

OFFICE PROPERTY // FOR LEASE

# CUSTOMIZABLE 2,000 SF OFFICE ON ORCHARD LAKE RD

6765 ORCHARD LAKE RD  
WEST BLOOMFIELD, MI 48322



- 2,000 SF garden-level office suite
- Great location on Orchard Lake Rd at Maple Rd
- Landlord will build to suit tenant's specifications
- Monument signage
- Ample parking
- Exciting new development activity surround this property



26555 Evergreen Road, Suite 1500  
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[paccommercial.com](http://paccommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$18.00 SF/YR (MG)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	5,980 SF
<b>Available SF:</b>	2,000 SF
<b>Lot Size:</b>	0.43 Acres
<b>Year Built:</b>	1968
<b>Renovated:</b>	2022
<b>Zoning:</b>	B3
<b>Market:</b>	Detroit
<b>Submarket:</b>	West Bloomfield
<b>Traffic Count:</b>	42,849

## PROPERTY OVERVIEW

Great opportunity to lease a 100% customizable office suite in a great location in West Bloomfield! This 2,000 SF suite is located on the garden level of a multi-tenant office/retail building. The landlord will build out a new space to the tenant's specifications! Monument signage is included on Orchard Lake Rd which has excellent visibility of 42,849 VPD. Popular lunchtime spot, Beyond Juicery + Eatery is also located in this building.

## LOCATION OVERVIEW

Located in the prominent corridor of Orchard Lake Rd and Maple Rd that is surrounded by shopping centers, restaurants, fast-casual dining, and business services. Less than 3 miles north of I-696.

## PROPERTY HIGHLIGHTS

- 2,000 SF garden-level office suite
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- Ample parking



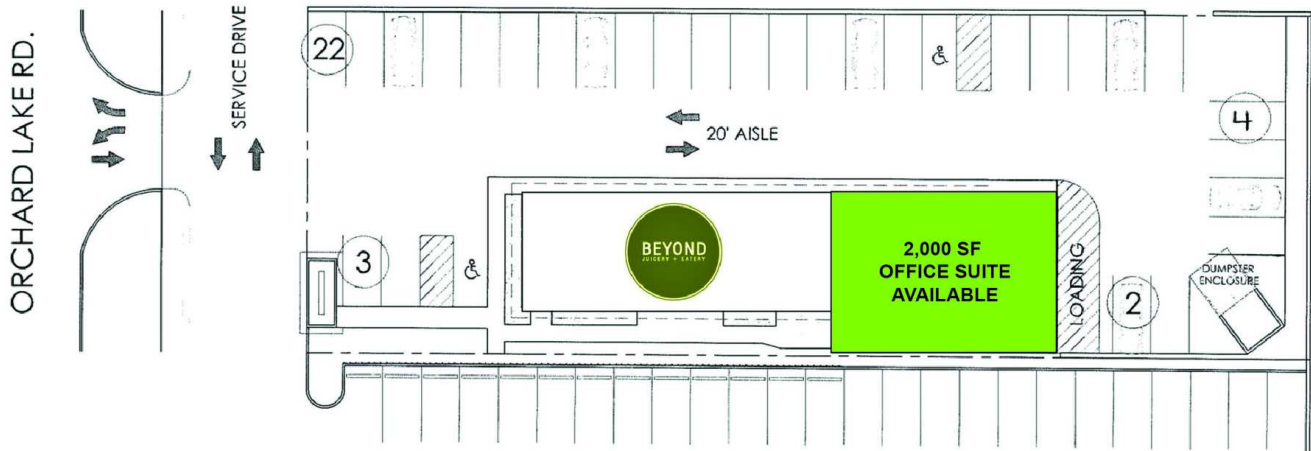
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# LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,000 SF	<b>Lease Rate:</b>	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6765 Orchard Lake Rd	Available	2,000 SF	Modified Gross	\$18.00 SF/yr	-

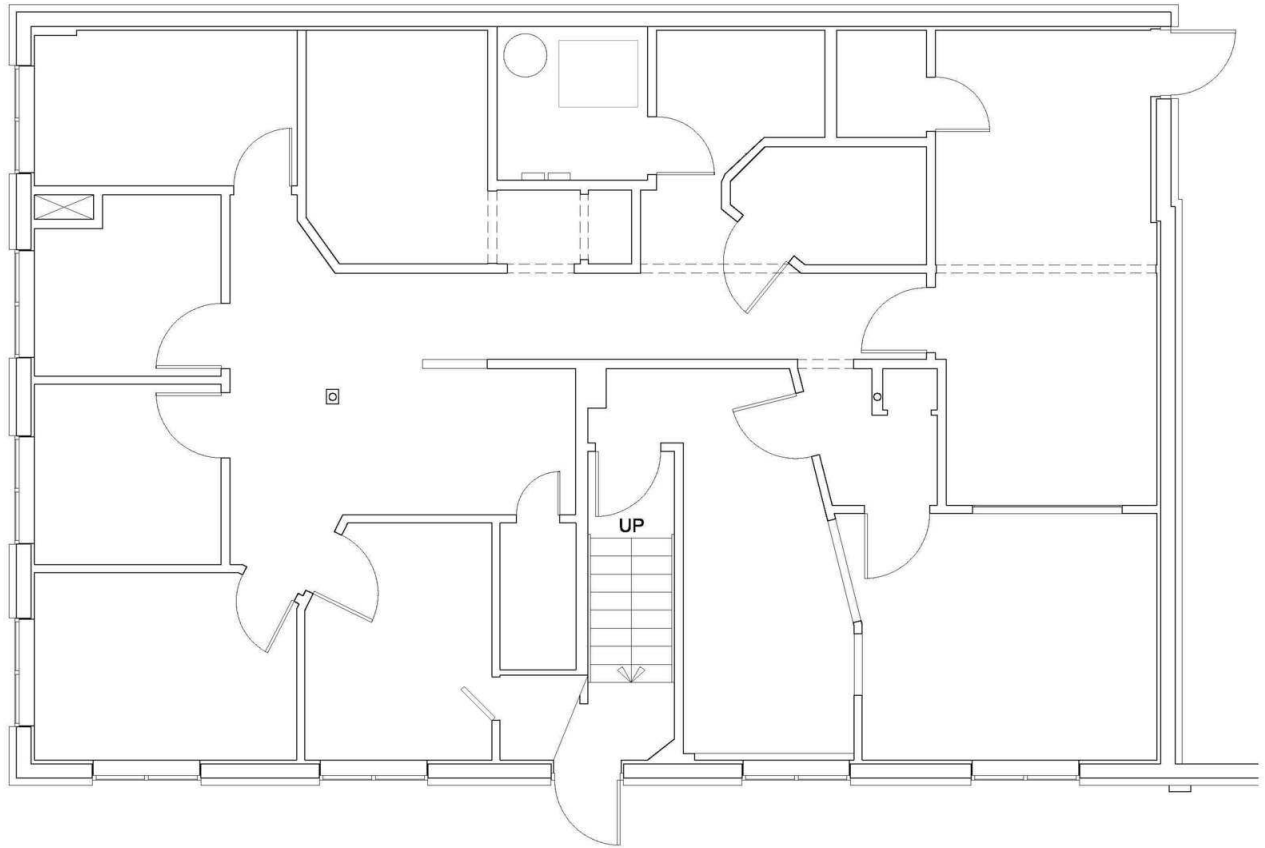
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# FLOOR PLANS

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## Lower Level As-Built

6765 Orchard Lake Rd, Farmington, Hills, MI

Date: 1-25-2024

1,945 GROSS SF

Scale: NTS



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ADDITIONAL PHOTOS

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# RETAILER MAP

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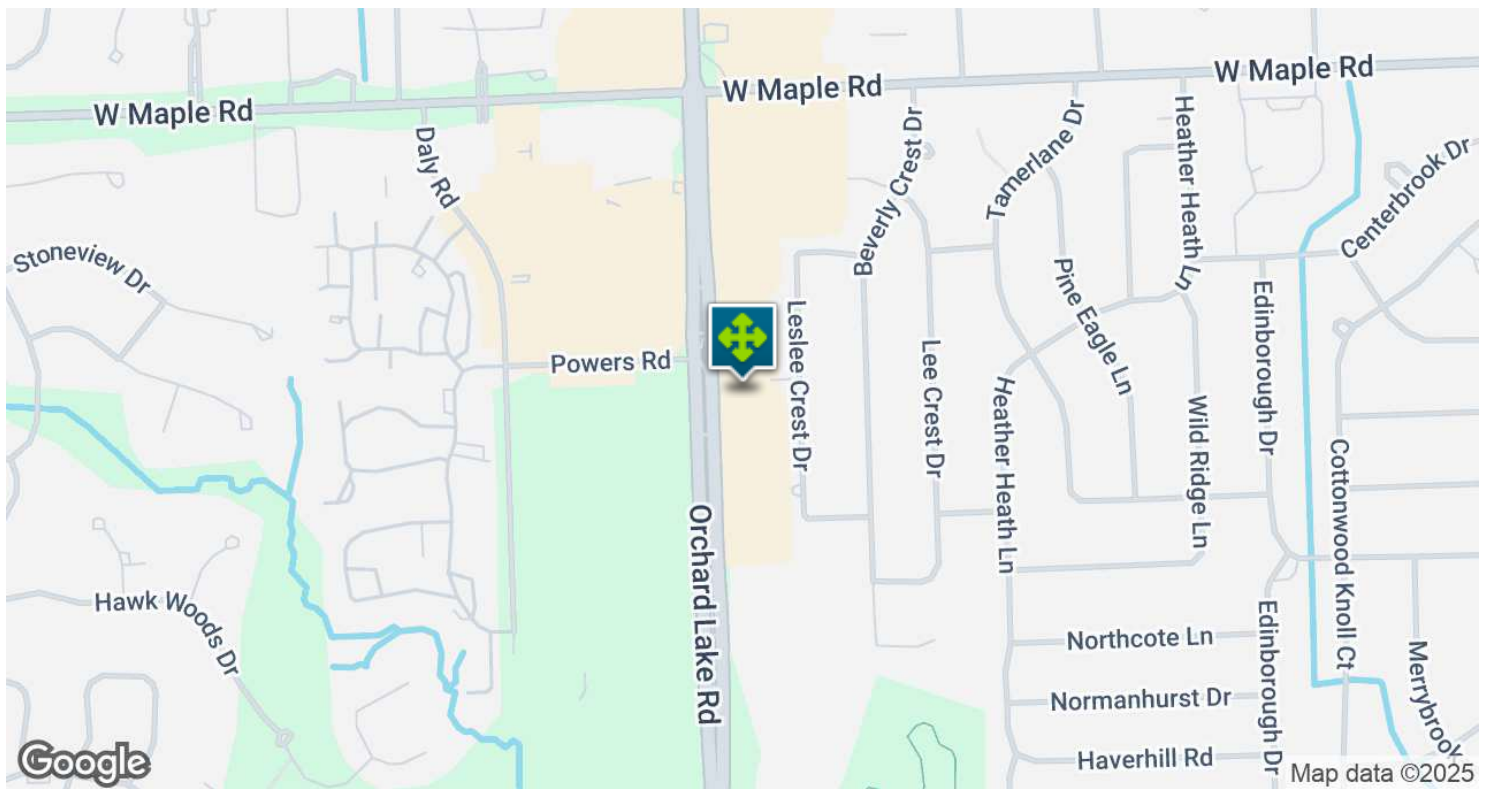
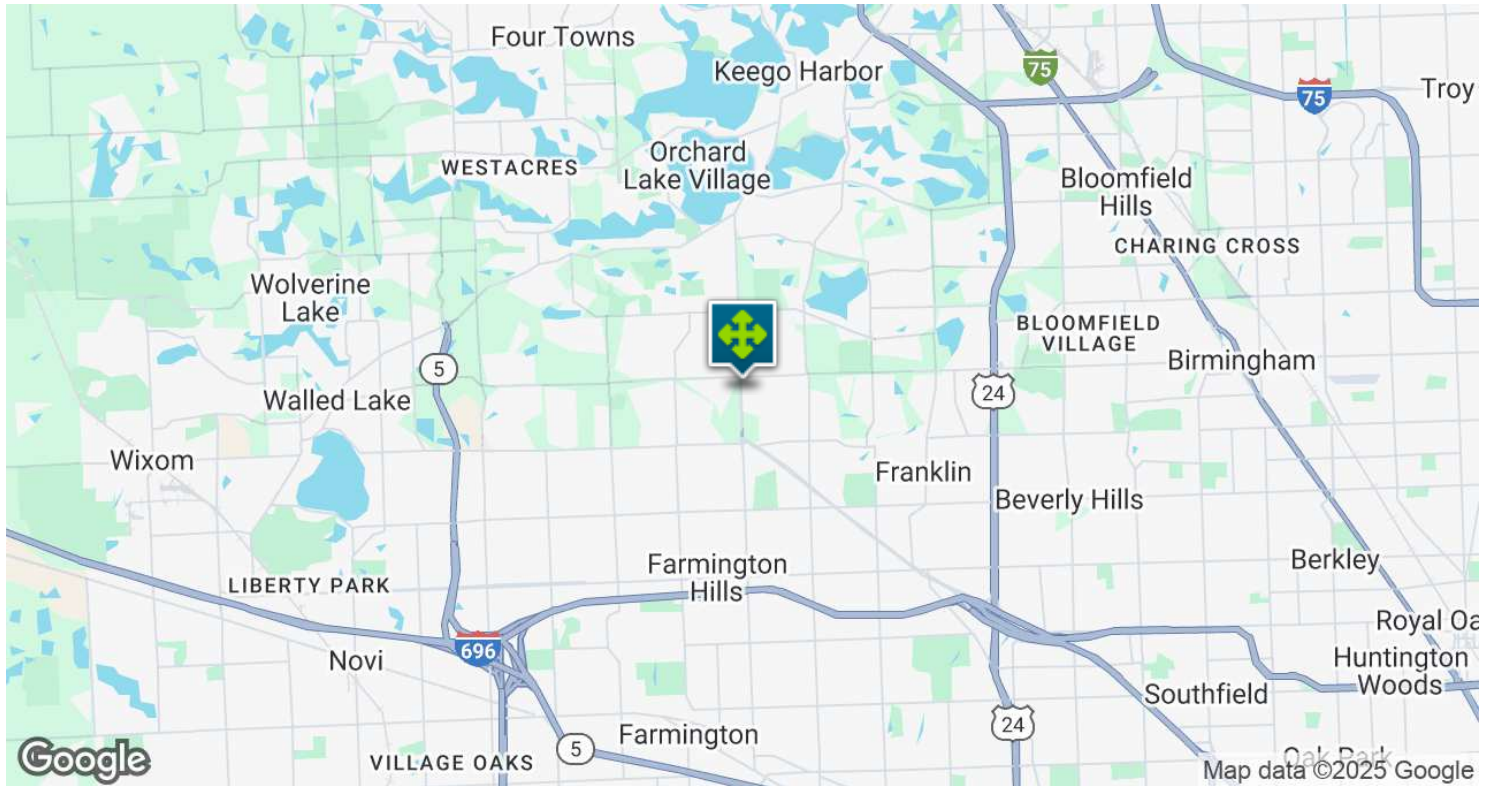
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# LOCATION MAP

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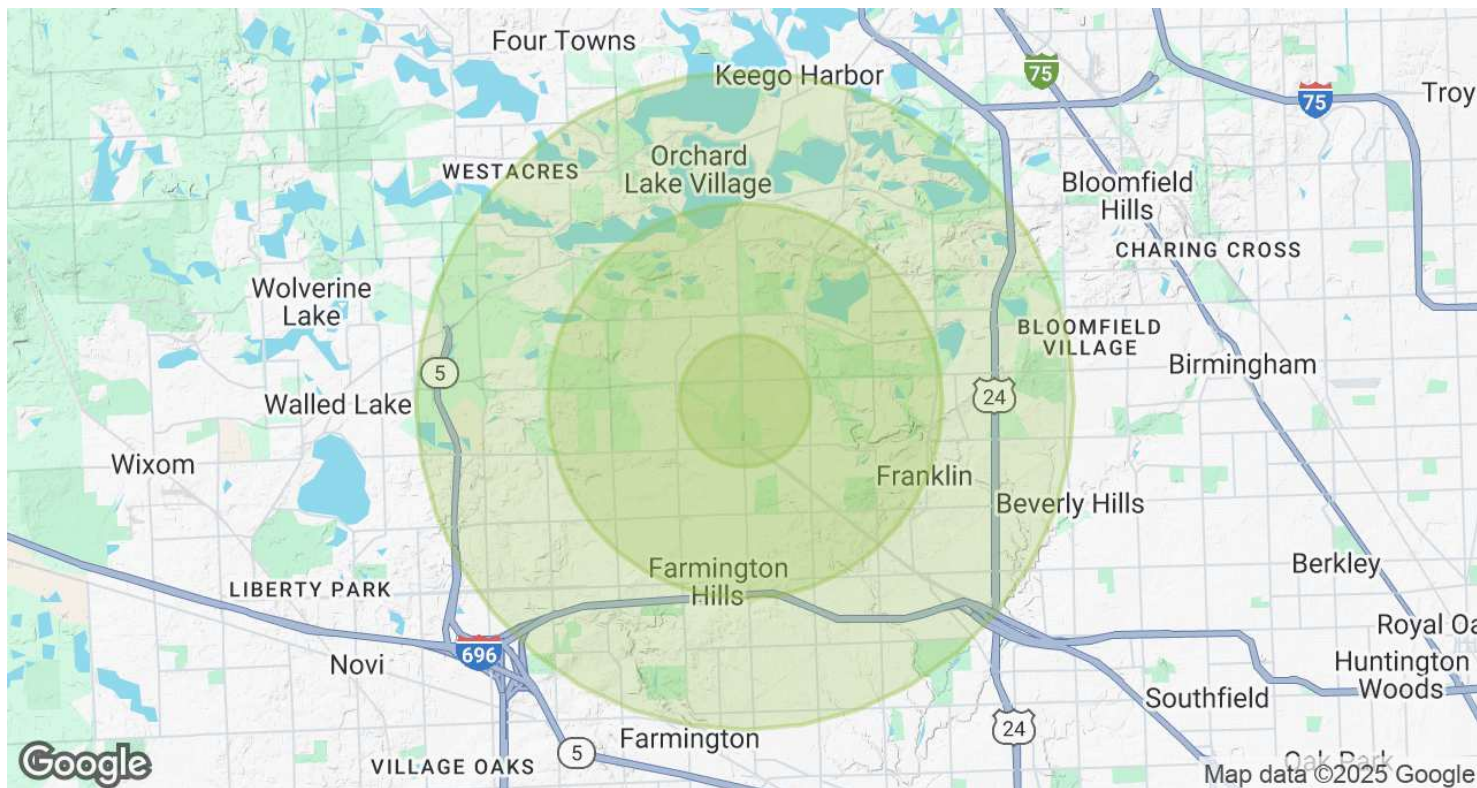
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,129	62,852	151,293
Average Age	45.5	46.9	46.1
Average Age (Male)	43.0	45.5	44.7
Average Age (Female)	48.3	47.8	47.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,125	25,905	64,018
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$130,324	\$130,856	\$132,357
Average House Value	\$303,287	\$337,540	\$348,385

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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