

# Burger

& COMPANY

## FOR LEASE

21850 Greenfield Road  
Oak Park, Michigan  
10,000 Square Feet



- 10,000 Sq. Ft. Office Building Available
- Available on April 1, 2024, Tenant is Relocating
- There is a ADA Entrance with a Large Bull Pen Area
- Twenty (20) Private Offices on the Exterior, Two (2) Conference Rooms, and Three (3) Restrooms, One (1) Being Executive
- Signage Available
- Across From the New Costco Business Center
- Near M-10 (Lodge) and I-696 Freeways, Providence Hospital Southfield, and 15 Minutes from Downtown Detroit
- Close by Restaurants and Shopping Centers
- New Apartments Currently Under Construction

**Burger & Company**

248.536.2888

[www.burgercollc.com](http://www.burgercollc.com)

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

**Michael Rose**

Senior Associate

Cell: 248.396.6982

[michael.rose@burgercollc.com](mailto:michael.rose@burgercollc.com)

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

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## BUILDING SPECIFICATIONS

<b>Zoning</b>	Retail / Office	<b>Total Building Square Feet</b>	10,000 SF
<b>Lot Size</b>	0.61 AC	<b>Square Feet Available</b>	10,000 SF
<b>Year Built</b>	1937 Renovated 2000	<b>Office Square Feet</b>	10,000 SF

<b>Location</b>	On Greenfield / Between 8 & 9 Mile	<b>Construction</b>	Brick
<b>Gas</b>	Forced Air	<b>Restrooms</b>	One (1)
<b>Traffic Count</b>	33,478 Cars Per Day	<b>Parking</b>	40 Spots
<b>Frontage</b>	220 on Greenfield	<b>Water</b>	City

### Description

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<b>Lease Rate</b>	\$11.00/PSF
<b>Lease Type</b>	Modified Gross
<b>Availability</b>	April 1, 2024

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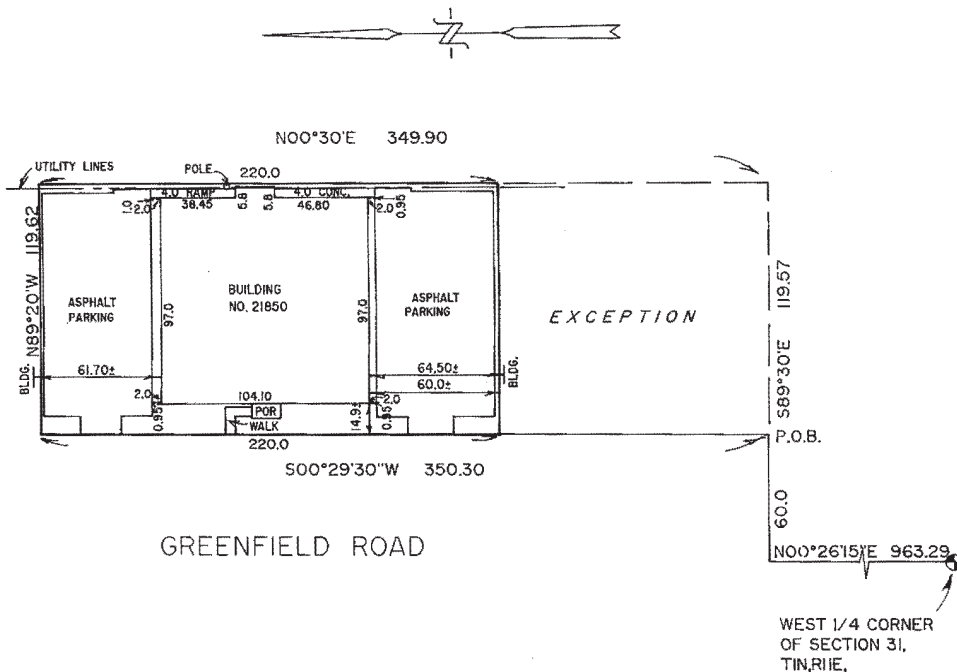
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## MORTGAGE REPORT

certified to: NBD Bank

The Northerly 220 feet of the following described parcel which in that parcel that is part of the Northwest 1/4 of Section 31, T1N, R11E, City of Oak Park, Oakland County, Michigan, beginning at a point distant N 0°26'15"E 963.29 feet and S 89°30'E 60.00 feet from the West 1/4 corner of said Section 31; thence S 89°30'E 119.57 feet; thence N 0°30'E 349.90 feet along the West line of Beverly Heights Subdivision; thence N 89°20'W 119.62 feet; thence S 0°29'30"W 350.30 feet along the East of Greenfield Road to point of beginning. Subject to easements of record. This site is not in a designated flood hazard area.



Notes:  
Utility lines at rear.  
Building is 1 story brick, steel, frame and concrete construction with flat roof.  
This report does not establish property lines.  
Do not use for construction.

I hereby certify that the buildings and improvements of the property described and delineated hereon are located within the property lines and that there are no existing encroachments except as noted.

*Glenn J. Heil*  
REGISTERED LAND SURVEYOR NO. 18993

<b>GLENN J. HEIL</b>		<b>GLENN J. HEIL</b> Professional Surveyor P.O. Box 37 Lake Orion, Michigan 48361-0037 Phone (810) 332-2738	
SCALE: 1 inch = 60 feet		ORD: Brown & Associates	
DATE: October 9, 1995		FOR: Edward Schreiber 21850 Greenfield Rd. Oak Park 48237	
REV:			
JOB NO.: 1049-95			
LEGEND R - Recorded M - Measured C - Calculated		P.O.B. - Point of Beginning Elevations B.M. - Bench Mark *** - Fence	

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## BTA Office Layout



*FILE LOCATIONS*

### Basement

Accounting	Main Basement	Furnace
61	62	63

X:\Office Maps\office layout w number 2016-08-06.vsd

Edited: 8/6/2016

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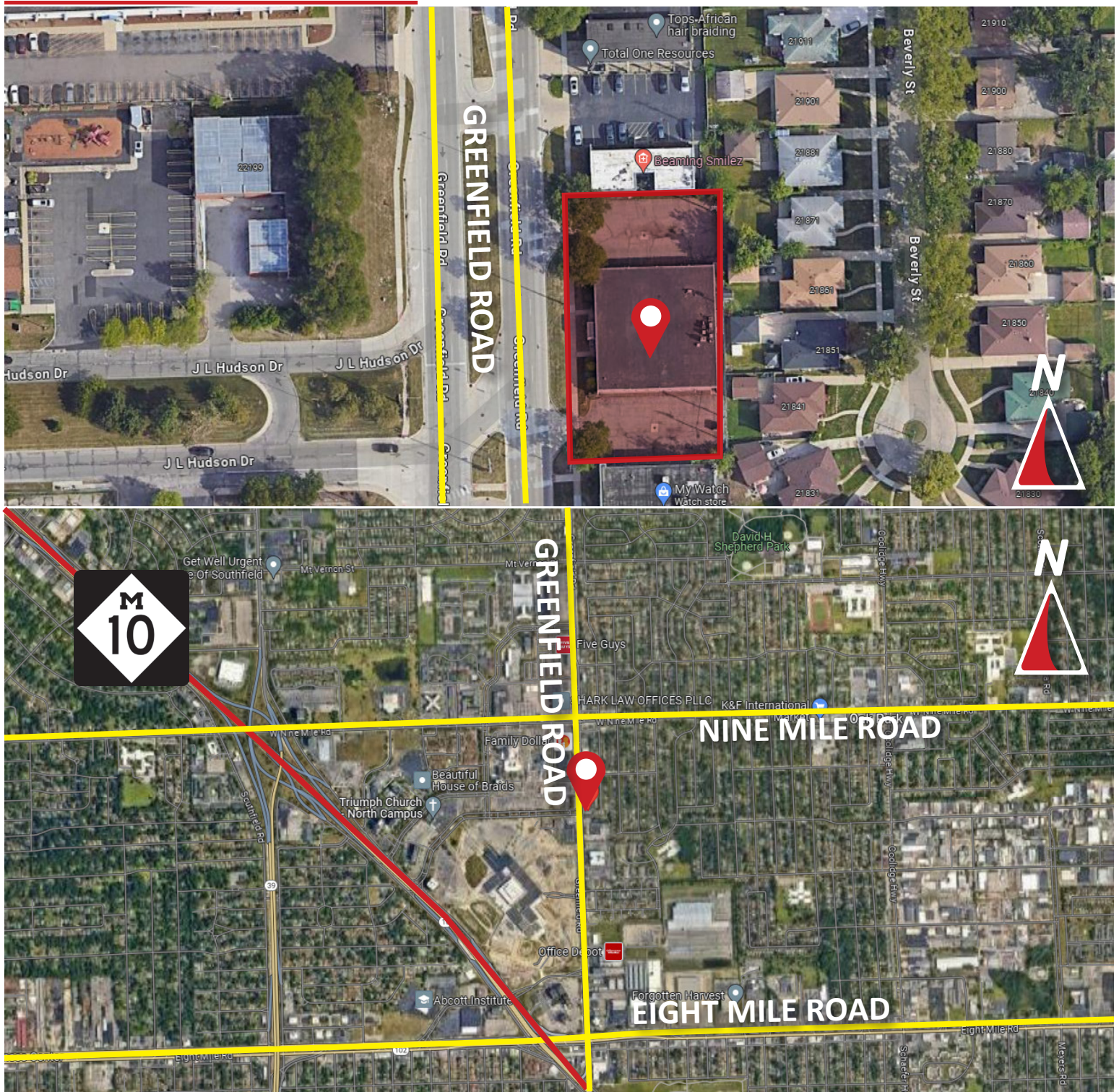
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