaica Fenton's
Grape Leaves
Bellacino's
Bigalora
Ram's Horn
Zoup!
Jimmy John's
Potbelly
Rusty Bucket
Leo's Coney Island

BANKS

Bank of America
Comerica Bank
Talmer Bank
Huntington Bank
Chase Bank
Hantz Bank
America 1 CU
Community Choice CU
FME Federal CU
Zeal CU
Michigan First CU
People Driven CU

HOTELS

The Westin
SpringHill Suites
Courtyard
Candlewood Suites
Baymont Inn & Suites
Hilton Garden Inn
Detroit Marriott
Holiday Inn Express
Embassy Suites
Comfort Suites
Extended Stay America
Red Roof Inn
Quality Inn

GYMS / FITNESS

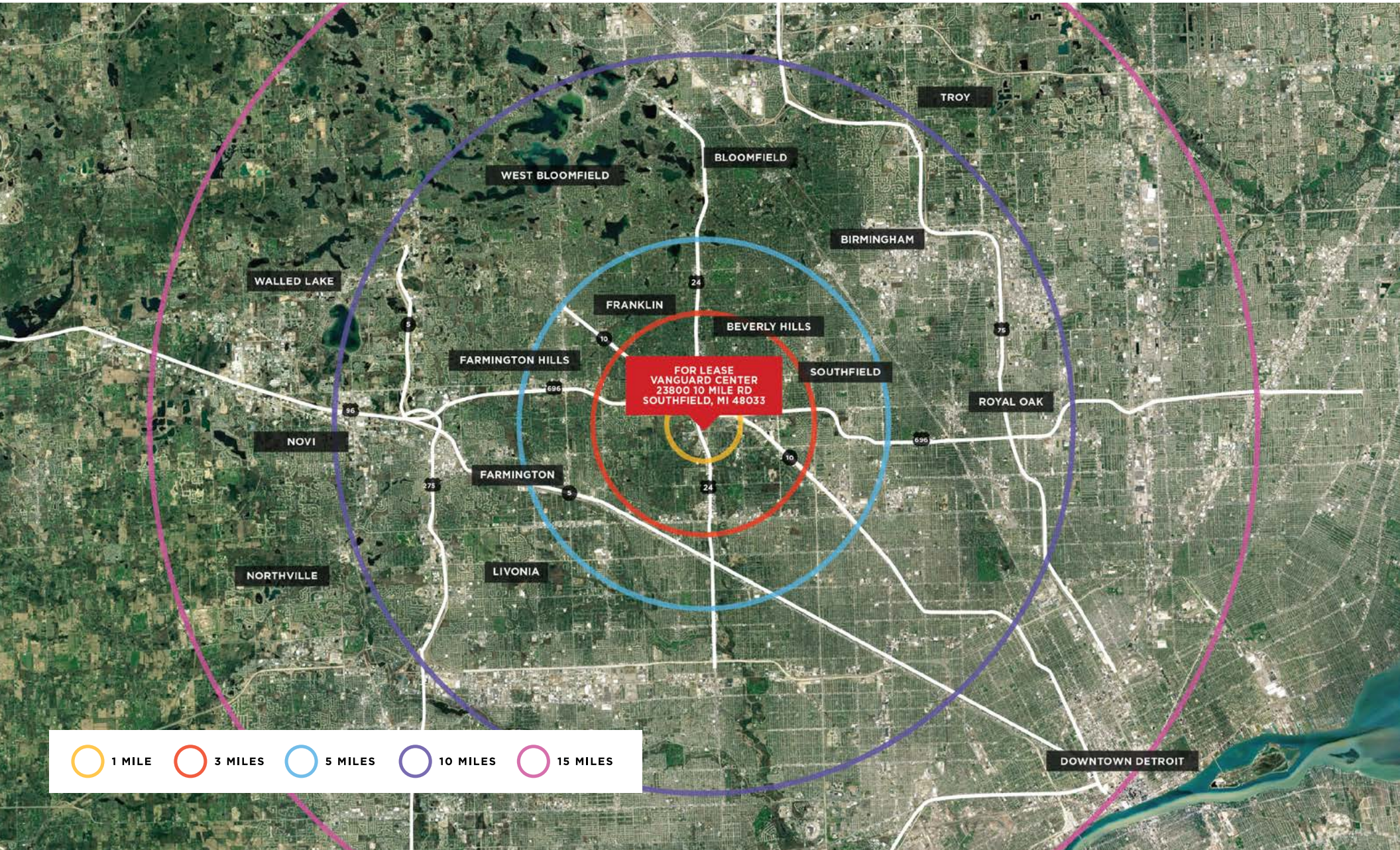
LA Fitness
Franklin Athletic Club
Powerhouse Gym
Every Body
Planter Fitness
Crossfit

SHOPPING/ ENTERTAINMENT

AMC Star Theatre
Office Depot
Meijer
Lowes
Best Buy
Peer 1 Imports

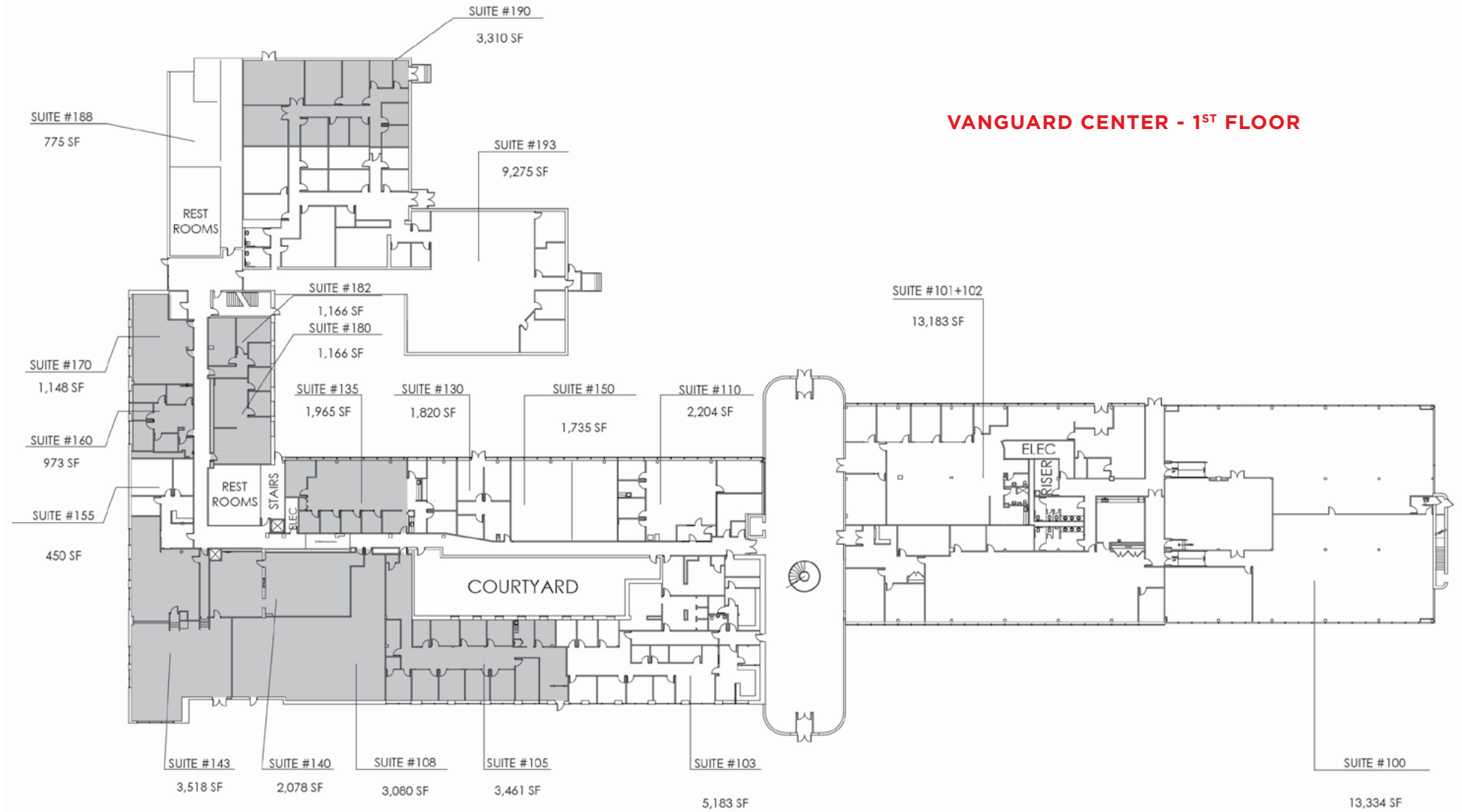
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VANGUARD CENTER - 2ND FLOOR

