

# 38275 W 12 Mile Rd

*Farmington Hills, MI*

*Brookfield  
Center*

- 2-Story Office Building
- Entire 2nd Floor Available - 17,960 SF
- Up to 11,892 SF on 1st Floor
- All Common Areas Fully Renovated
- Professionally Managed  
Property
- Interior Built to Suit
- Close Proximity to Area  
Freeways
- Signage Opportunities Available

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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Vice President  
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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

**LIBERTY**  
PROPERTY & ASSET MANAGEMENT

248.637.9700 | LMCap.com

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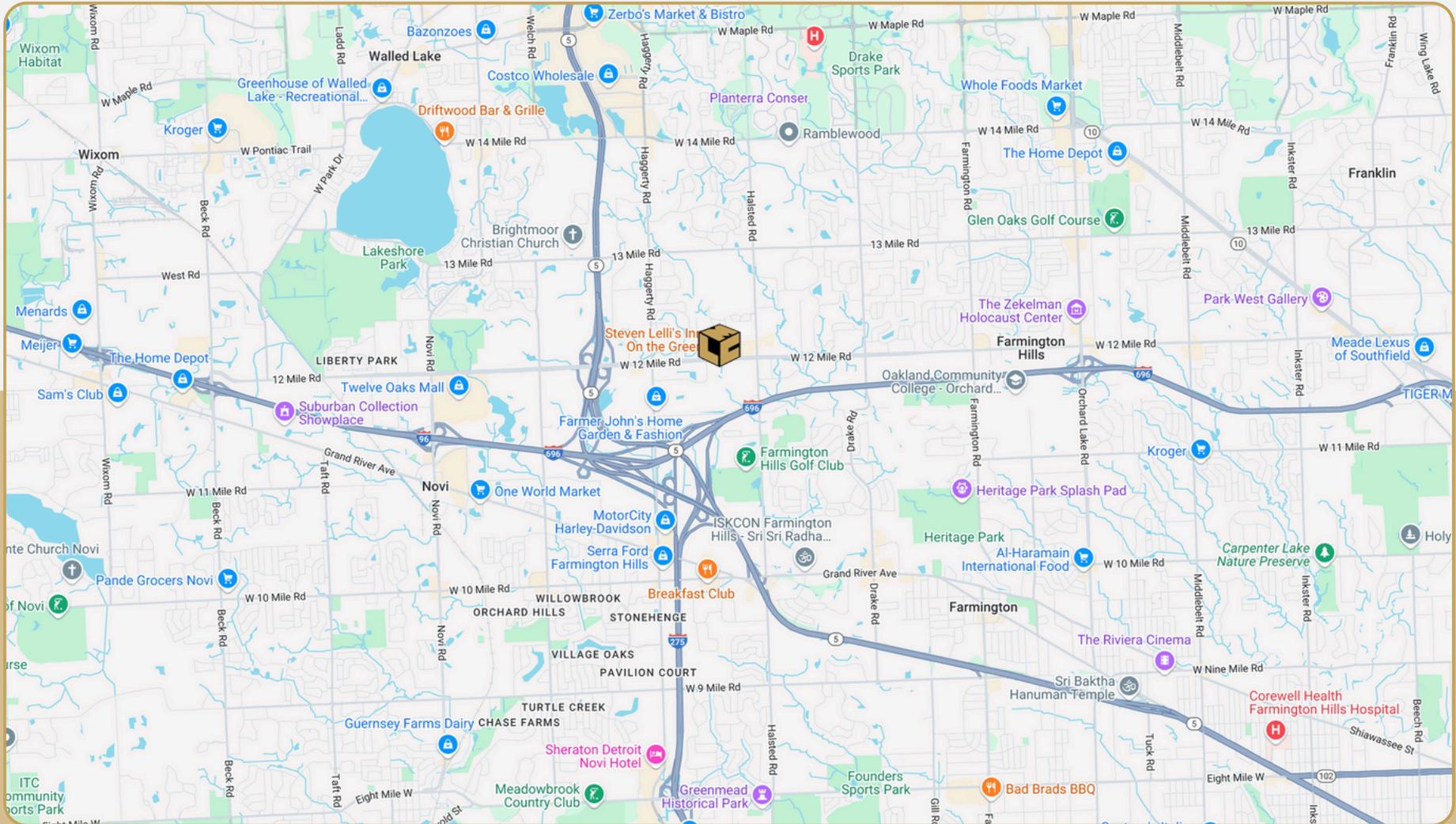
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## Office Property Details:

### Details:

**Location Description:** West of Halsted Rd

**Building Type:** Office

**Class:** B

**Zoning:** Office

**Floors:** 2

**Year Built:** 2001

**Gross SF:** 35,365 SF

**Total Rentable SF:** 35,365 SF

**Available SF:** 29,852 SF

**Min/Max SF:** 1,082 SF - 29,852 SF

**Acres:** 2.55

**Multitenant:** Yes

**Parcel ID:** 23-18-200-061

**Property Description:** This professionally managed building is currently undergoing a complete interior and exterior renovation. Main road signage available.

### Economic:

**Min/Max Rental Rate:** \$16.95/SF

**Rental Terms:** + Electric

**Annual Escalations:** \$0.50/SF

**Load Factor:** 10.0%

**Occupancy:** Immediate

**Parking::** Surface; 4.1/1,000

**Partition Allowance:** TBD

**Status:** Existing

**Operating Expenses:** Base Year

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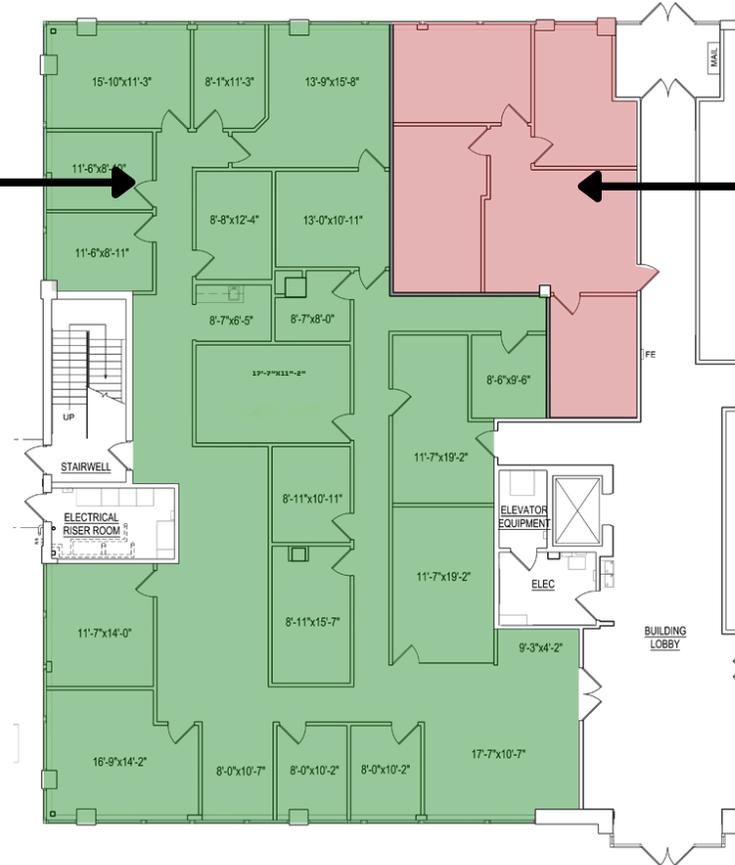


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## First Floor Vacancy

**SUITE 101**  
4,665 RSF  
AVAILABLE 11/1/26



**SUITE 102**  
1,082 RSF

Suite Number	Square Footage
101	4,665 SF
102	1,082 SF
101/102	5,747 SF

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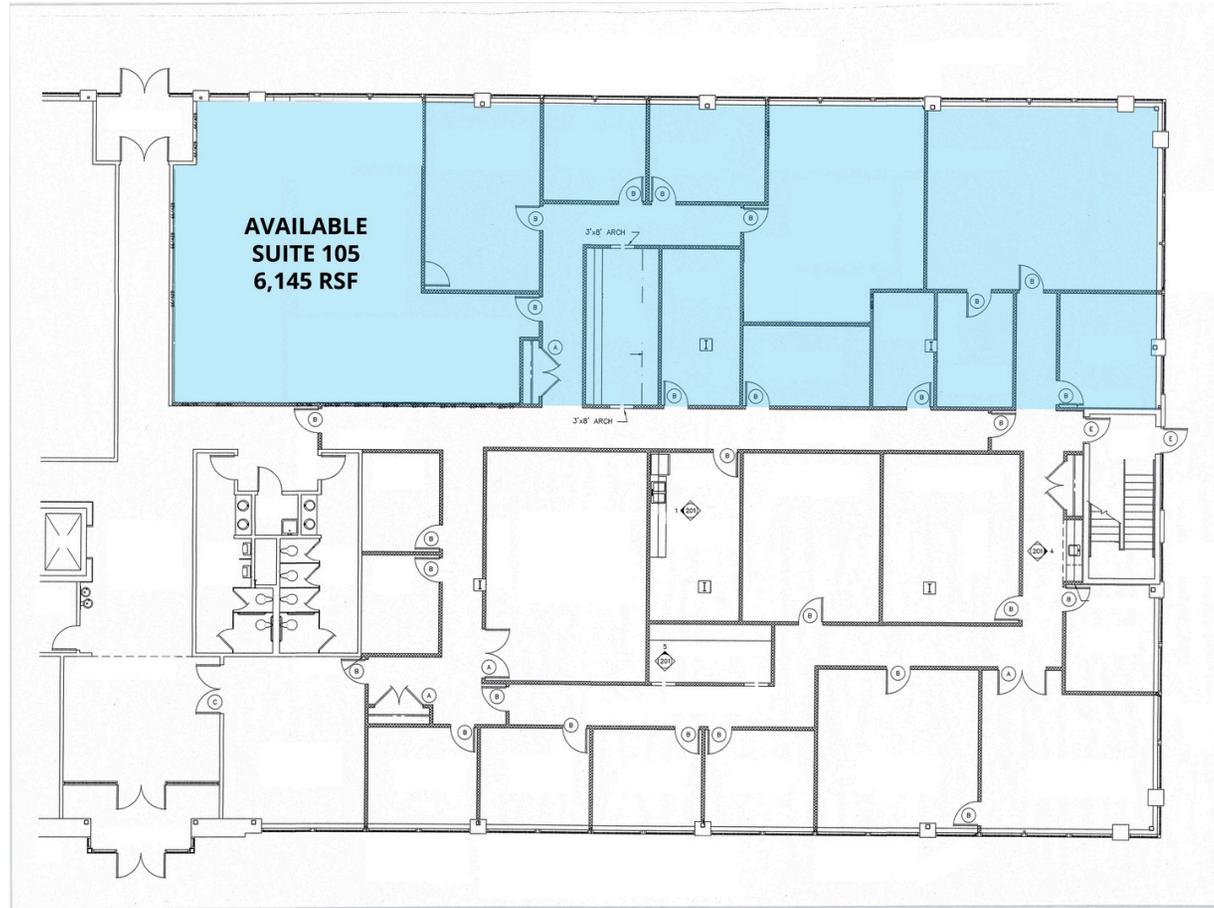
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## First Floor Vacancy



Suite Number	Square Footage
105	6,145 SF

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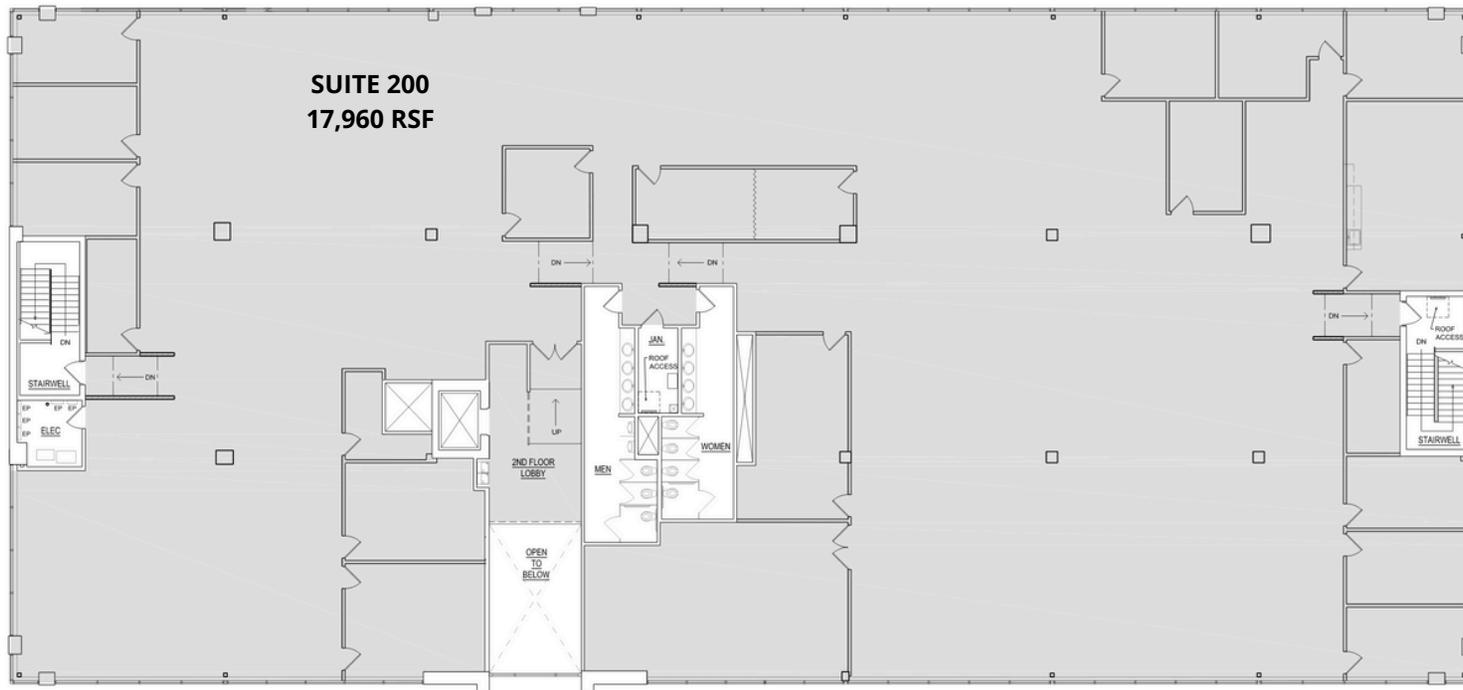
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## Second Floor Vacancy



Suite Number	Square Footage
Suite 200	17,960 SF

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