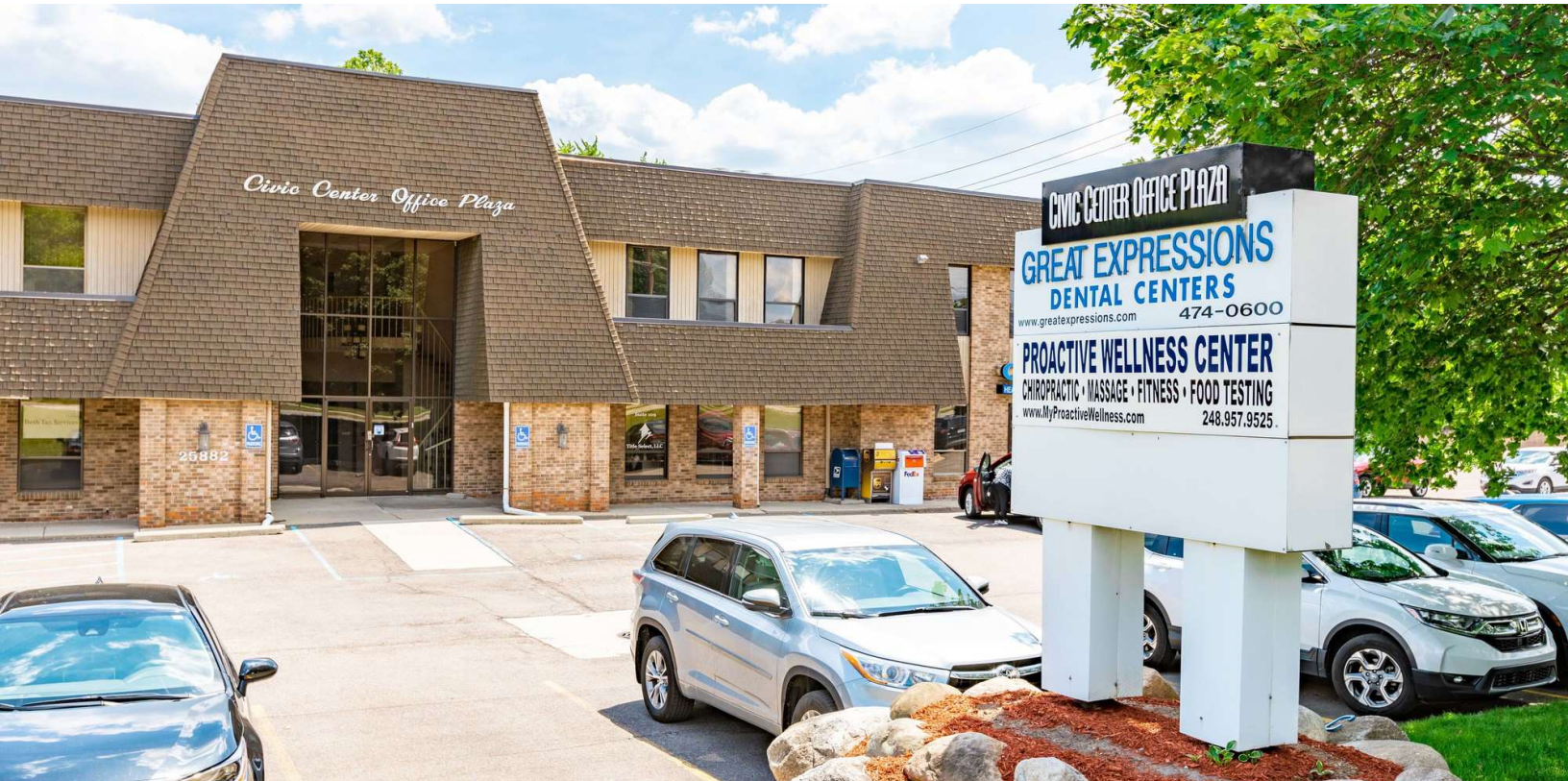


# OFFICE/MEDICAL CIVIC CENTER OFFICE PLAZA



## FOR LEASE

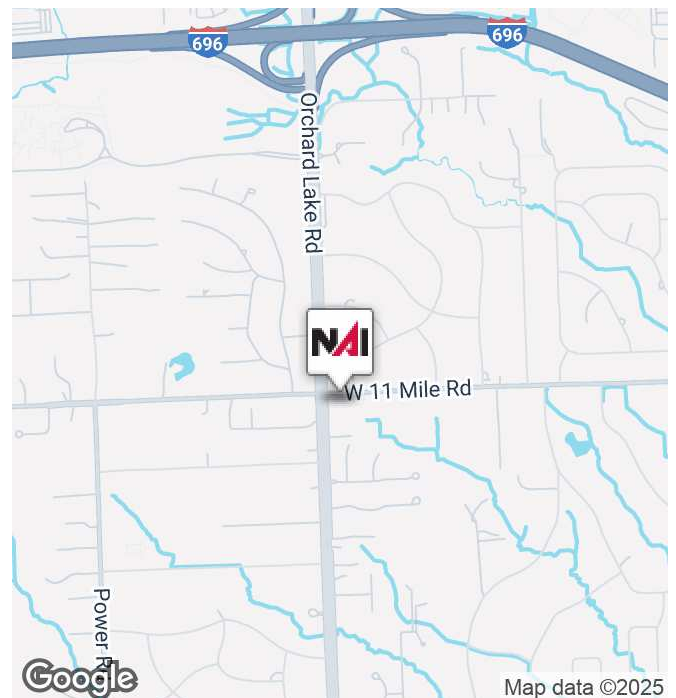


## 25882 Orchard Lake Rd

Farmington Hills, Michigan 48336

### Property Highlights

- Completely Renovated 37,000 SF Multi-Tenant Office Building Consisting of Various Professional and Medical Tenants
- Ample Brand New On-Site Parking Lot with Convenient Access from both Orchard Lake Rd and 11 Mile Rd that was Recently Replaced in 2018.
- Located at the Southeast Corner of Eleven Mile and Orchard Lake Rd, Across the Street from City Hall, Fire Department, and 48th District Court.
- Easy Access to Shopping, Restaurants, and Expressways
- Lower Level Value Starting at \$10.50/ SF Gross plus Electricity! Full Services and Amenities Offered
- 1,700 SF Expansive Luxury Dental Suite Features Five Operators and a Fully Functioning Laboratory Space with Easy, Visible First Floor Accessibility
- 1,230 SF Spacious Office Space with Numerous Offices and Scenic Views from Second Story Suite Featuring a Kitchenette



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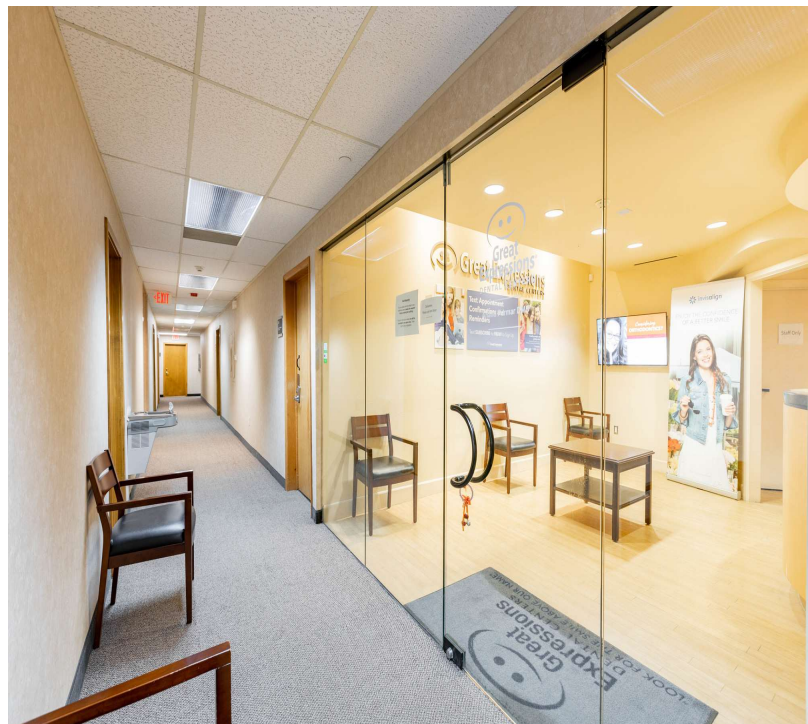
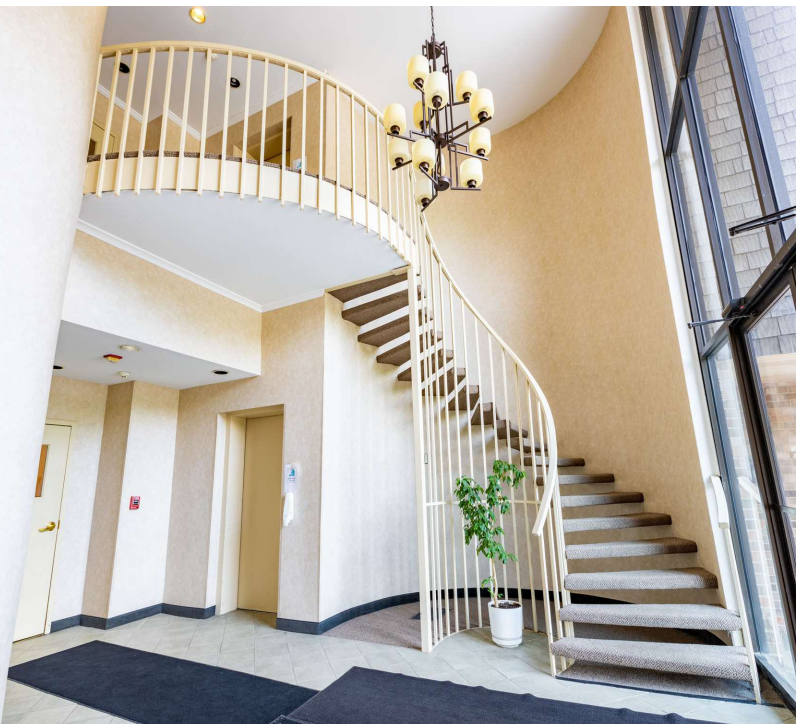
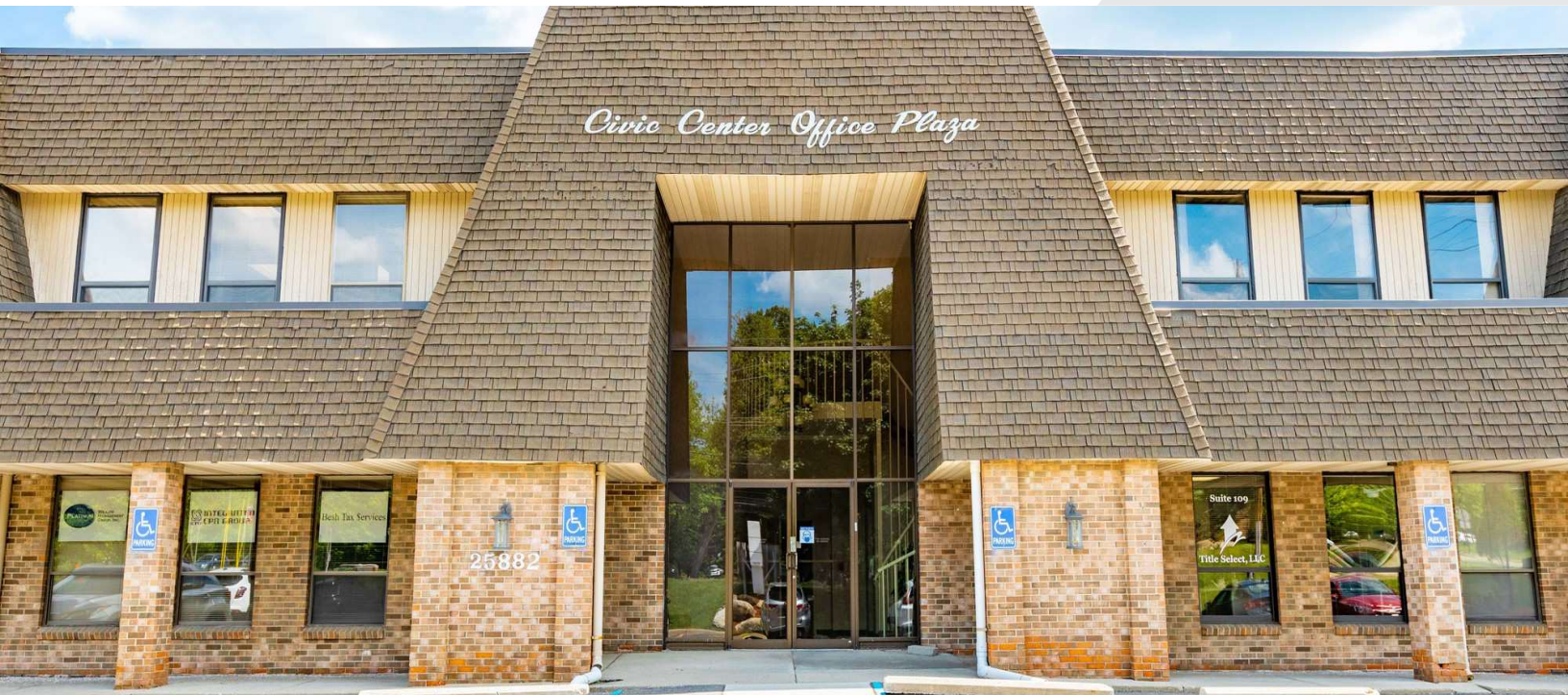
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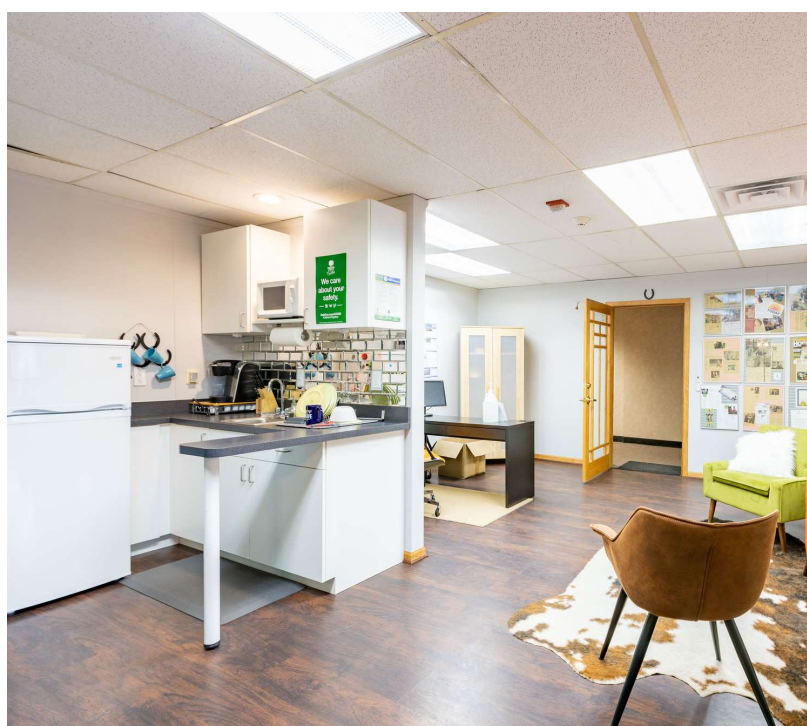
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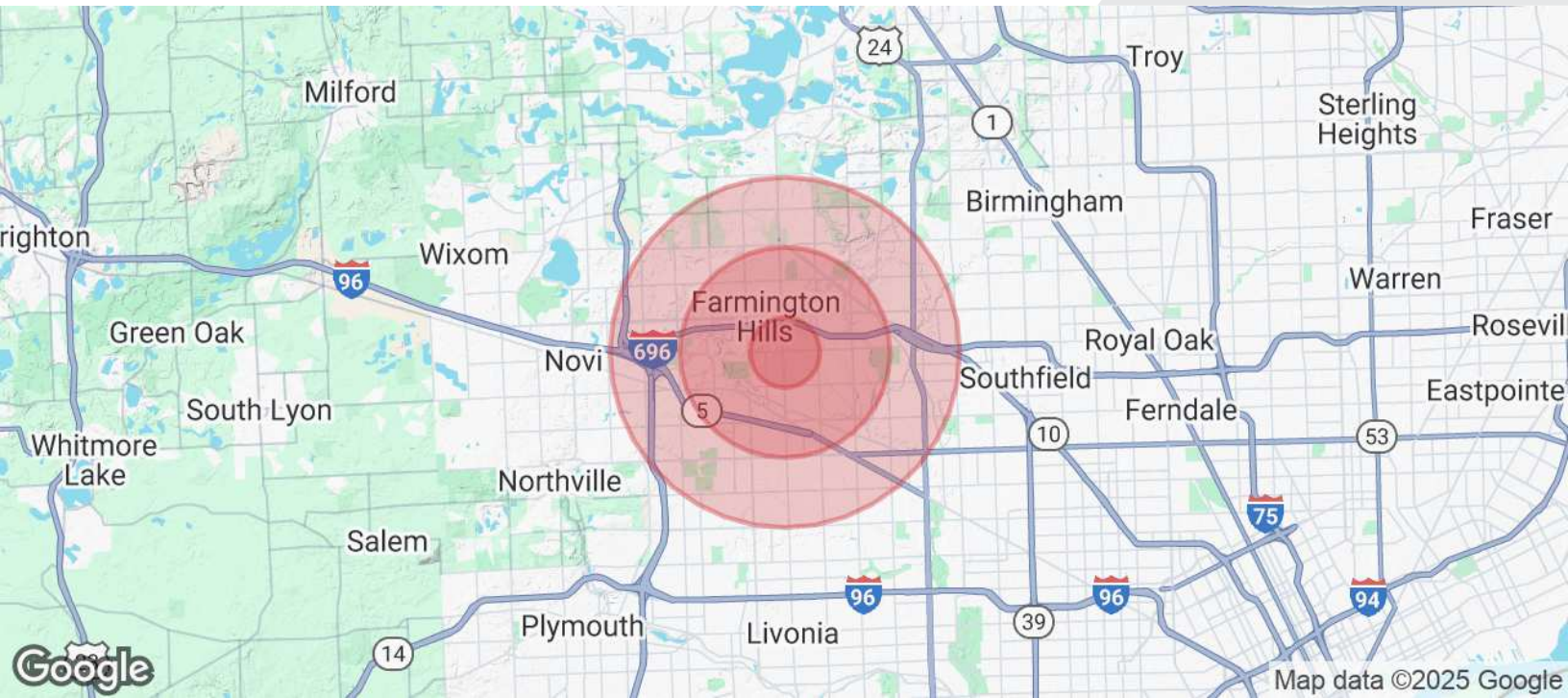
LEASE TYPE + ELC | TOTAL SPACE 110 - 1,695 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$10.50 - \$14.50 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lower Level Suite L-2	Available	936 SF	+ ELC	\$10.50 SF/yr	-
Lower Level Suite L-7A	Available	955 SF	+ ELC	\$10.50 SF/yr	-
First Floor Suite 107	Available	1,695 SF	+ ELC	\$14.50 SF/yr	Former Dental Office
First Floor Suite 110	Available	110 - 1,100 SF	+ ELC	\$14.50 SF/yr	-
Second Floor Suite 207	Available	1,230 SF	+ ELC	\$14.50 SF/yr	-
Second Floor Suite 208	Available	1,000 SF	+ ELC	\$14.50 SF/yr	-

# OFFICE/MEDICAL CIVIC CENTER OFFICE PLAZA



## FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,356	66,944	195,794
Average age	44.1	42.7	41.6
Average age (Male)	44.4	41.9	40.4
Average age (Female)	44.2	43.2	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,096	27,941	81,012
# of persons per HH	2.6	2.4	2.4
Average HH income	\$102,257	\$84,826	\$89,197
Average house value	\$256,171	\$262,688	\$255,079

\* Demographic data derived from 2020 ACS - US Census



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