

Class A Headquarters Sublease Opportunity



Your Future HQ Address

In the heart of Farmington Hills, this Class A office delivers a standout sublease opportunity for enterprise users in automotive, tech and beyond. Bold architecture, elevated amenities and prime I-696 visibility make it a space that's built to impress and ready to perform.

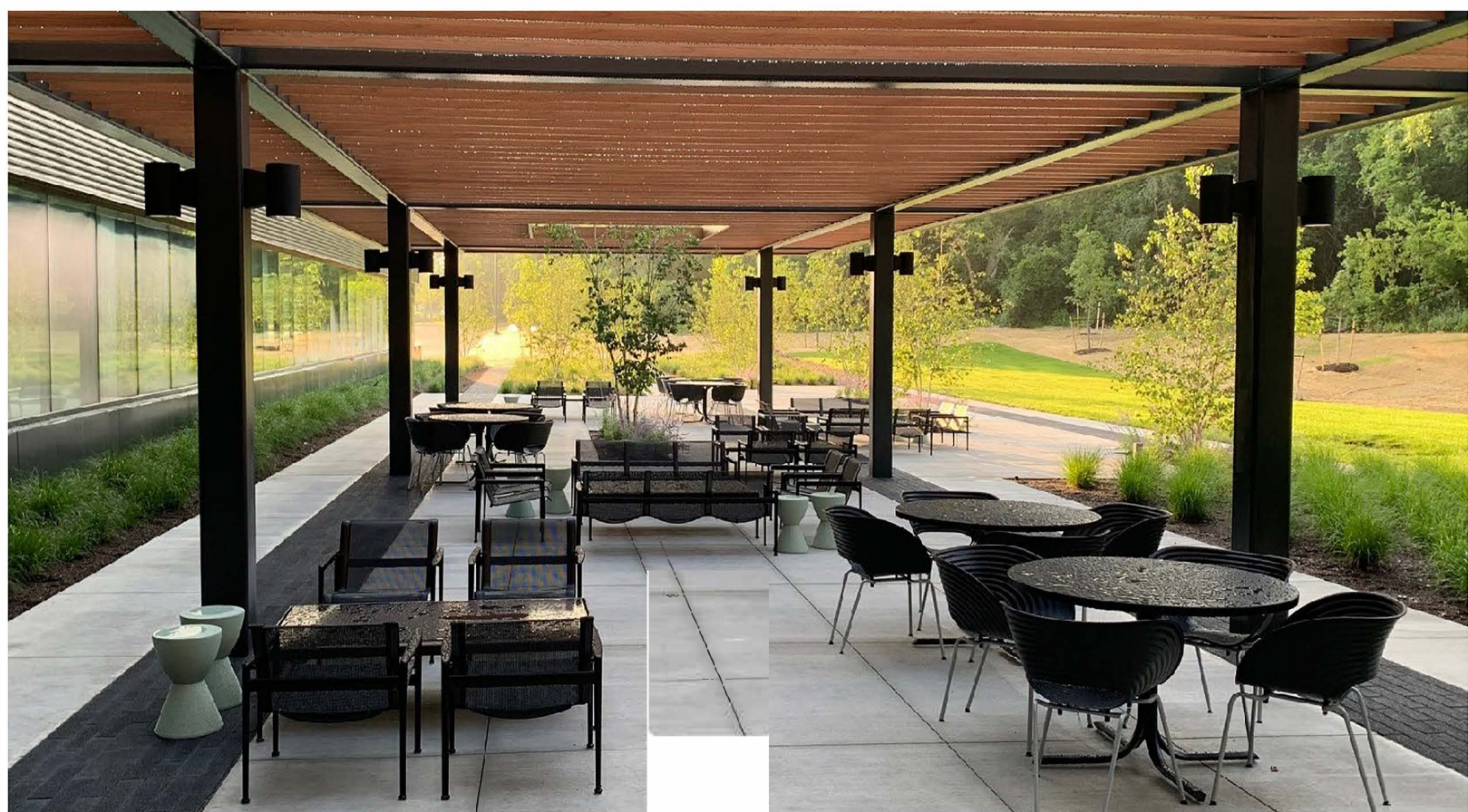




Property Highlights

- **200,000** total square feet
- Built in **2021**
- Modern, **state of the art** finishes
- **Prominent expressway** visibility and signage opportunity
- **1,100** parking spaces with multiple EV chargers
- Full building **backup generator**
- **Full-service** cafeteria & fitness center
- **Outdoor seating** with a pond, wooded views & a walking trail
- Flexible and centralized **Conferencing Center**





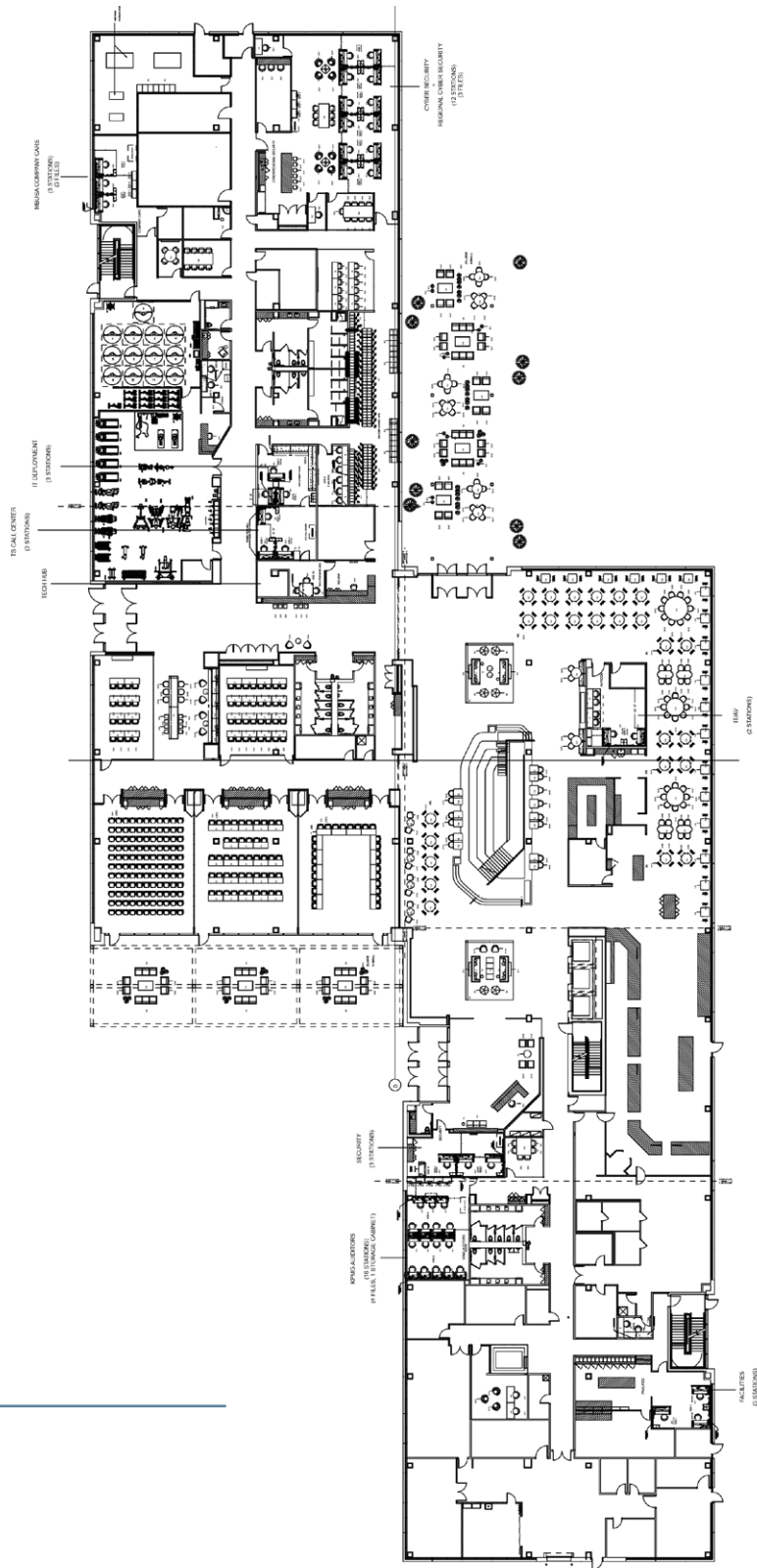


Space That Scales

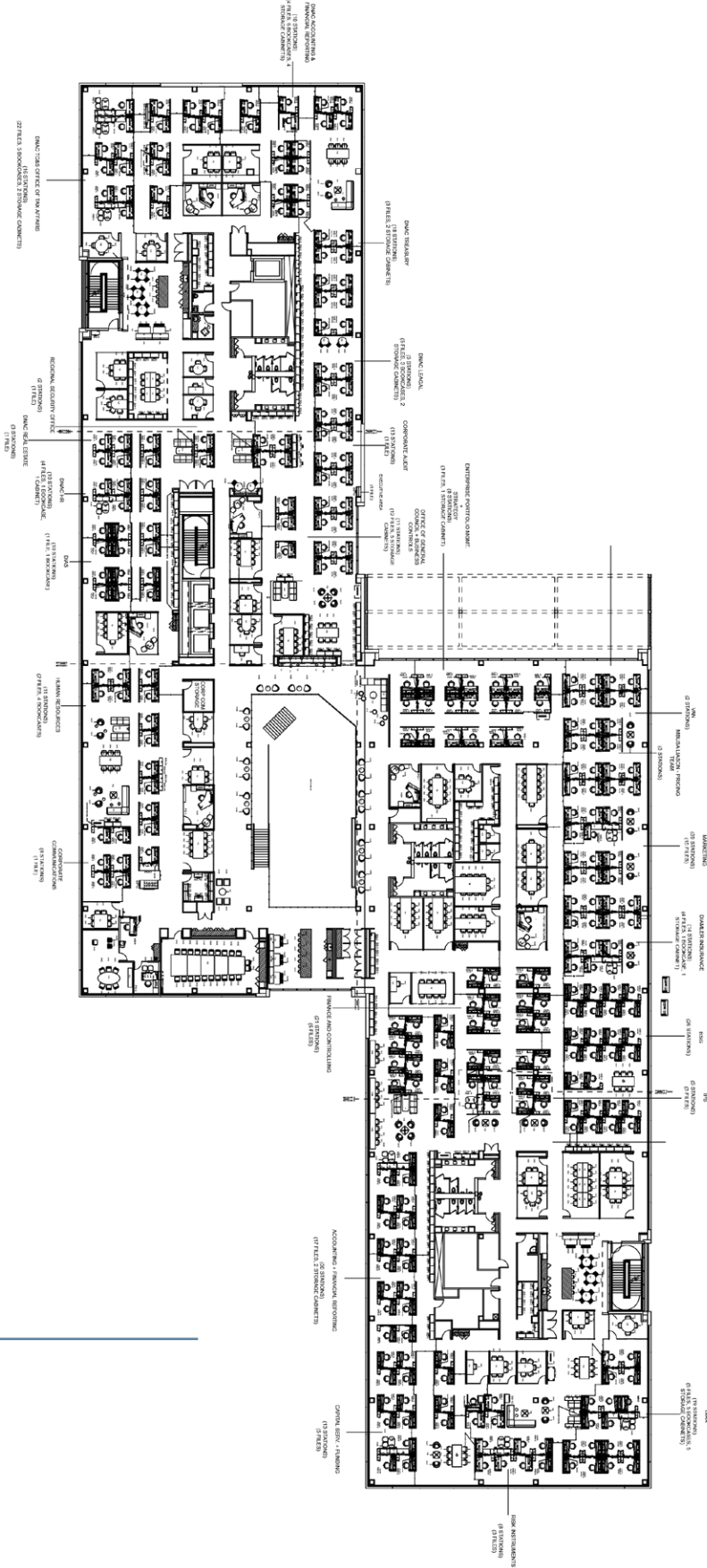
Built for presence and scale, 35555 W 12 Mile Rd offers open floorplans with industrial-style details and natural light, framed by expansive windows, and with all the modern amenities.

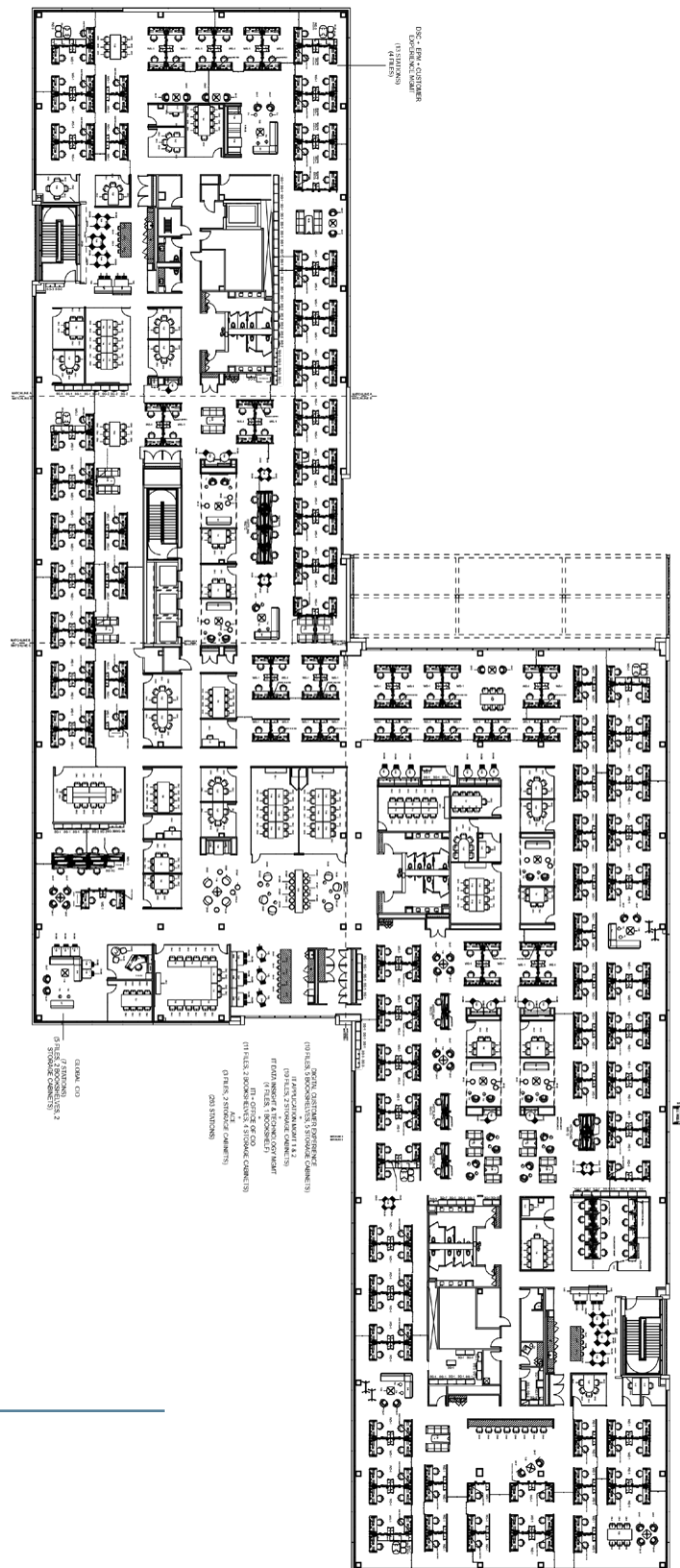


Floor 1



Floor 2





Floor 3



35555 W 12 Mile Rd is located in Farmington Hills, one of the most prosperous suburbs in the country. Just minutes from Woodland Hills Nature Park, the location offers everyday conveniences, diverse dining options and a balance of green space and executive appeal.

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ENTERTAINMENT

16

FITNESS

●

RESTAURANTS

59


SHOPPING

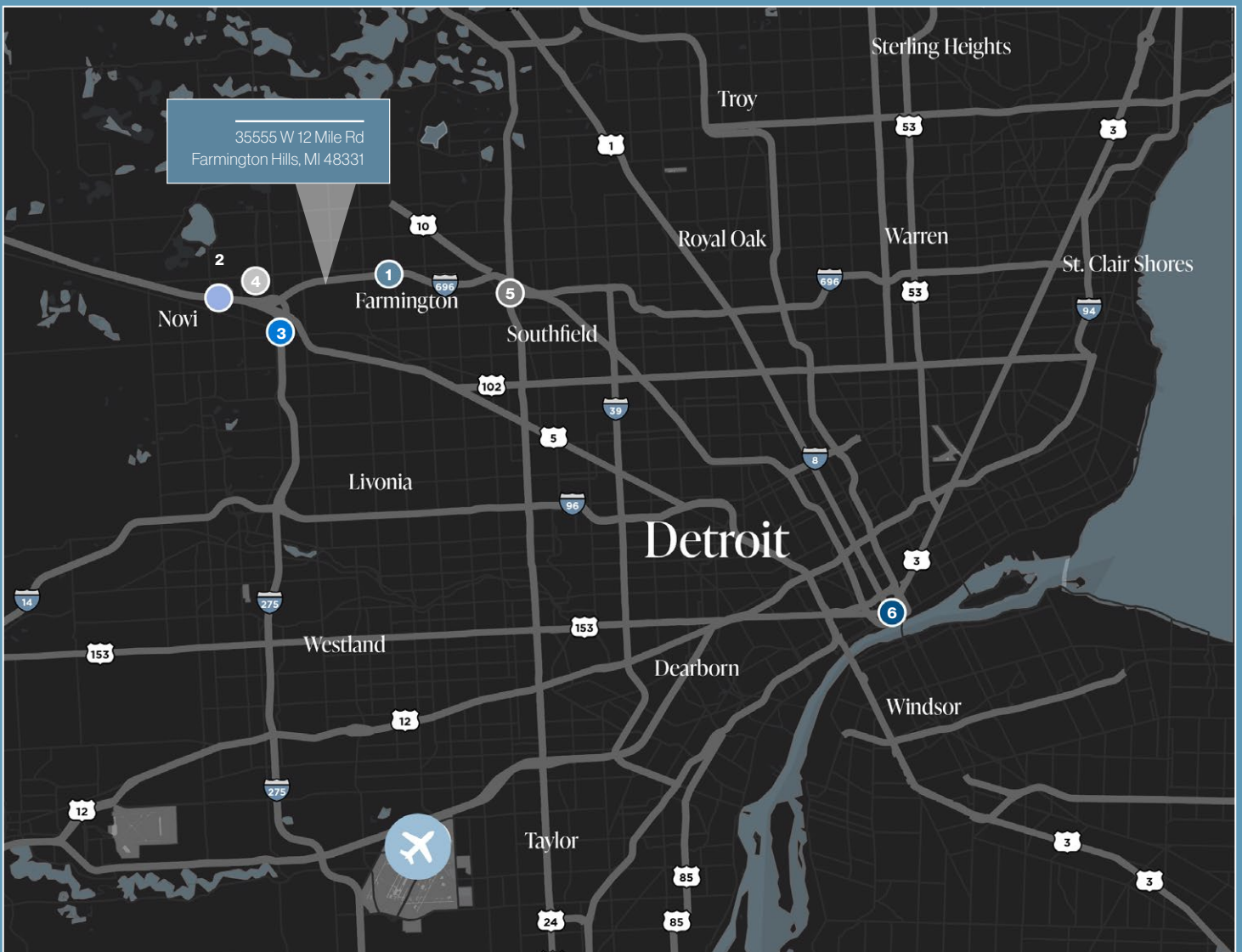
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HOTELS

Location with Leverage

Strategically located at the intersection of I-696 and W 12 Mile Road, the property offers effortless access to key business hubs across metro Detroit. With direct freeway frontage, generous parking and less than a 30-minute drive to Detroit Metropolitan Wayne County Airport, commuting and client travel are streamlined from every direction.

- 1 I-66 - 4 min
- 2 I-96 - 5 min
- 3 I-275 - 7 min
- 4 Route 5 - 8 min
- 5 Hwy 24 - 10 min
- 6 Downtown Detroit - 30 min
-  Detroit Metropolitan Airport - 28 min





35555 W 12 Mile Rd
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