

FOR LEASE

OMNI OFFICENTRE

26877 & 26899 NORTHWESTERN HWY
SOUTHFIELD, MI 48033



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OMNI OFFICENTRE

SOUTHFIELD, MI 48033

PROPERTY HIGHLIGHTS

- Ideal corporate headquarter office/tech space
- Building A - Suites ranging from 881-30,000 SF contiguous
- Building B - Suites ranging from 806-133,000 SF contiguous
- Full Building and full floors available
- Abundant parking available, including executive covered garage
- Newly renovated cafeteria with 24/7 grab & go
- Ideal building signage visible from I-696 and The Lodge interchange
- Convenient access to Northwestern Hwy and I-696
- Centrally located in the heart of Southfield, surrounded by area amenities

PROPERTY DETAILS

RENTAL RATE	\$16.95-\$17.95 SF/yr (Plus Electric)
ADDRESS	26877 & 26899 Northwestern Hwy Southfield, MI 48033
COUNTY	Oakland County
PROPERTY TYPE	Office
YEAR BUILT/RENOVATED	1980/2009
BUILDING SIZE	±235,127 SF
ZONING	ERO (Education Research Office)
PARCEL ID	24-21-202-021; 24-21-202-022
PARKING SPACES	1332

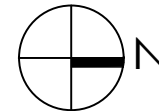
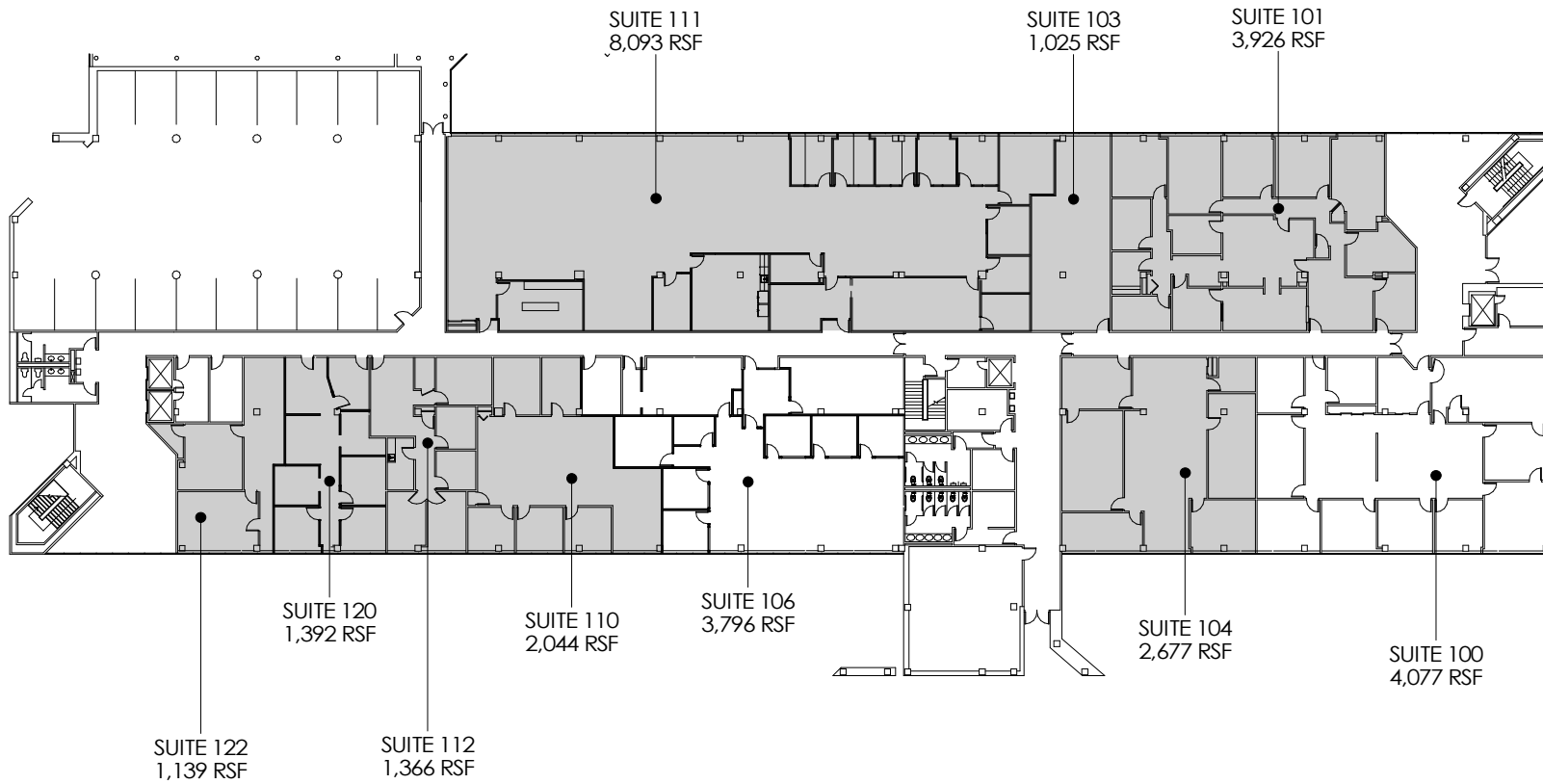




PROPERTY PHOTOS

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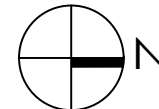
26877 Northwestern Hwy



DO NOT SCALE

2ND FLOOR

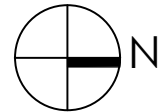
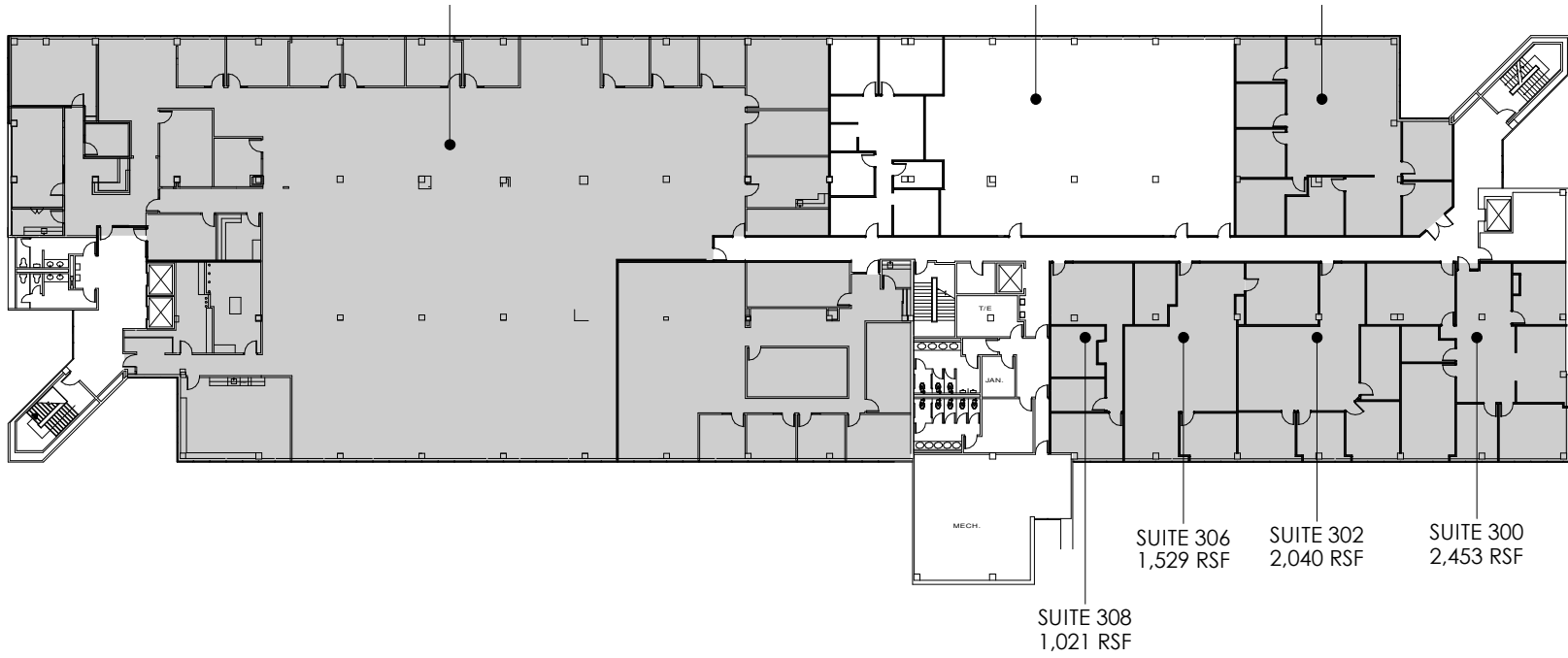
26877 Northwestern Hwy



DO NOT SCALE

3RD FLOOR

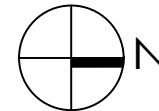
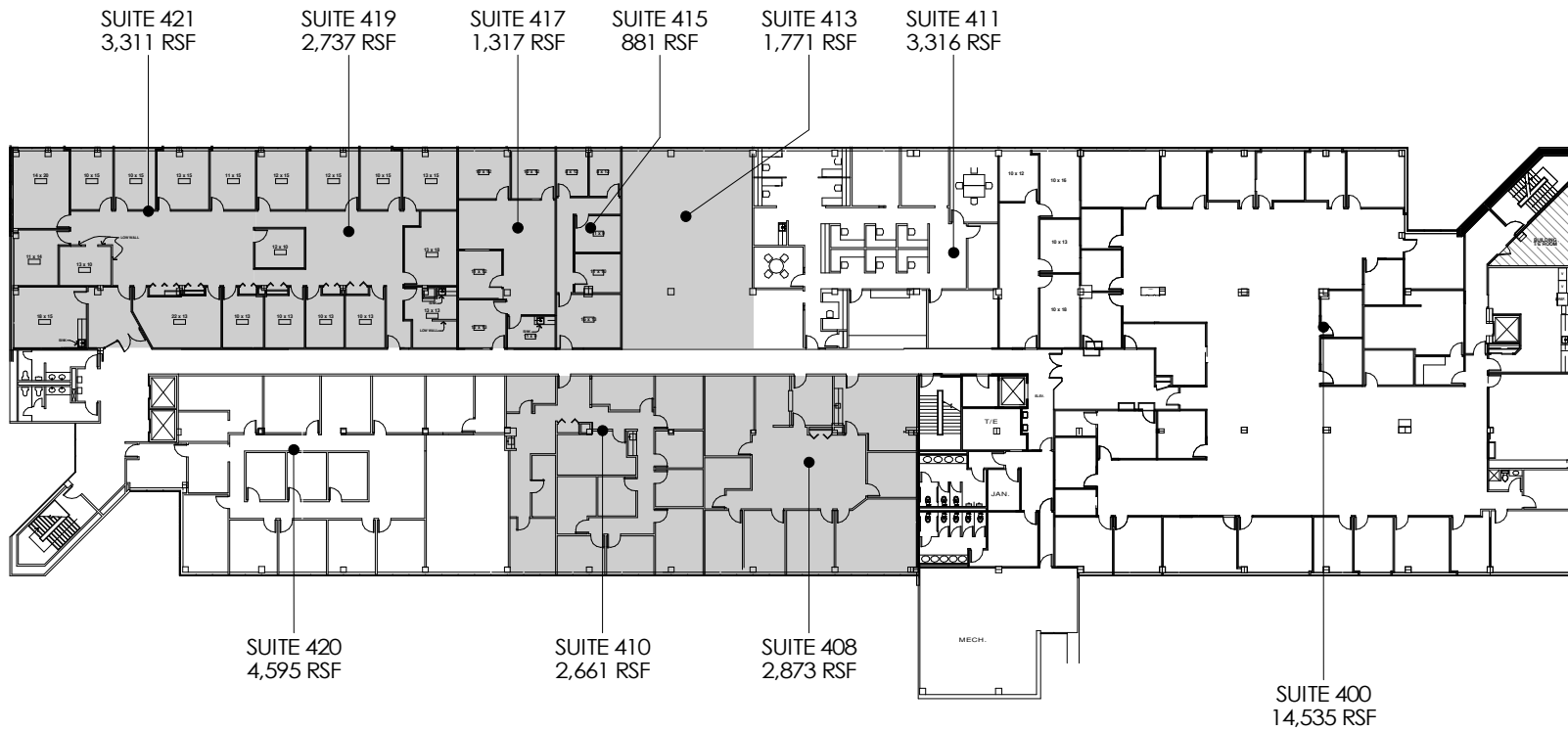
26877 Northwestern Hwy



DO NOT SCALE

4TH FLOOR

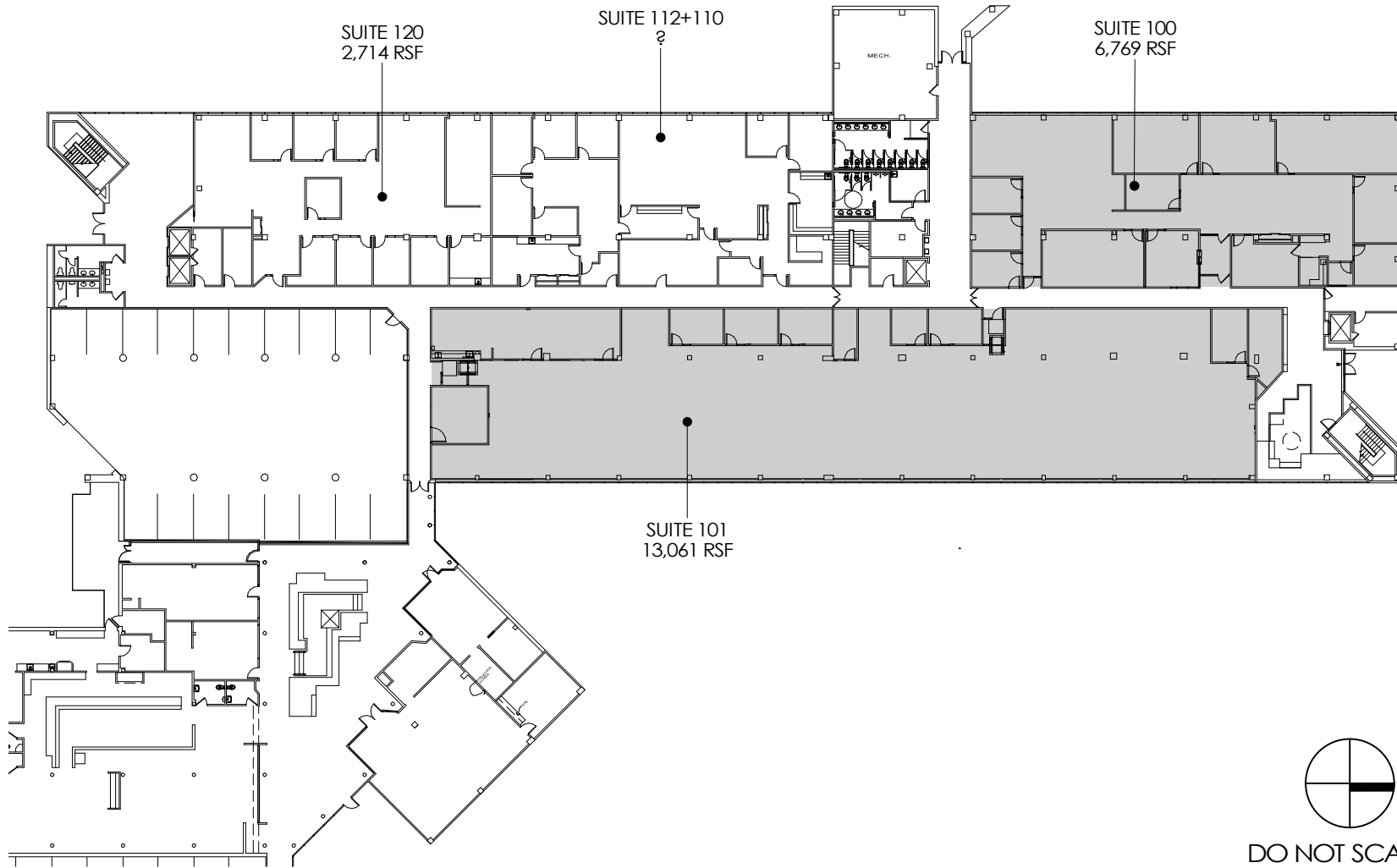
26877 Northwestern Hwy



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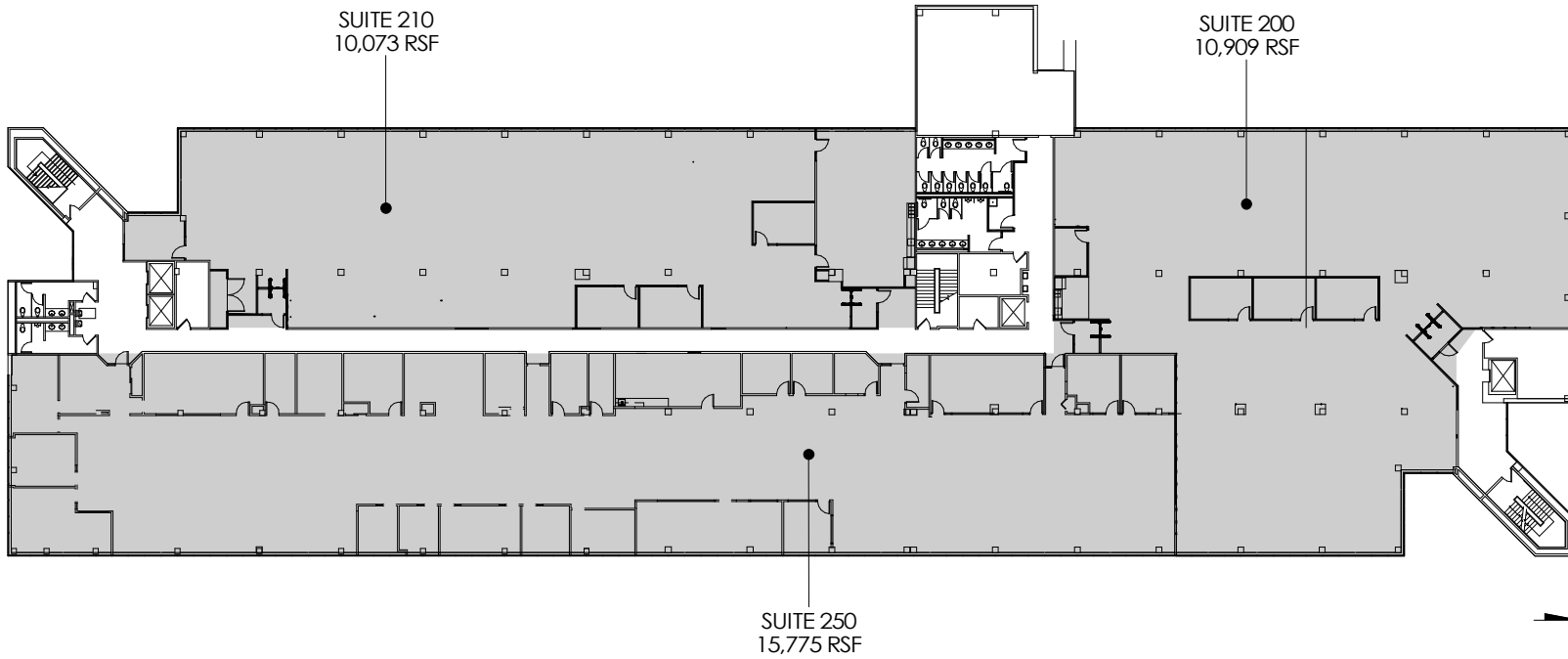
1ST FLOOR

26899 Northwestern Hwy



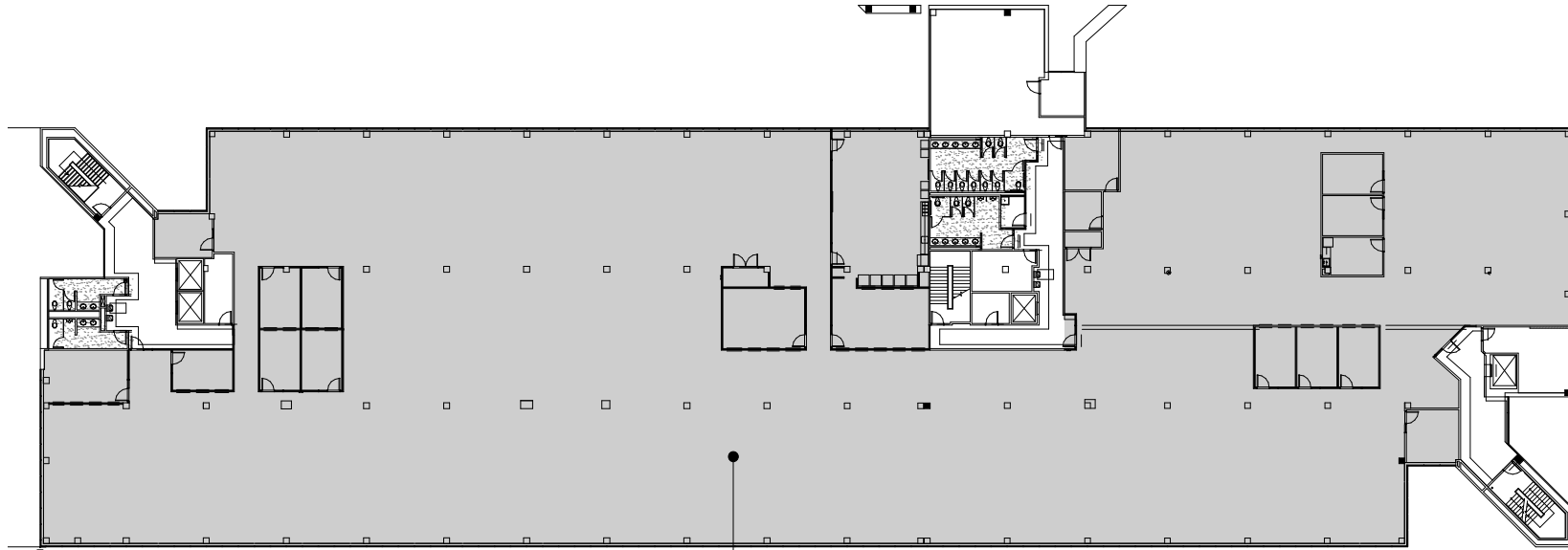
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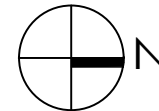


3RD FLOOR

26899 Northwestern Hwy



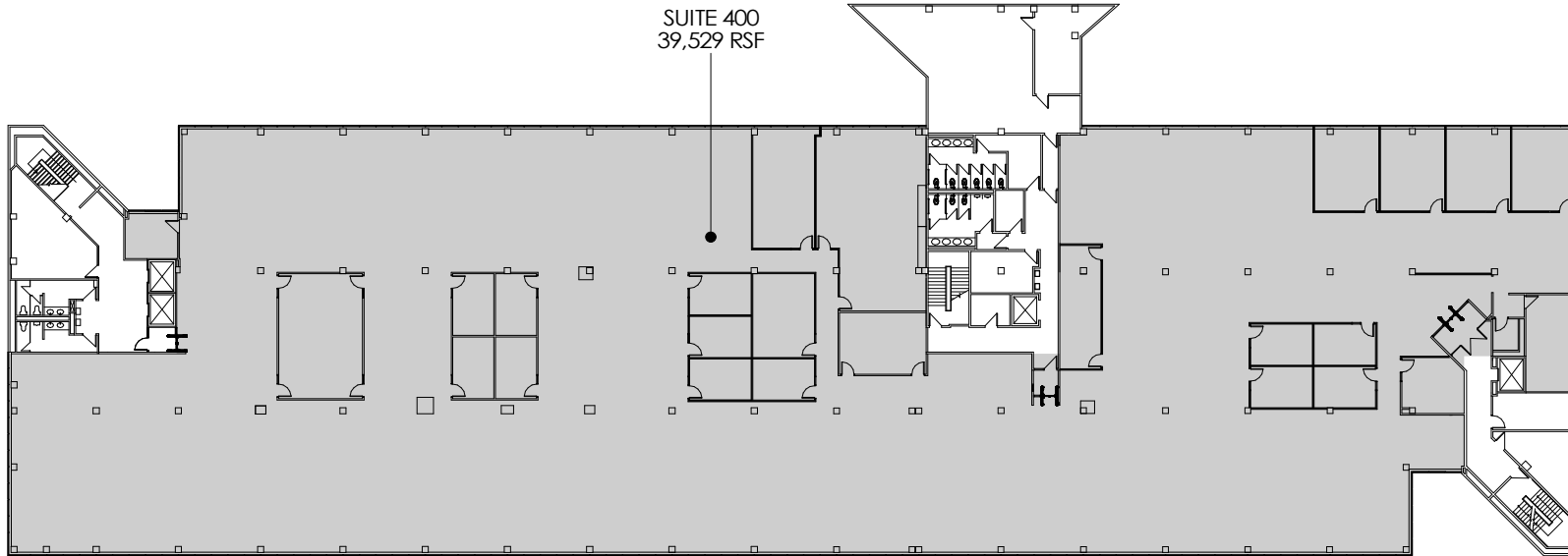
SUITE 300
37,736 RSF



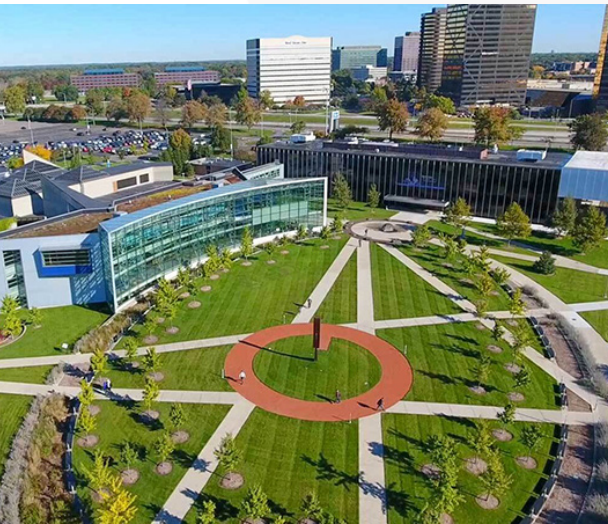
DO NOT SCALE

4TH FLOOR

26899 Northwestern Hwy



SOUTHFIELD, MI



Southfield, Michigan is located in Oakland County and is home to an estimated population of 76,618 residents. The city shares part of its southern border with Detroit, and is one of the larger commercial and business hubs in southeastern Michigan with over 27,000,000 square feet of office space.

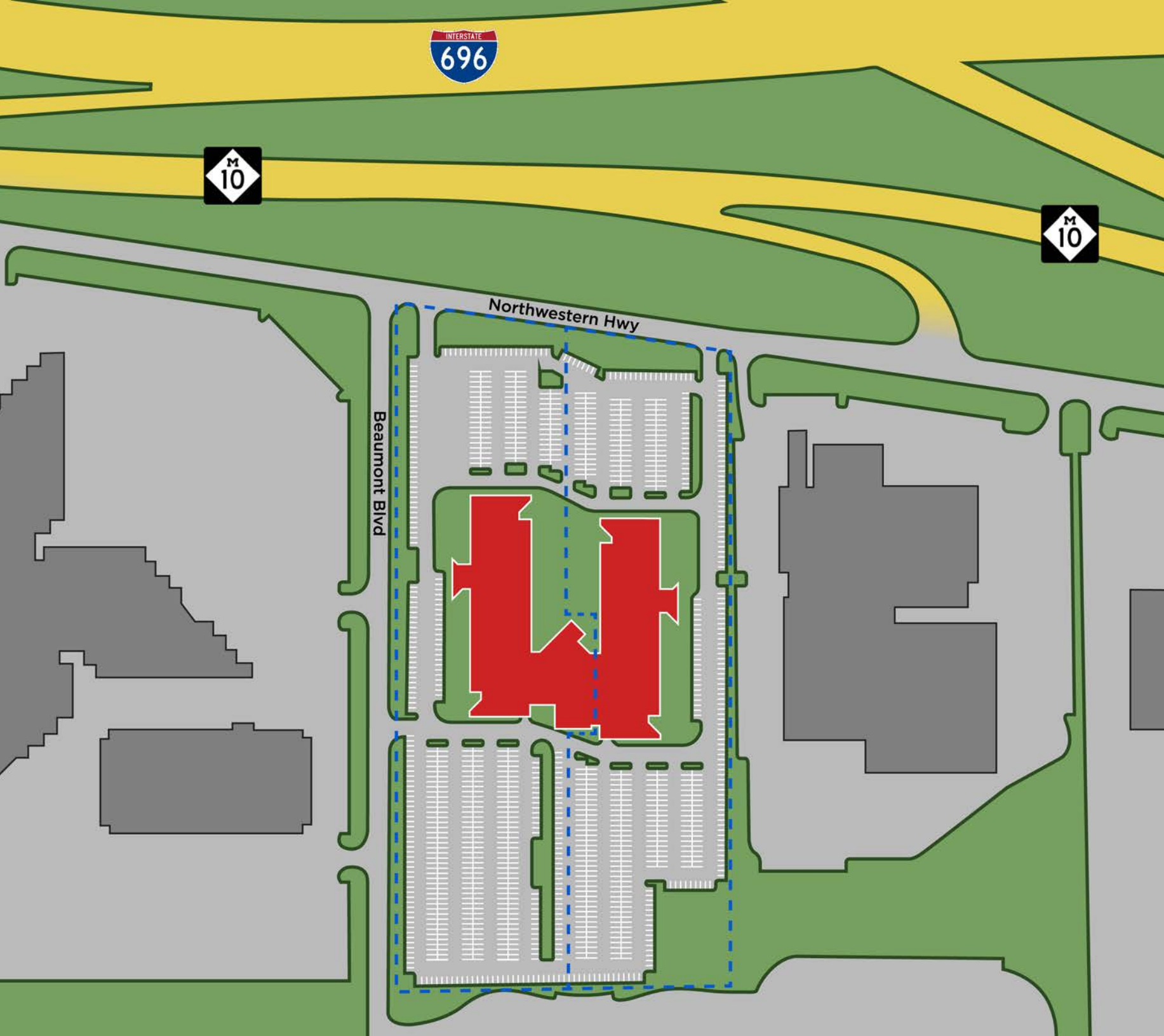
Southfield encompasses over 780 acres of parkland as well as a nationally recognized public school district. In addition, eight post-secondary institutions are located within city limits, including Lawrence Technological University, Everest Institute, and Oakland Community College.

Southfield is also referred to as the broadcast media center for the Detroit area, with studios and broadcast facilities for several television stations, including WXYZ-TV, WJBK-TV, and WWJ-TV. Metro Detroit’s regional sports network, Bally Sports Detroit, has also been based out of Southfield since 2009.

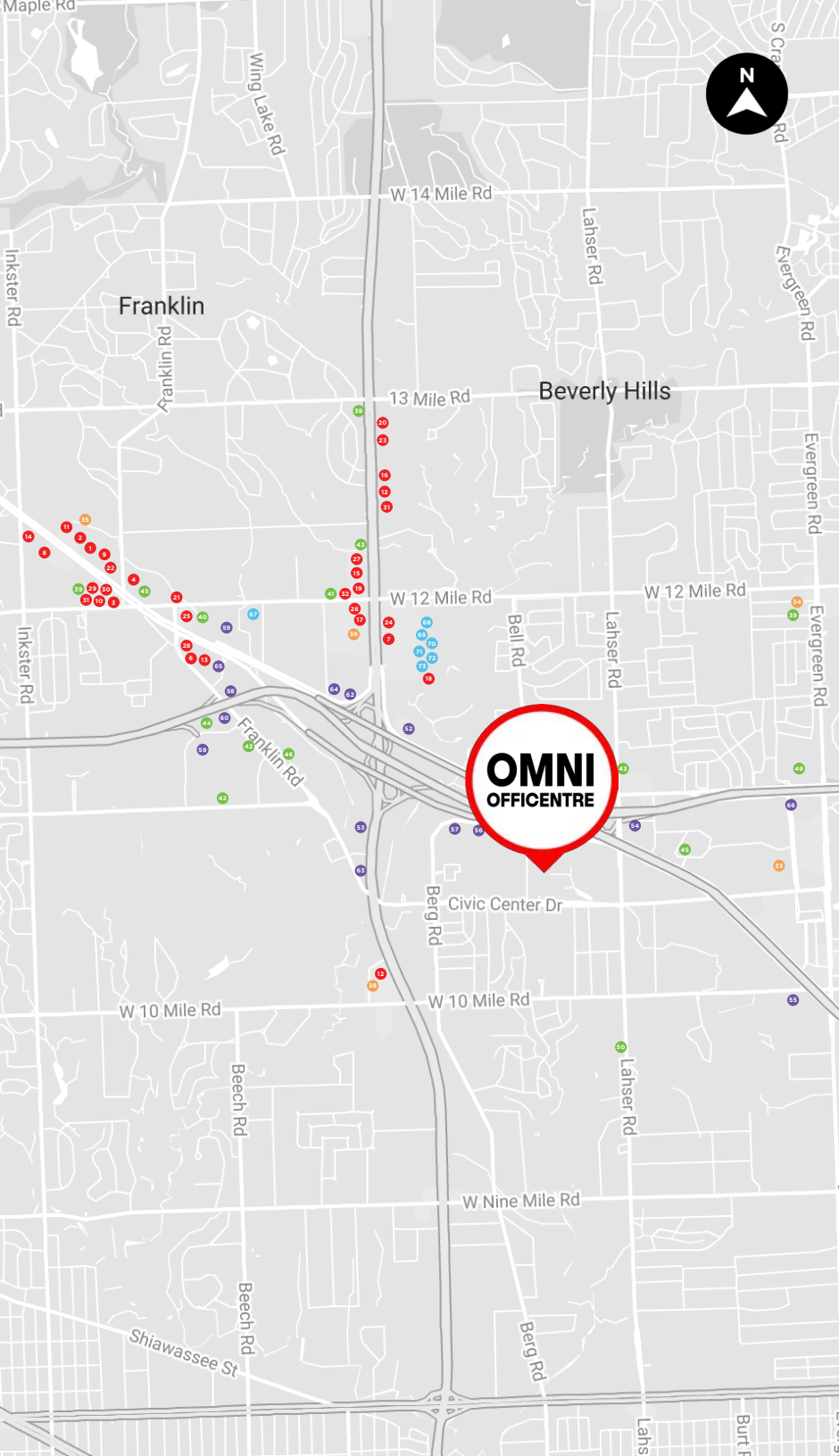
The major thoroughfares in the city include the John C. Lodge Freeway (M-10), Interstate-696, Southfield Freeway (M-39), and Telegraph Road (US-24).

10 MILE RADIUS

POPULATION (2023)	1,010,002
HOUSEHOLDS (2023)	413,980
AVERAGE HH INCOME (2023)	\$90,070
MEDIAN AGE (2023)	41.1 Years



SITE PLAN



RESTAURANTS

- 1 Bacco Ristorante
- 2 Beans & Cornbread
- 3 Bellacino's
- 4 Bigalora
- 5 Cafe Clare
- 6 Cafe Thai
- 7 Chipotle Mexican Grill
- 8 Duo Restaurant
- 9 Fishbone's
- 10 Grape Leaves
- 11 Jamaica Fenton's
- 12 Jimmy John's
- 13 Leo's Coney Island
- 14 Little Daddy's
- 15 Maria's Cafe
- 16 Noodles & Company
- 17 Panera Bread
- 18 Pho Lucky
- 19 Potbelly
- 20 QDOBA
- 21 Ram's Horn
- 22 Red Balloon Saloon
- 23 Rusty Bucket
- 24 Shish Kabob Express
- 25 Soup Dive
- 26 Star Deli
- 27 Starbucks
- 28 Subway
- 29 Sweet Magnolias
- 30 Tim Horton's
- 31 Tropical Smoothie Cafe
- 31 Zoup!
- 32 7 Bar and Grill

GYMS / FITNESS

- 33 Crossfit Inner Stallion
- 34 Every BODY
- 35 Franklin Athletic Club
- 36 LA Fitness
- 37 Planet Fitness
- 38 Powerhouse Gym

BANKS

- 39 Bank of America
- 40 Chase Bank
- 41 Chemical Bank
- 42 Citizens Bank
- 43 Comerica Bank
- 44 Hantz Bank
- 45 Huntington Bank
- 46 American 1 CU
- 47 Community Choice CU
- 48 FME Federal CU
- 49 Michigan First CU
- 50 People Driven CU
- 51 Zeal CU

HOTELS

- 52 Baymont by Wyndham
- 53 Best Western
- 54 Candlewood Suites
- 55 Comfort Suites
- 56 Courtyard by Marriott
- 57 Detroit Marriott
- 58 Embassy Suites
- 59 Extended Stay America
- 60 Hilton Garden Inn
- 61 Holiday Inn Express
- 62 Marvin's Garden Inn
- 63 Quality Inn
- 64 Red Roof Inn
- 65 SpringHill Suites
- 66 Springwood Suites

SHOPPING/ ENTERTAINMENT

- 67 AMC Star Theatre
- 68 Best Buy
- 69 Lowes
- 70 Meijer
- 71 Office Depot
- 72 Pier 1 Imports
- 73 Tel-Twelve Mall



DRIVE TIMES TO OMNI OFFICENTRE

Beverly Hills	8 Minutes
Farmington Hills	10 Minutes
Novi	14 Minutes
Royal Oak	15 Minutes
Birmingham	20 Minutes
West Bloomfield	21 Minutes
Bloomfield Hills	21 Minutes
Livonia	25 Minutes



BROKER REPRESENTATION



ROBERT GAGNIUK
DIRECTOR
COMMERCIAL PORTFOLIO LEASING
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Rob currently represents over two-million square feet of commercial space in Metro Detroit. Rob has worked on many of the area's largest office transactions, utilizing his market knowledge and experience to achieve outstanding results for both the owner and tenant.

Rob is an active member of many local networking groups, charities, and non-profits in Southeastern Michigan.

Robert graduated from Michigan State University where he earned a B.S. in Business Economics from The Eli Broad College of Business, as well as a Bachelor of Arts in Political Science.



JORDAN FRIEDMAN
MANAGING DIRECTOR
BROKERAGE SERVICES
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Jordan Friedman began his professional career at Friedman Real Estate as an associate member of Brokerage Services in October 2014.

Prior to joining Friedman, Jordan gained valuable real estate experience with one of the leading commercial real estate advisory firms as well as commercial construction/design and project management experience with an established contracting company in Oakland County. A native of West Bloomfield, Jordan is passionate about giving back to the community and contributing to Metro Detroit's resurgence.



RYLEE BATES
LEASING MANAGER
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Rylee represents about one million square feet of Commercial Office Space on the west side of Metro Detroit. As the Leasing Manager for the Friedman Office portfolio, she's been instrumental in facilitating numerous successful office deals. With a background in sales within the senior living home market, Rylee brings a unique blend of expertise to the table. Her proven track record in both residential and commercial sectors showcases her ability to close deals and maximize opportunities.

Rylee received her MBA from Wayne State University and her Bachelor's degree in Business Management with a minor in Economics from Adrian College. Rylee played NCAA Ice Hockey while attending Adrian, and credits her hard work and dedication to her time spent on the ice and being a team player.

600

CURRENT
BROKER LISTINGS

12,500

MULTI-FAMILY
APARTMENTS MANAGED

17,500,000

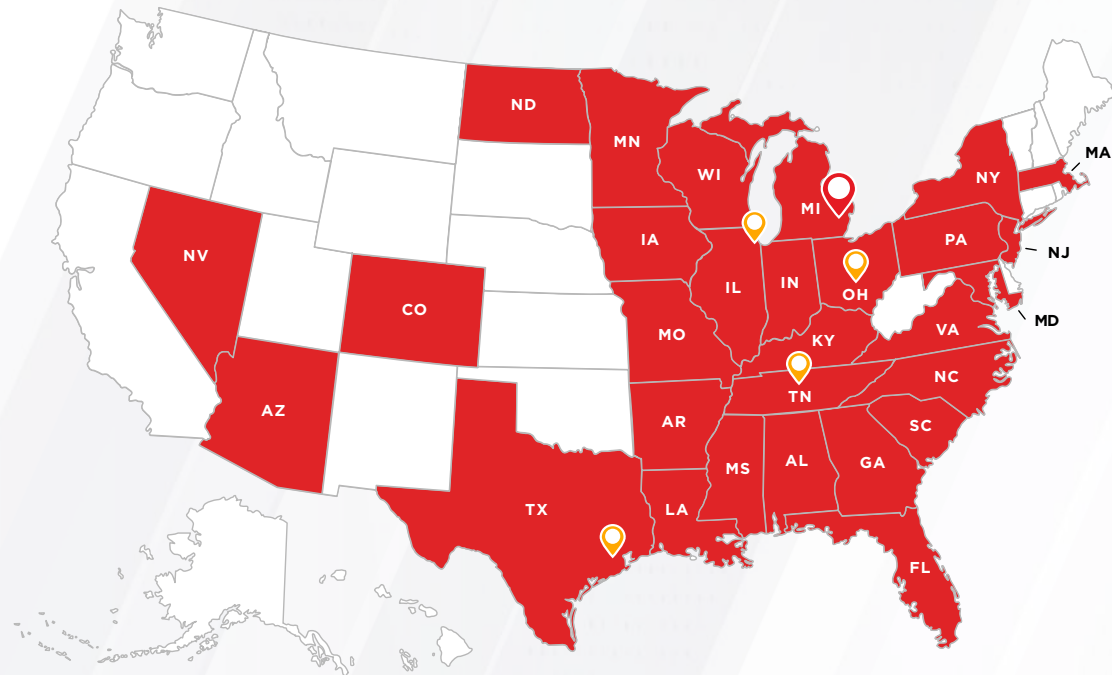
COMMERCIAL SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS

OFFICES

Farmington Hills, MI (HQ)
Chicago, IL
Columbus, OH
Houston, TX
Nashville, TN



SERVICE LINES



Friedman's Investment Advisory group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership tasks and ultimately disposition.

SINGLE TENANT SALES

(RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 EXCHANGES
- DEBT PLACEMENT / CAPITAL MARKETS
- SALE LEASEBACKS & PORTFOLIO SALES
- VALUATION, RESEARCH & CONSULTATION
- COMMERCIAL MANAGEMENT
- CONSTRUCTION & DESIGN SERVICES



CREATING
VALUE
BEYOND
REAL
ESTATE



PRESENTED BY **FRIEDMAN REAL ESTATE**

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