

PROPERTY FOR LEASE

Lockdale Business Center

24725 W. Twelve Mile Road Southfield, MI 48034



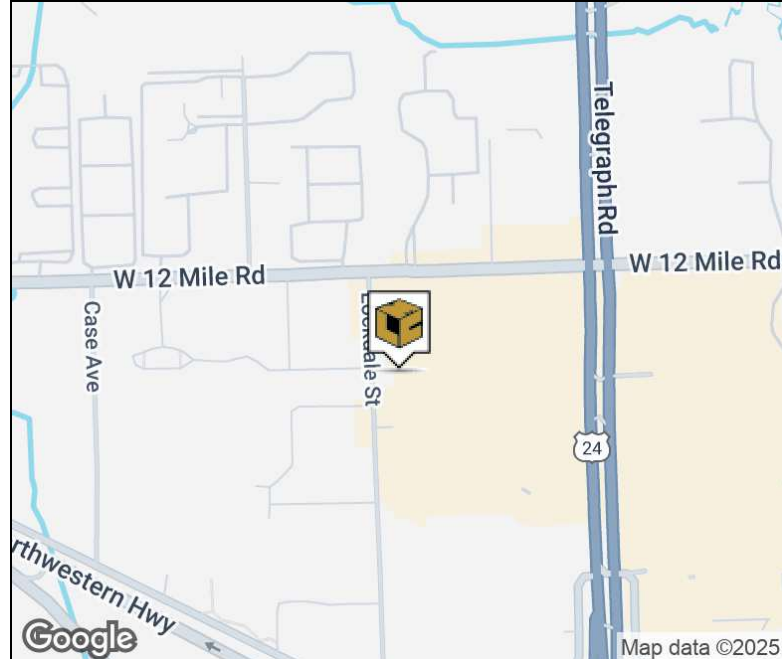
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Three-Story Office Building
- 104,000 Square Foot Facility
- From 748 to 9,872 Square Feet
- Interior & Exterior Renovations Underway
- Back-up Building Generator
- Under New Ownership & Professionally Managed
- Shared Conference Facility
- Aggressive Rental Structure
- Excellent Access to I-696, M-10, Northwestern Highway and Telegraph Road
- Best Rental Value in Southfield



FOR MORE INFORMATION:

Mason L. Capitani, SIOR

Managing Partner

248.637.7795

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Aaron Smith

Vice President

248.637.3515

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CONNECT WITH US

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L. MASON CAPITANI
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ADDITIONAL PHOTOS



FOR MORE INFORMATION:

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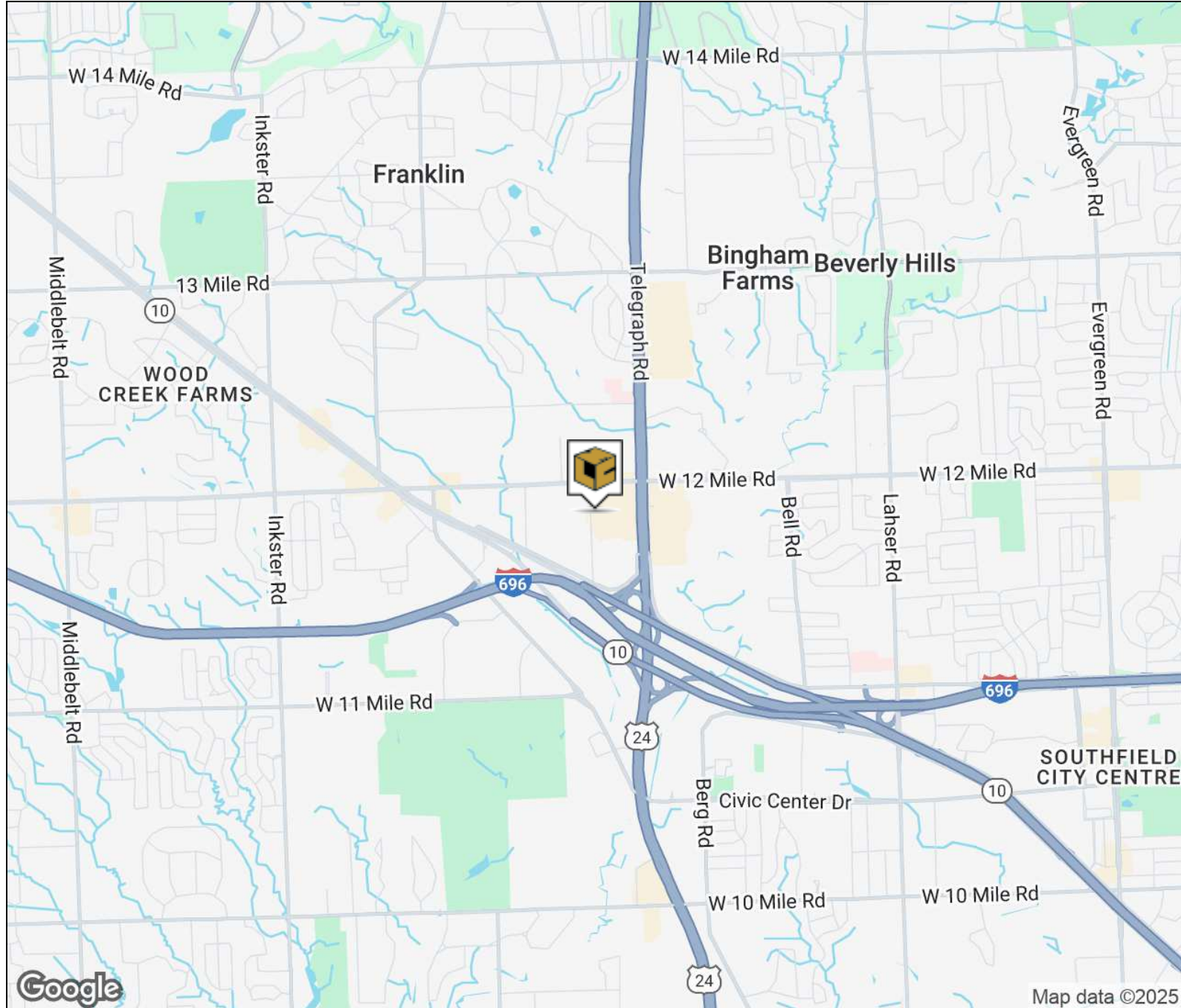
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LOCATION MAP



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OFFICE PROPERTY DETAILS

Location Information

Street Address	24725 W. Twelve Mile Road
City, State, Zip	Southfield, MI 48034
County	Oakland
Cross-Streets	12 Mile Road/Telegraph Road
Nearest Highway	I-696/M-24

Building Information

Building Size	109,045 SF
Building Class	B
Occupancy %	70%
Tenancy	Multiple
Number of Floors	3
Average Floor Size	36,348 SF
Year Built	1985
Gross Leasable Area	82,783 SF
Load Factor	14.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate

**\$16.45 SF
Gross + Elec.**
**\$0.50 Annual
Increase**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	5.64 Acres
APN #	24-17-201-063
Amenities	Fully Renovated Professionally Managed Five Days a Week Janitorial Back-Up Generator Shared Conference Room

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.06

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LEASE SPACES

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 104	Available	2,473 SF	+Electricity	\$16.45 SF/yr
Suite 107	Available	2,574 SF	+Electricity	\$16.45 SF/yr
Suite 108	Available	2,233 SF	+Electricity	\$16.45 SF/yr
Suite 116	Available	1,457 SF	+Electricity	\$16.45 SF/yr
Suite 118	Available	1,406 SF	+Electricity	\$16.45 SF/yr
Suite 210	Available	9,872 SF	+Electricity	\$16.45 SF/yr
Suite 270	Available	1,541 SF	+Electricity	\$16.45 SF/yr
Suite 302	Available	2,190 SF	+Electricity	\$16.45 SF/yr
Suite 306	Available	2,005 SF	+Electricity	\$16.45 SF/yr
Suite 310	Available	748 SF	+Electricity	\$16.45 SF/yr
Suite 312	Available	1,759 SF	+Electricity	\$16.45 SF/yr
Suite 320	Available	2,673 SF	+Electricity	\$16.45 SF/yr
Suite 370	Available	2,252 SF	+Electricity	\$16.45 SF/yr
Suite 380	Available	1,504 SF	+Electricity	\$16.45 SF/yr

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CONTIGUOUS LEASE SPACES

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 104/108	Available	4,706 SF	+Electricity	\$16.45 SF/yr
Suite 116/118	Available	2,863 SF	+Electricity	\$16.45 SF/yr
Suite 370/302	Available	4,442 SF	+Electricity	\$16.45 SF/yr
Suite 310/312	Available	2,507 SF	+Electricity	\$16.45 SF/yr

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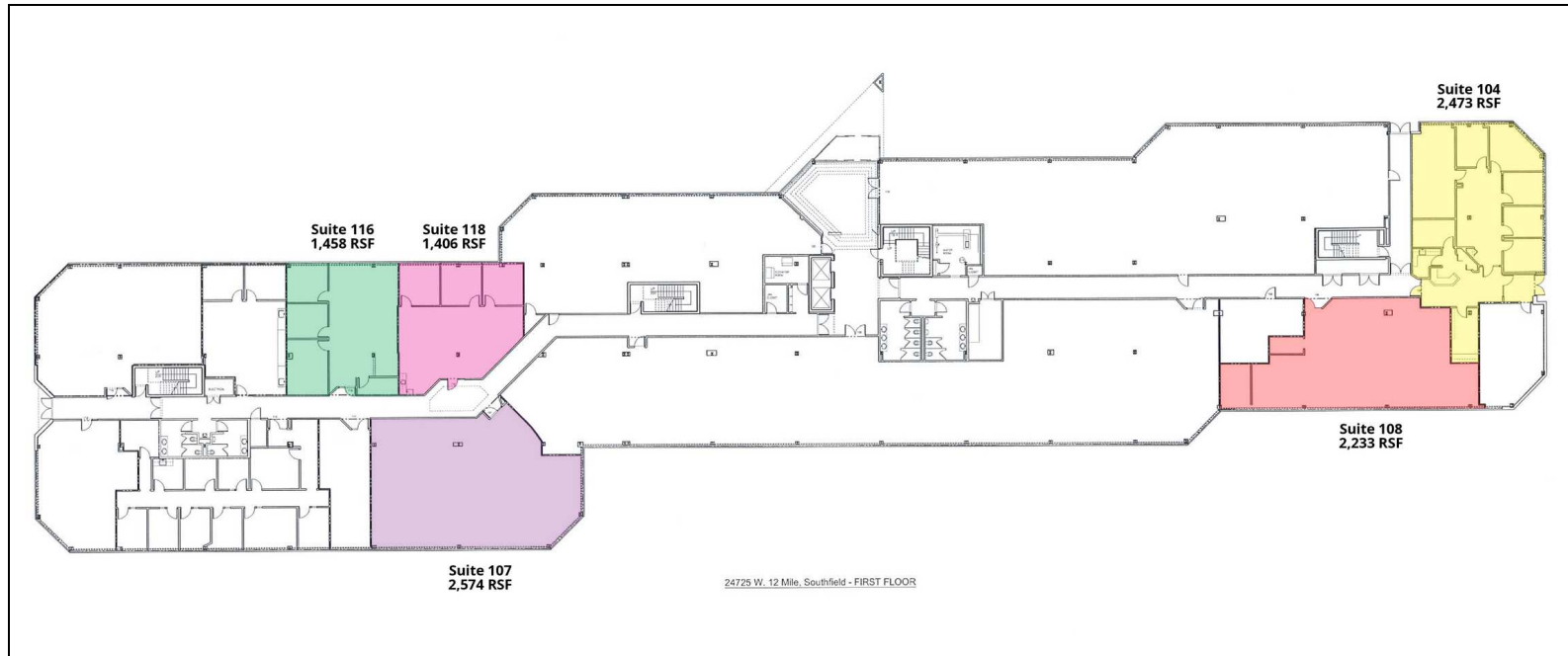
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FIRST FLOOR



Available Spaces

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Suite 104	Available	2,473 SF	+Electricity	\$16.45 SF/yr	-
Suite 107	Available	2,574 SF	+Electricity	\$16.45 SF/yr	View Here
Suite 108	Available	2,233 SF	+Electricity	\$16.45 SF/yr	View Here
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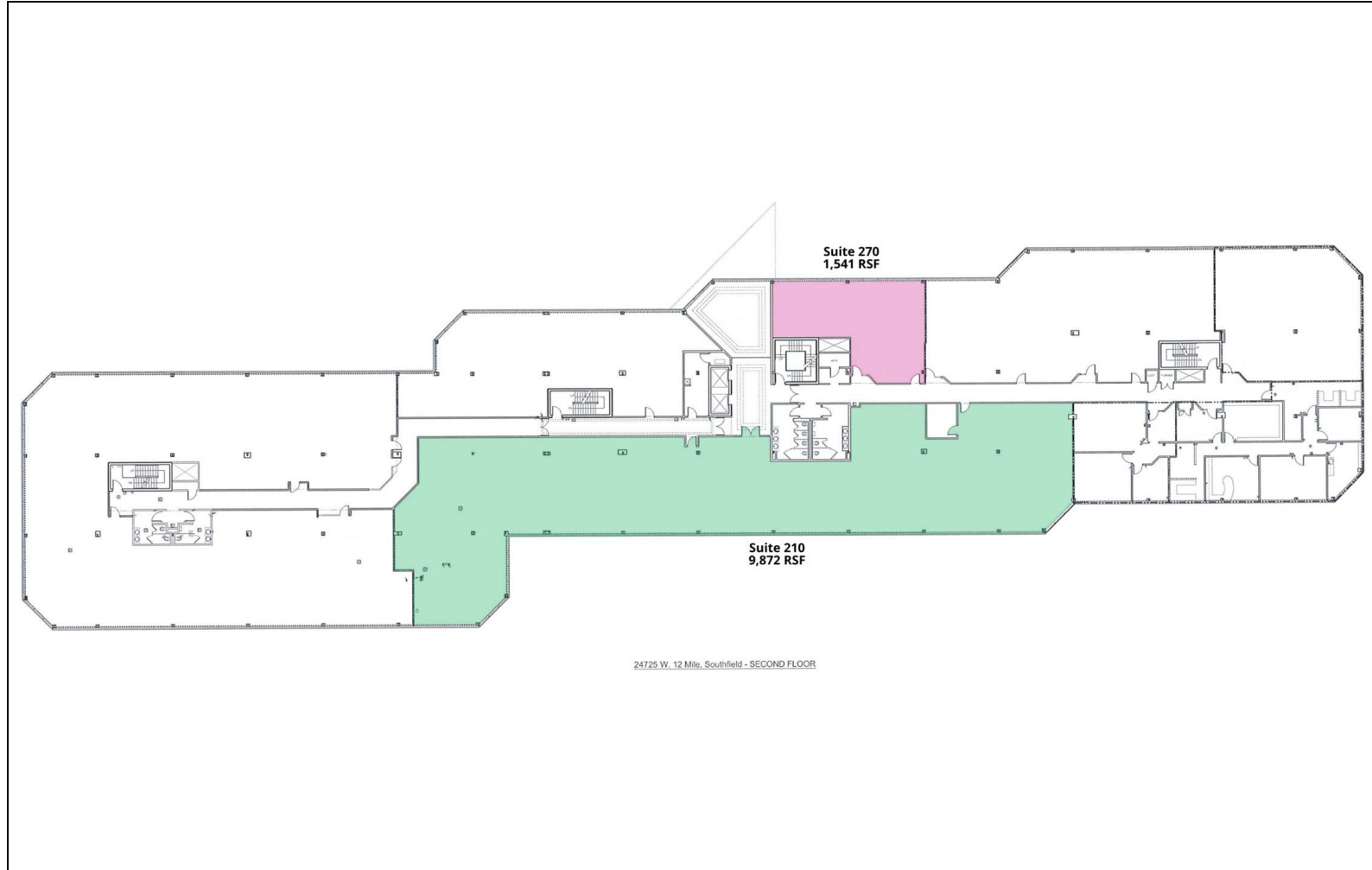
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SECOND FLOOR



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 210	Available	9,872 SF	+Electricity	\$16.45 SF/yr	View Here
Suite 270	Available	1,541 SF	+Electricity	\$16.45 SF/yr	View Here

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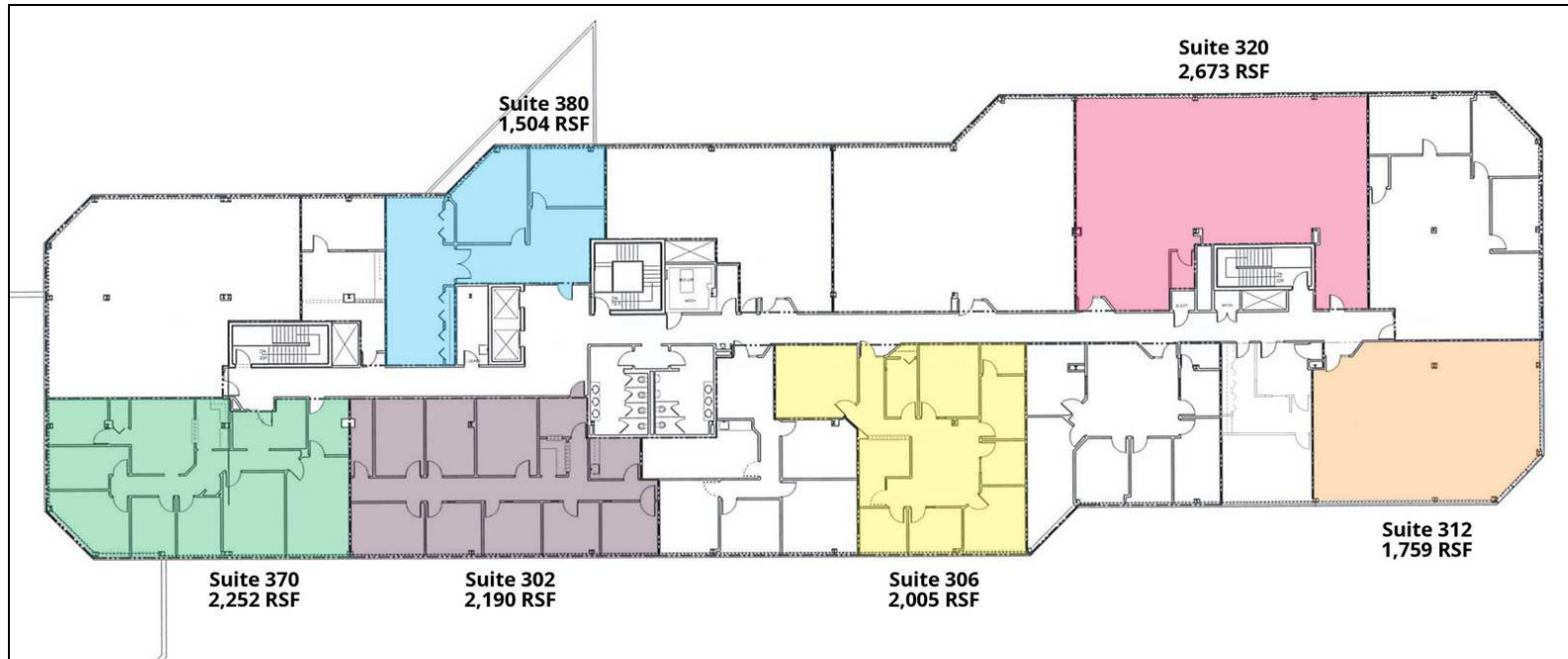
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THIRD FLOOR



Available Spaces

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Suite 302	Available	2,190 SF	+Electricity	\$16.45 SF/yr	View Here
Suite 306	Available	2,005 SF	+Electricity	\$16.45 SF/yr	View Here
Suite 310	Available	748 SF	+Electricity	\$16.45 SF/yr	View Here
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