



ORCHARD LAKE OFFICE CENTER

28230 Orchard Lake Rd, Farmington Hills, MI



MULTI-TENANT OFFICE
PRIME LOCATION



KYYBA OWNER USER
100% OCCUPIED



16,732 +/- SF
2 STORIES



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REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS



ASKING PRICE
\$1,999,999



PARKING
66 SPACES



YEAR BUILT/RENOVATED
1971 / 2008



BUILDING SIZE
16,732 +/- SF



LOT SIZE
0.86 ACRES



PROPERTY TYPE
MULTI-TENANT OFFICE

INVESTMENT HIGHLIGHTS

Prime Orchard Lake Corridor Location: Situated along one of Farmington Hills' most desirable commercial stretches, offering excellent visibility and proximity to West Bloomfield and major retail centers.

Ideal for Owner-User Occupancy: Perfect opportunity for businesses seeking to own and occupy their space, with flexible suite configurations to accommodate various professional uses.

Direct Access & Ample Parking: Convenient direct suite entry and generous on-site parking ratio, enhancing accessibility for staff and clients.

Versatile Zoning for Office, Medical, or Professional Use: Suitable for a wide range of uses including general office, medical, dental, or wellness services.

Strong Demographics & Business Environment: Located in a high-income, densely populated area with a strong professional and healthcare presence.

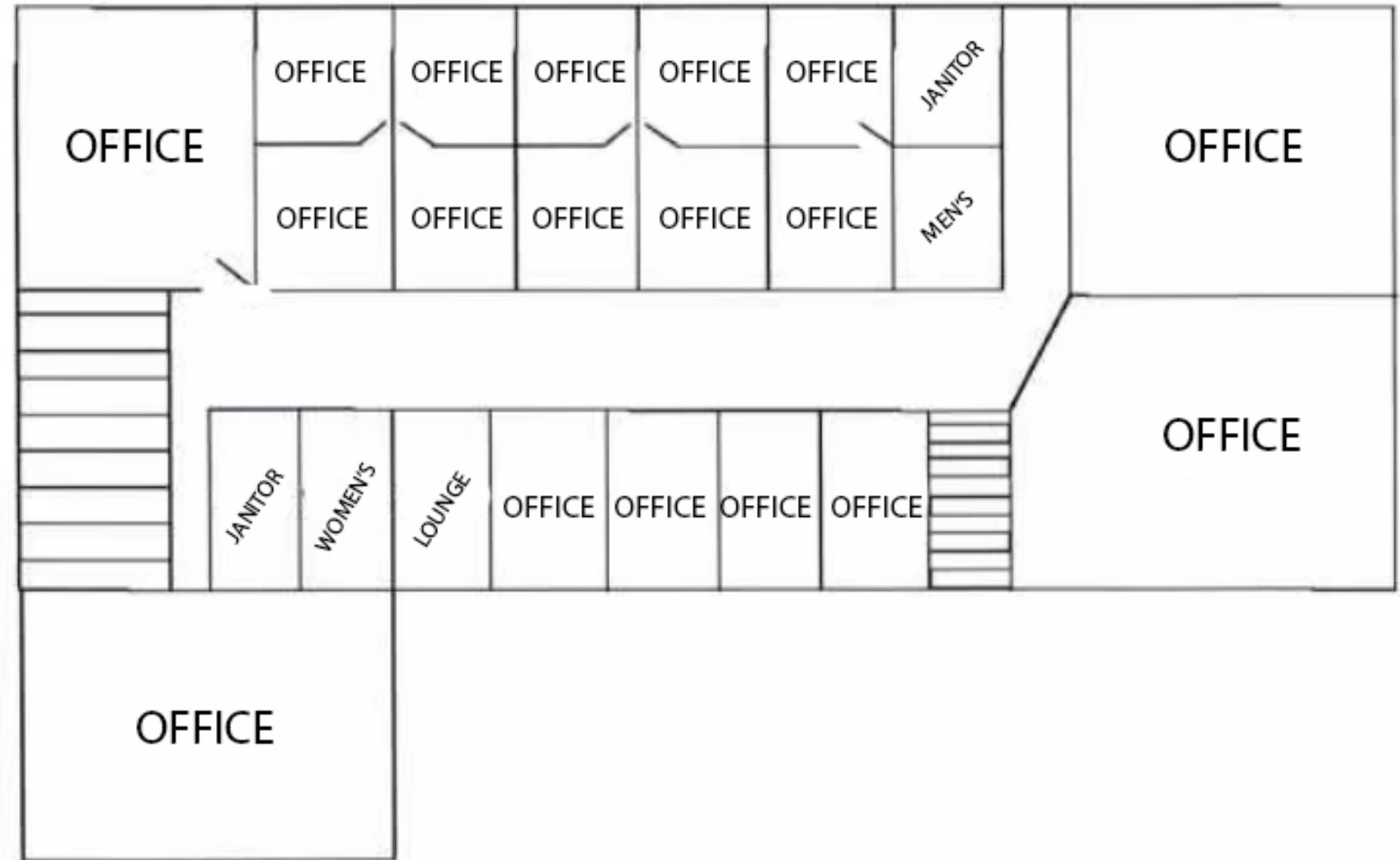
Excellent Connectivity: Quick access to I-696, M-5, and Northwestern Hwy, making it easy to reach Detroit, Southfield, and surrounding suburbs.

Single-Story Layout for Operational Efficiency: Efficient floor plan with no vertical circulation needed—ideal for medical or service-based businesses.

Signage Opportunities for Brand Visibility: High-traffic frontage allows for prominent signage, boosting brand exposure to thousands of daily commuters.



FLOOR PLAN



OFFERING MEMORANDUM

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CORRIDOR VIEW



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PROPERTY PHOTOS



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AERIAL VIEWS

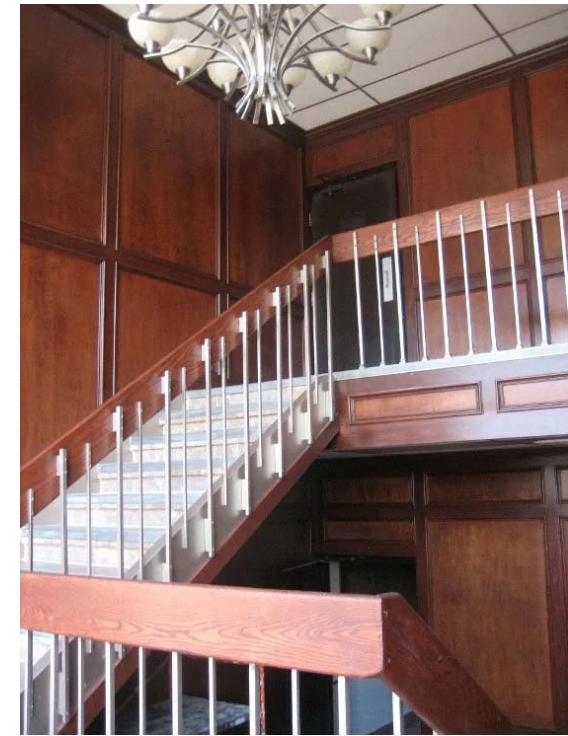


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PROPERTY PHOTOS



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LOCATION OVERVIEW



Farmington Hills, located in Oakland County, Michigan—one of the wealthiest counties in the United States—is a thriving and dynamic community renowned for its high quality of life. Positioned strategically along Orchard Lake Road, a major corridor for shopping, dining, and business, Farmington Hills offers exceptional connectivity to neighboring areas and serves as a vibrant commercial hub.

Prime Location and Connectivity

Nestled at the crossroads of major highways like I-696 and M-5, Farmington Hills ensures seamless access to Metro Detroit and beyond. This connectivity makes it an ideal location for businesses and residents alike, combining urban convenience with suburban tranquility.

Thriving Economy and Corporate Presence

Farmington Hills boasts a robust economic foundation supported by a dynamic mix of global corporations, small businesses, and a bustling retail sector. It is home to the headquarters of several major companies, including:

- Gale: A leader in education and research resources.
- Mango Languages: A top innovator in language learning software.
- 5-Hour Energy: A globally recognized energy supplement brand.
- The Sharper Image: A household name for innovative consumer products.

The city also hosts the United States headquarters of several multinational corporations:

- Bosch, a global leader in technology and services.
- Mercedes-Benz Financial Services, a key player in automotive financing and leasing.
- TD Auto Finance, a subsidiary of Toronto-Dominion Bank.

Farmington Hills' corporate legacy is further highlighted by its history as the headquarters for iconic companies such as Compuware, White Motor Company, A&W Restaurants, and Michigan National Bank. These organizations have contributed to the city's status as a hub for advanced industries and business innovation.

The broader Detroit region, encompassing Farmington Hills, is home to nine of Michigan's 18 Fortune 500 companies, collectively generating over \$427 billion in revenue in 2022. This concentration of major corporations underscores the area's economic strength and global appeal.

Outstanding Quality of Life

Farmington Hills is celebrated for its top-rated schools, low crime rates, and diverse neighborhoods, making it one of Metro Detroit's most desirable places to live. The city also offers abundant green spaces such as Heritage Park and Farmington Hills Golf Club, providing residents with year-round recreational opportunities. Its blend of suburban comfort and urban convenience makes it a magnet for families and professionals.

Cultural and Recreational Opportunities

The city features a rich cultural scene with venues like the Costick Activities Center, offering year-round entertainment and activities. With its premier parks and recreational facilities, Farmington Hills is a community that values wellness, family, and connectivity.

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OPPORTUNITY HUB



Farmington Hills: Prime Office Market

Farmington Hills is an ideal location for offices and headquarters, meeting the growing demand for flexible, affordable, and high-quality workspaces. The city's thriving economy, corporate presence, and strategic location create a strong market for small businesses, startups, and professionals seeking private office solutions.

The proximity of global headquarters and regional offices further drives demand for flexible workspaces, making microsuites an attractive and logical choice. Farmington Hills combines economic strength, corporate prestige, connectivity, and quality of life to create an unparalleled environment for both businesses and residents.

As home to industry leaders like Bosch, Mercedes-Benz Financial Services, Gale, and 5-Hour Energy, the city offers unmatched connectivity, prestige, and growth potential.



Mercedes-Benz Financial Services Corporate Headquarters



Bosch Corporate Headquarters

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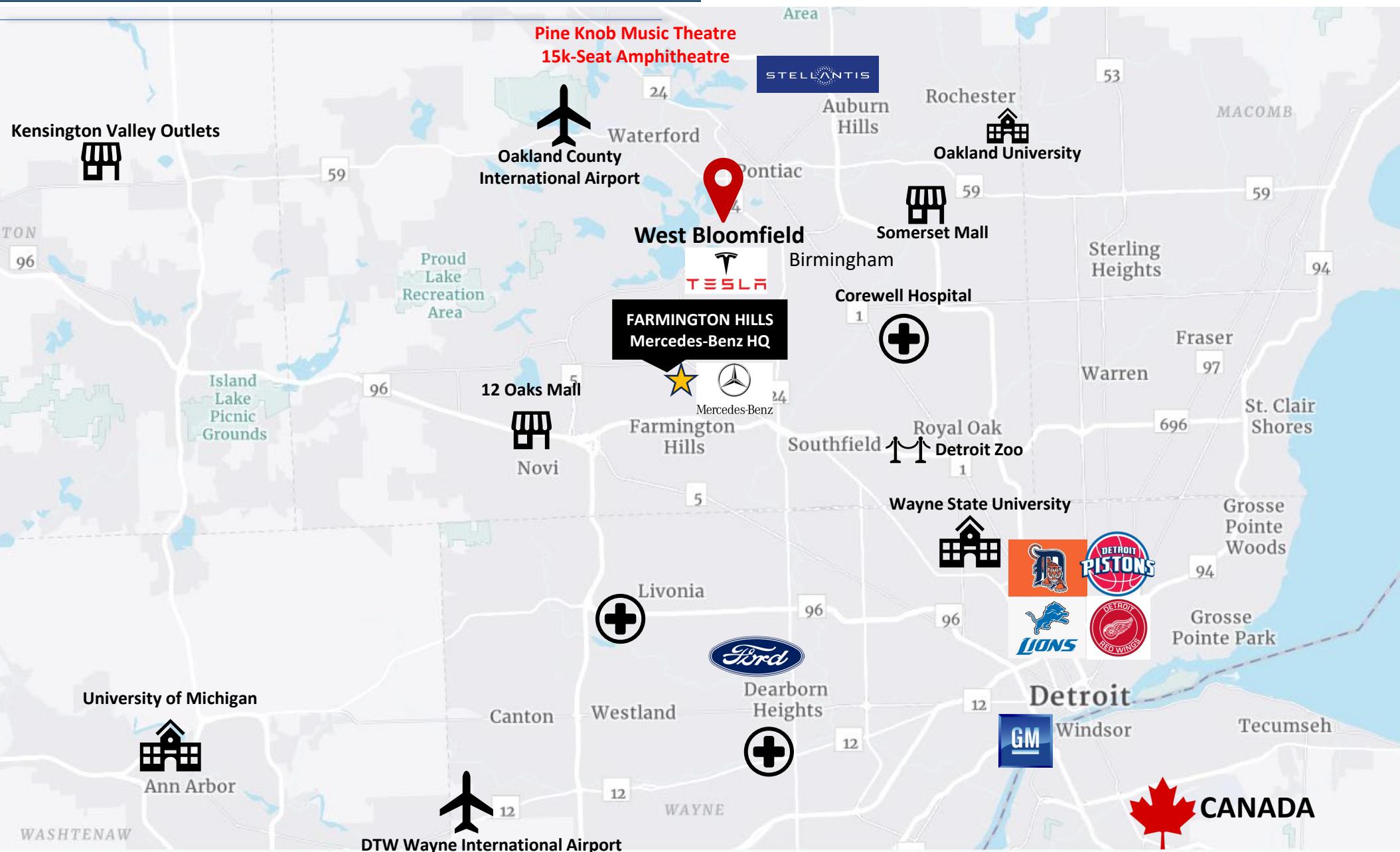
LOCAL OVERVIEW



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AREA OVERVIEW



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LOCATION DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Current Year Summary			
Total Population	7,927	65,504	186,045
Total Households	3,806	27,592	82,672
Total Family Households	1,972	17,599	49,021
Average Household Size	2.06	2.33	2.22
Median Age	41.5	46.0	44.7
Population Age 25+	5,964	49,332	140,898

Current Year Population by Sex			
Male Population	3,754	31,547	89,552
% Male	47.4%	48.2%	48.1%
Female Population	4,173	33,957	96,493
% Female	52.6%	51.8%	51.9%

Current Year Income and Households Summary			
Average Household Income	\$106,223	\$146,006	\$138,419

Current Year Summary Business Data			
Total Businesses	803	4,380	9,828
Total Daytime Population	11,841	80,517	227,235
Daytime Population: Workers	8,157	48,373	135,019
Daytime Population: Residents	3,684	32,144	92,216

IN 5-MILE RADIUS



POPULATION
186,045



HOUSEHOLD
82,672



AVG. HLD. INCOME
\$138,419

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- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.