

# FOR LEASE | RETAIL

## SOUTHFIELD RESEARCH PARK RETAIL BLDG



**20840 LAHSER AVENUE  
SOUTHFIELD, MI 48033**

**Total Building Size:** 13,157 SF  
**Available Space:** 1,312 SF - Building N, Suite 3  
**Rental Rate:** \$12.00 SF/yr (NNN)\*  
**Year Built:** 1986-1990

### PROPERTY HIGHLIGHTS:

- Onsite Property Management
- ±1,300 SF Retail Space available within populated research park
- Prominent building signage available on Lahser Rd.
- Central location with proximity to all expressways, including I-75, I-696, M-10
- Onsite security
- Brand new leasehold improvements already completed
- Abundant onsite parking

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FOR MORE INFORMATION **PLEASE CONTACT:**



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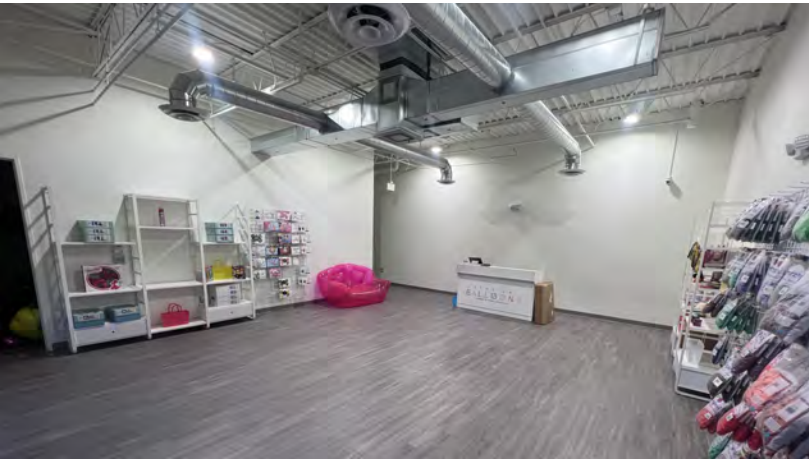
# SOUTHFIELD RESEARCH PARK RETAIL PROPERTY **AVAILABILITY**

## AVAILABLE RETAIL SUITES

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
20840 - Building N - SUITE 3	Retail	\$12.00 SF/yr	NNN*	1,312 SF	Immediate

\*Rent is quoted on a triple-net (NNN) basis, excluding taxes, building insurance and common area maintenance expenses. NNN charges are estimated to be approximately \$4.25 per square foot per year and shall be billed to Tenant on a monthly basis. Rental rate is subject to a \$0.25 per square foot annual increase. Quoted rent is for "as is" space, subject to length of lease, leasehold improvements, etc. Gas and electric are separately metered and are the responsibility of the tenant.

\*\*Rate subject to change depending upon Tenant's Leasehold Improvement requirements.





## SOUTHFIELD RESEARCH PARK SITE **MAP**



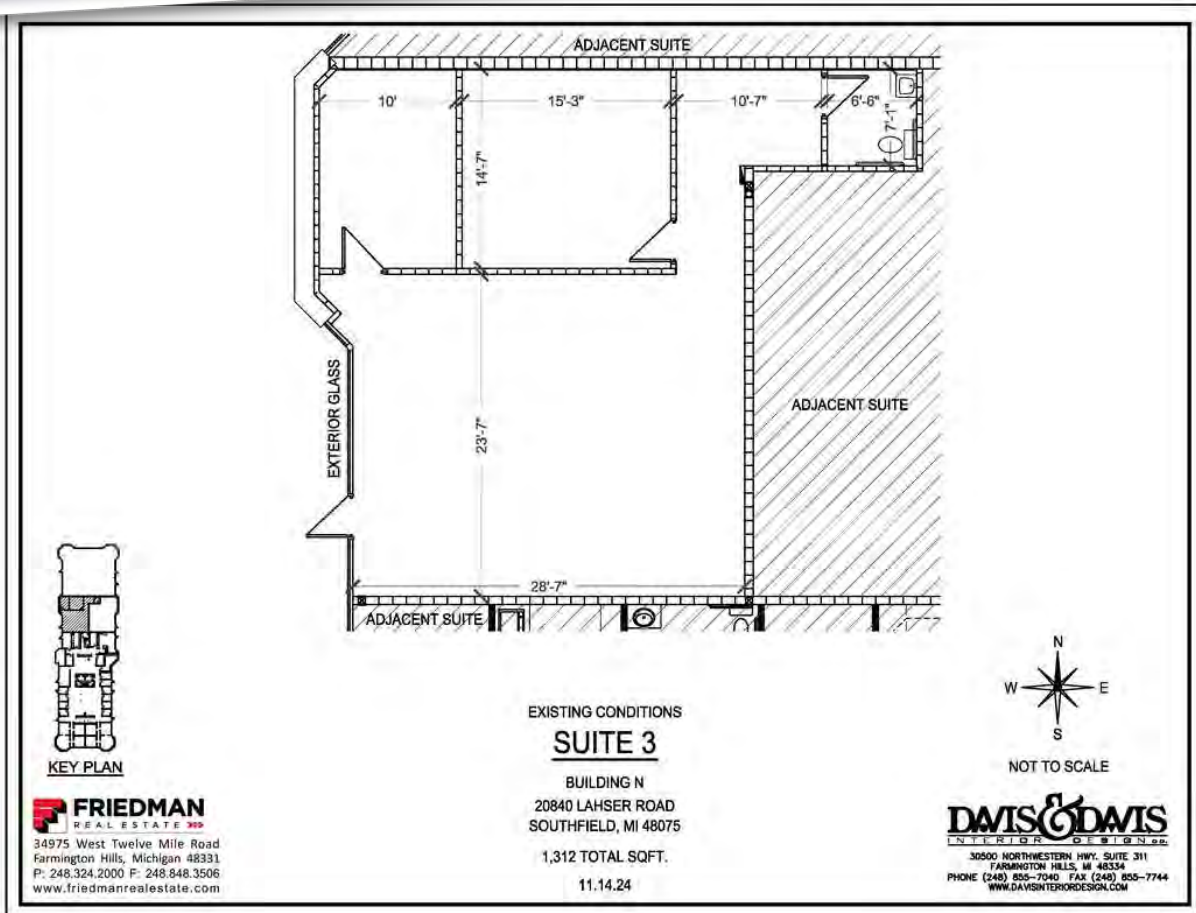
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## SOUTHFIELD RESEARCH PARK RETAIL SUITE 3 FLOOR PLAN



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