

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

23756 MICHIGAN AVE

23756 Michigan Ave, Dearborn, MI 48124



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

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OFFERING SUMMARY: 23756 Michigan Ave | Dearborn, MI 48124



PROPERTY OVERVIEW

Stately newer construction Office Building in Prime West Dearborn location near Retail, Medical, and Dining & Entertainment options.

OFFERING SUMMARY

Lease Rate: \$19.00 SF/yr (Gross + Utilities)
 Building Size: 13,422 SF
 Available SF: 4,362 - 8,890 SF
 Year Built: 2004
 Zoning: BB - Community Business District

PROPERTY HIGHLIGHTS

- Newer construction Office Building
- Prime West Dearborn location
- High-End finishes throughout
- Rare dedicated Parking Lot with over 50 spaces
- Locally owned with On-Site Management
- Tenant Incentives available to qualified Tenants
- Small business ready Suites available including utilities and internet

BUILDING/PROPERTY INFORMATION: 23756 Michigan Ave | Dearborn, MI 48124
BUILDING INFORMATION

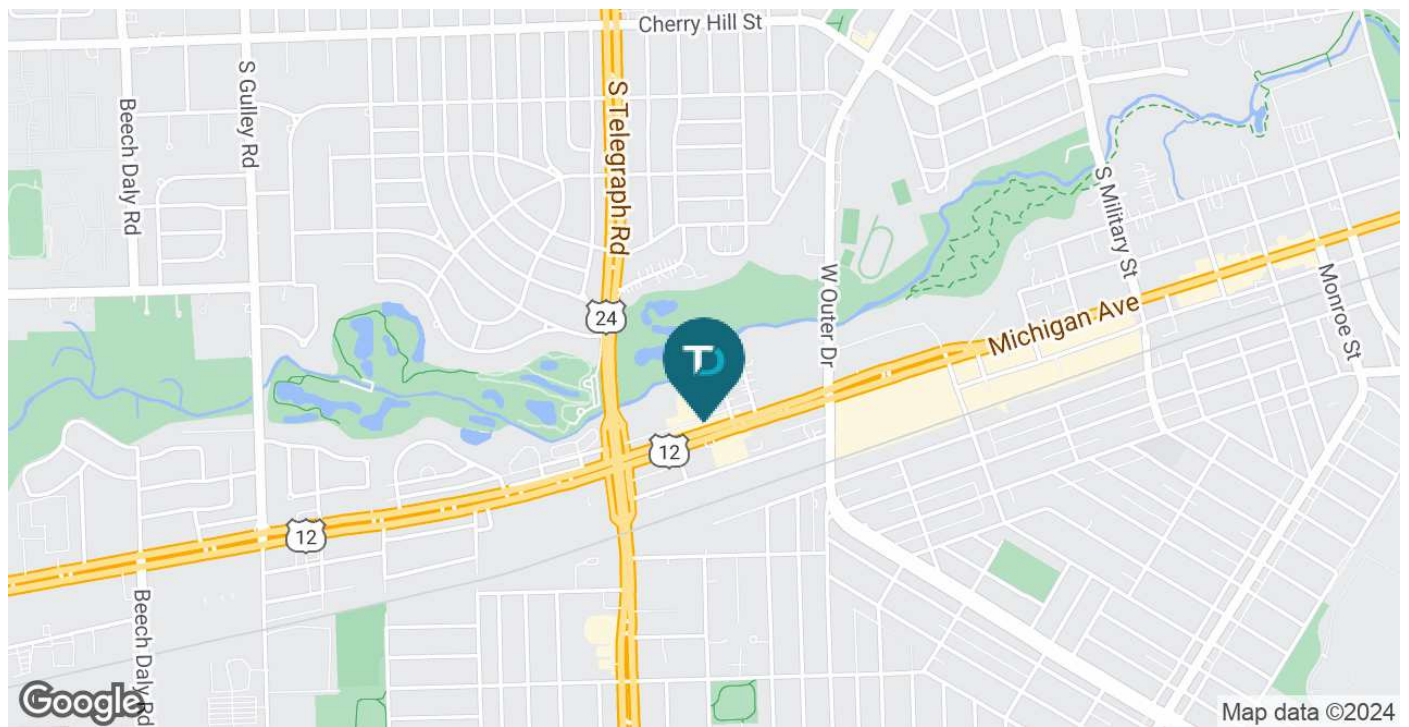
Lease Rate:	\$19.00 SF/yr (Gross + Utilities)
Building Size:	13,422 SF
Year Built:	2004
Number of Floors:	3
Parking Spaces:	50

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	BB - Community Business Dis
Traffic Count:	Michigan Ave - 41,620 vpd Telegraph Rd - 52,677 vpd (MPSI 2022)
Legal Description:	Available Upon Request
APN:	82-09-213-01-104

LOCATION INFORMATION

Located on Michigan Avenue just West of Outer Drive with easy access to Telegraph Road and 11 minutes to Detroit.



LEASE SPACES: 23756 Michigan Ave | Dearborn, MI 48124



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	100 - 8,890 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	4,362 - 8,890 SF	Gross + Utilities	\$19.00 SF/yr	Can combine with Second floor
200	Available	4,528 - 8,890 SF	Gross + Utilities	\$19.00 SF/yr	Can combine with First floor
3	Available	100 SF	Gross + Utilities	Negotiable	-



EXTERIOR PHOTOS: 23756 Michigan Ave | Dearborn, MI 48124





EXTERIOR PHOTOS: 23756 Michigan Ave | Dearborn, MI 48124



INTERIOR PHOTOS: 23756 Michigan Ave | Dearborn, MI 48124



Back Entrance



Lobby



Reception area



Reception area

INTERIOR PHOTOS: 23756 Michigan Ave | Dearborn, MI 48124



Hall



Conference Room



Offices



Single Office

INTERIOR PHOTOS: 23756 Michigan Ave | Dearborn, MI 48124



Conference Room



Third Floor



Third Floor Lobby



Elevator



FLOOR PLANS: 23756 Michigan Ave | Dearborn, MI 48124

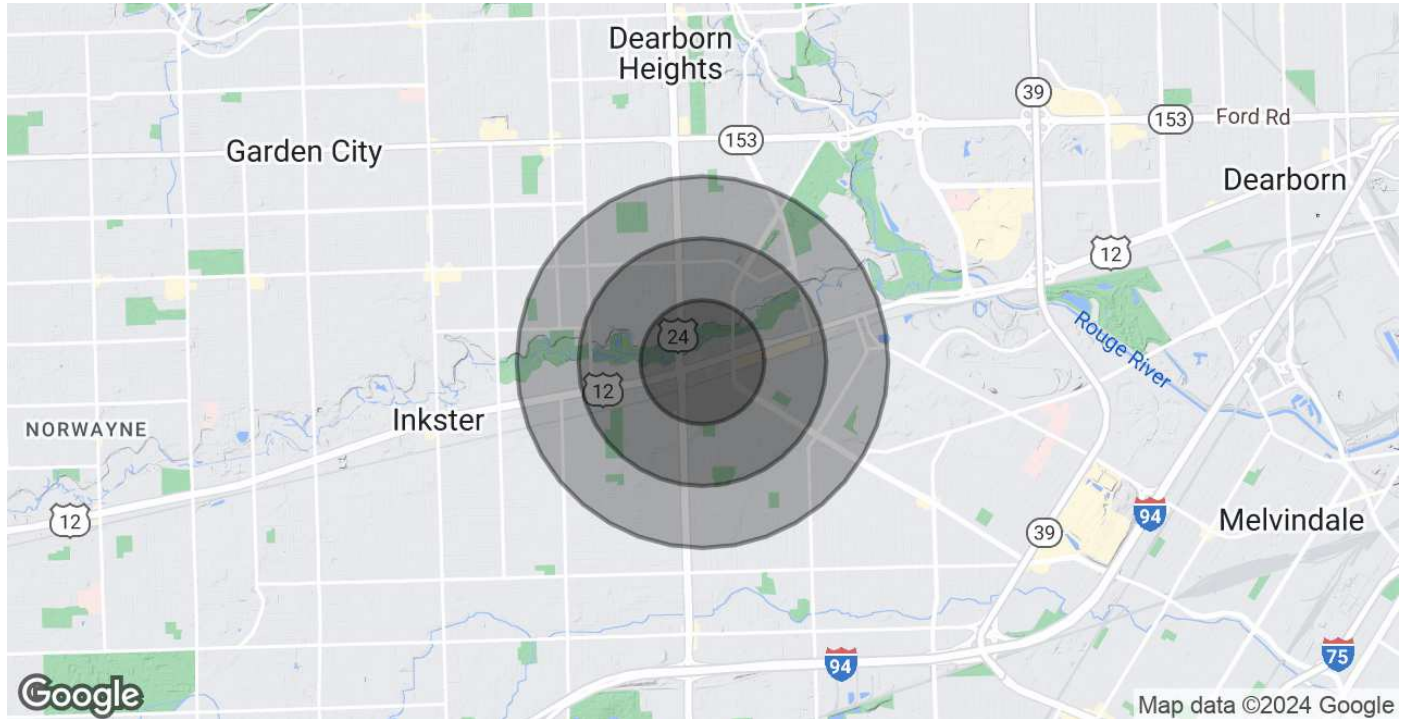


All room dimensions are approximate and are based on most current site plan(s).
Resubmitted 10/20/20

RETAILER MAP: 23756 Michigan Ave | Dearborn, MI 48124



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT: 23756 Michigan Ave | Dearborn, MI 48124


POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,800	13,272	31,107
Average Age	40.1	40.0	39.8
Average Age (Male)	39.3	39.6	38.8
Average Age (Female)	40.8	40.8	40.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,287	5,994	13,991
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$94,635	\$91,280	\$82,960
Average House Value	\$197,837	\$183,327	\$161,635

2020 American Community Survey (ACS)