



FOR LEASE

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FOR LEASE

30555 Southfield Road

30555 Southfield Road Southfield, MI 48076



Lease Rate: \$17.00 SF/yr (Gross + Electric)

DESCRIPTION

This iconic mid-century modern building has been renovated in the 1960s style with floor to ceiling glass and great views from as high as the fifth floor. Rates are extremely competitive. This well known building is only one mile south of Birmingham and two miles north of I-696.

PROPERTY HIGHLIGHTS

- Mid-Century modern 60,000 sq. ft. building
- Great views with floor-to-ceiling glass
- Minutes south of Birmingham at an affordable rate
- Fun and stylish interior renovated with retro-professional finishes of all common areas and suites
- Building signage available for larger tenants
- Advanced connectivity offerings and multiple fiber operators are available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future-proofing

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BUILDING INFORMATION

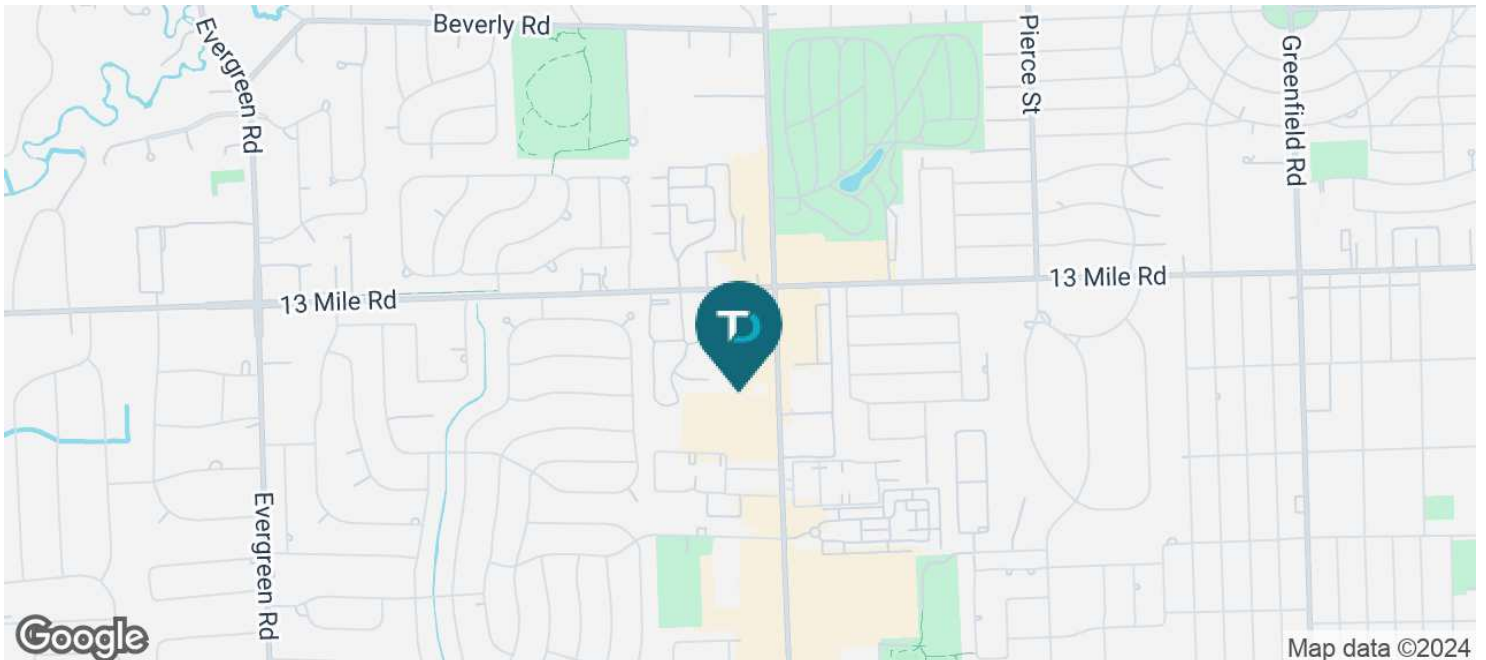
| | |
|-------------------|--|
| Building Size: | 57,480 SF |
| Year Built: | 1968 |
| Last Renovated: | 2019 |
| Number of Floors: | 5 |
| Parking Spaces: | 226 |
| Base Tax: | \$0.75 per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage |

PROPERTY INFORMATION

| | |
|----------------|-------------------------------|
| Lot Size: | 3.05 Acres |
| Property Type: | Office |
| Zoning | Office |
| Traffic Count: | 48,046 VPD on Southfield Road |
| APN: | 24-11-226-012 |

LOCATION INFORMATION

30555 Southfield Building is located just one mile south of Birmingham. This building is ideally located on the west side of Southfield Road, just south of 13 Mile Road. I-696 is located just two miles south of the 30555 Southfield Building with access to M-10 and M-24 just five minutes away.



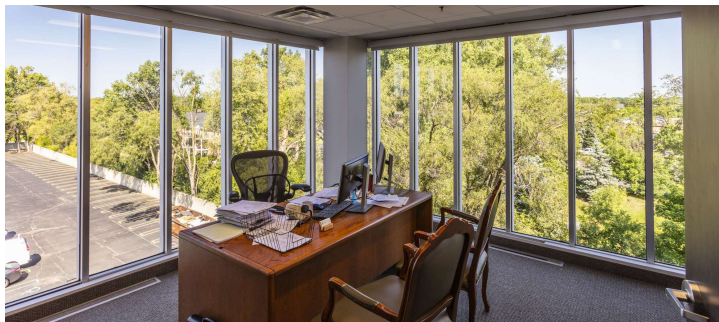
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AVAILABLE SPACES

| SPACE | RATE | LEASE TYPE | SIZE (SF) | COMMENTS |
|-----------|---------------|------------------|-----------|---|
| Suite 175 | \$17.00 SF/yr | Gross + Electric | 428 SF | |
| Suite 208 | \$17.00 SF/yr | Gross + Electric | 1,406 SF | Floor plan can be modified to fit |
| Suite 260 | \$17.00 SF/yr | Gross + Electric | 2,168 SF | Available 1/2024 |
| Suite 400 | \$17.00 SF/yr | Gross + Electric | 3,125 SF | |
| Suite 440 | \$17.00 SF/yr | Gross + Electric | 5,702 SF | |
| Suite 500 | \$17.00 SF/yr | Gross + Electric | 4,411 SF | Ready for a custom build-out. The floor plan can be modified as needed. |
| Suite 520 | \$17.00 SF/yr | Gross + Electric | 2,135 SF | |
| Suite 305 | \$17.00 SF/yr | Gross + Electric | 3,988 SF | |

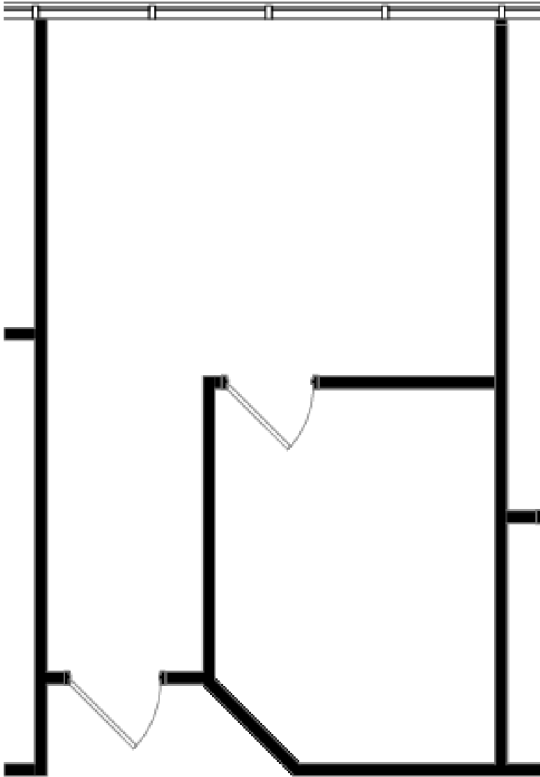
ADDITIONAL PHOTOS



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SUITE 175
30555 SOUTHFIELD RD. , SOUTHFIELD
375 U.S.F. / 428 R.S.F. 14% COMMON FACTOR
SCALE: NOT TO SCALE

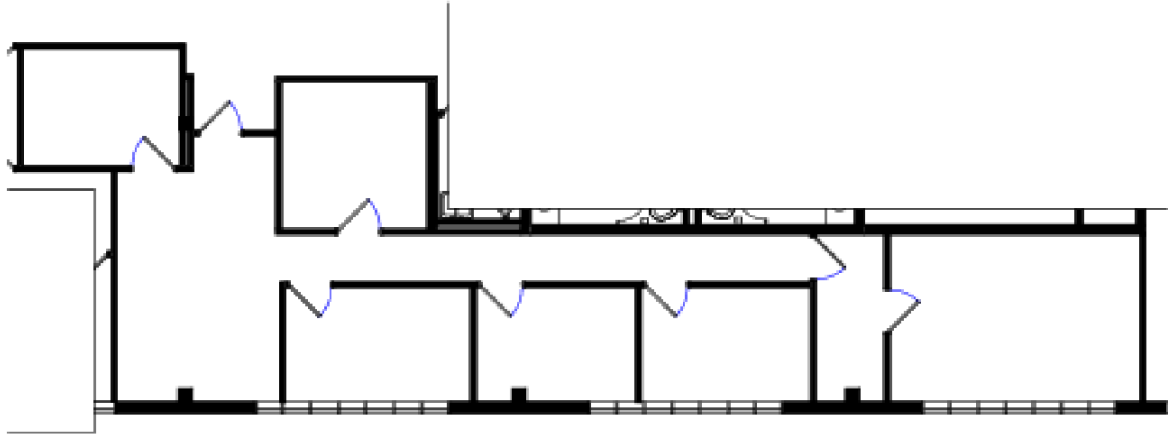
Suite 175




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NORTH  **SUITE 208**
30555 SOUTHFIELD RD. , SOUTHFIELD
1,233 USF/ 1,408 RSF **14 % COMMON FACTOR**
SCALE: NOT TO SCALE

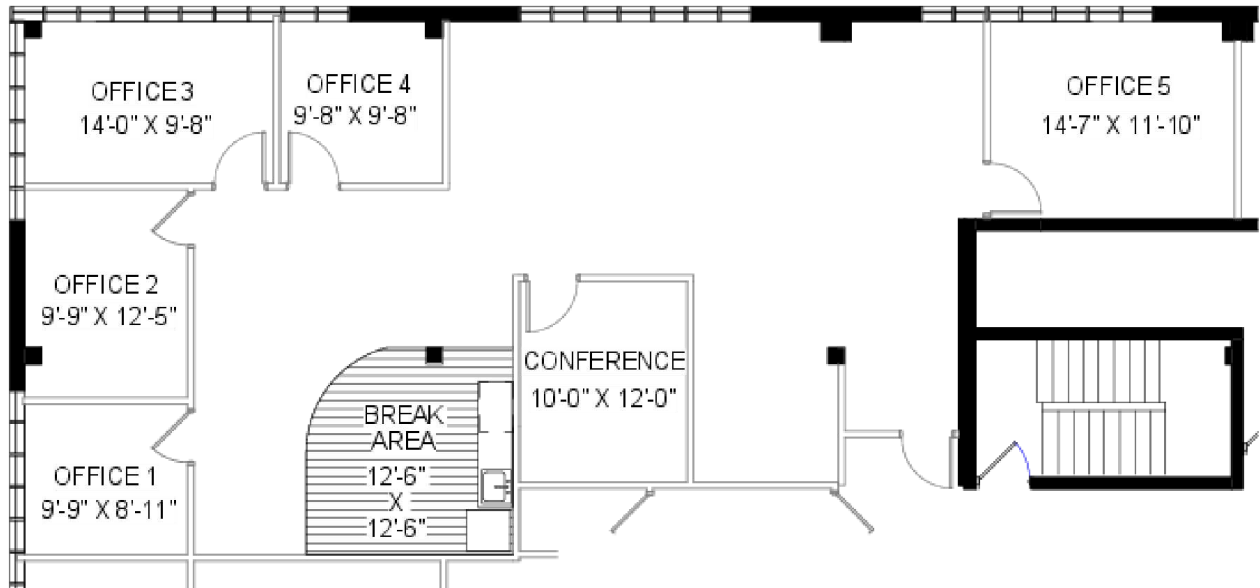
Suite 208



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SUITE 260
30555 SOUTHFIELD RD., SOUTHFIELD

1,902 USF / 2,168 RSF

14% COMMON FACTOR
SCALE: NOT TO SCALE

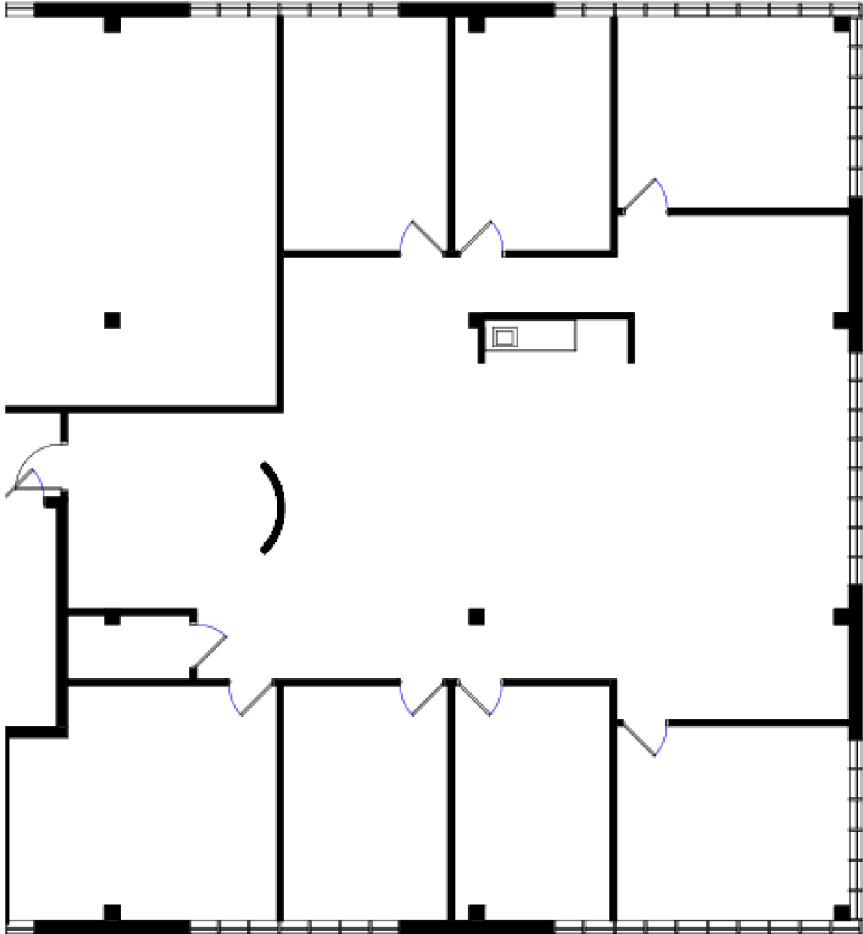
Suite 260



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NORTH SUITE 400
30555 SOUTHFIELD RD. , SOUTHFIELD
2,741 USF/ 3,125 RSF 14 % COMMON FACTOR
SCALE: NOT TO SCALE

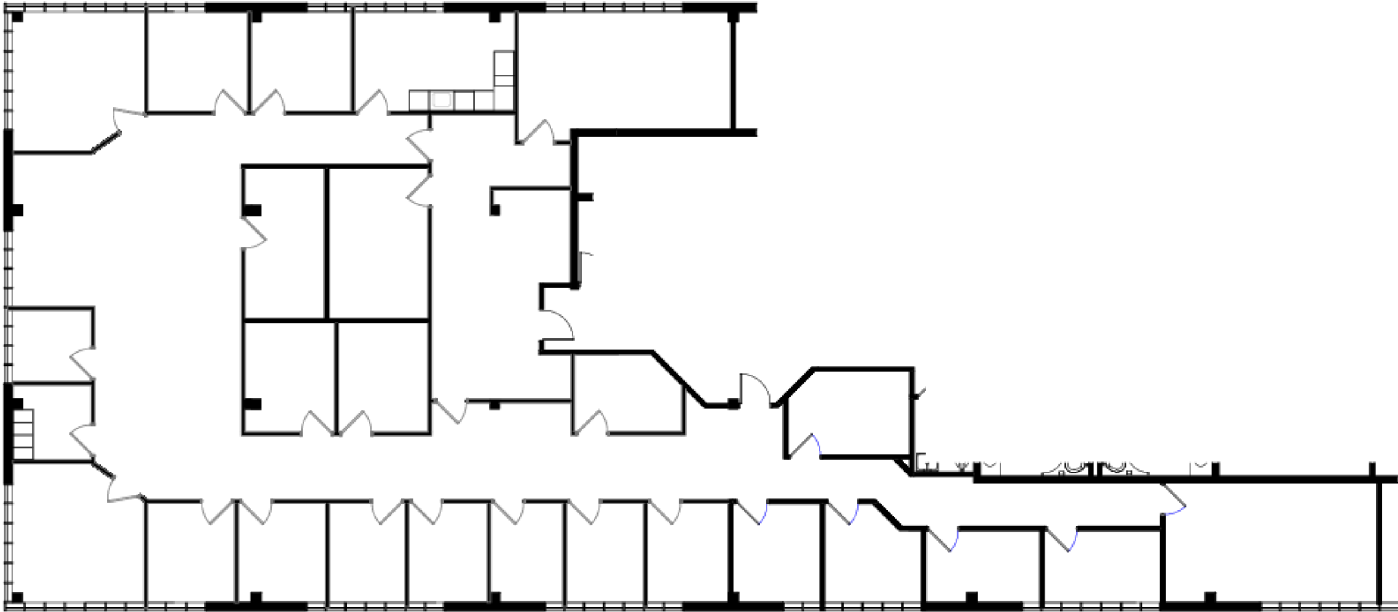
Suite 400



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SUITE 440
30555 SOUTHFIELD RD. , SOUTHFIELD
5,002 USF / 5,702 RSF
14% COMMON FACTOR
SCALE: 3/32" = 1'-0"

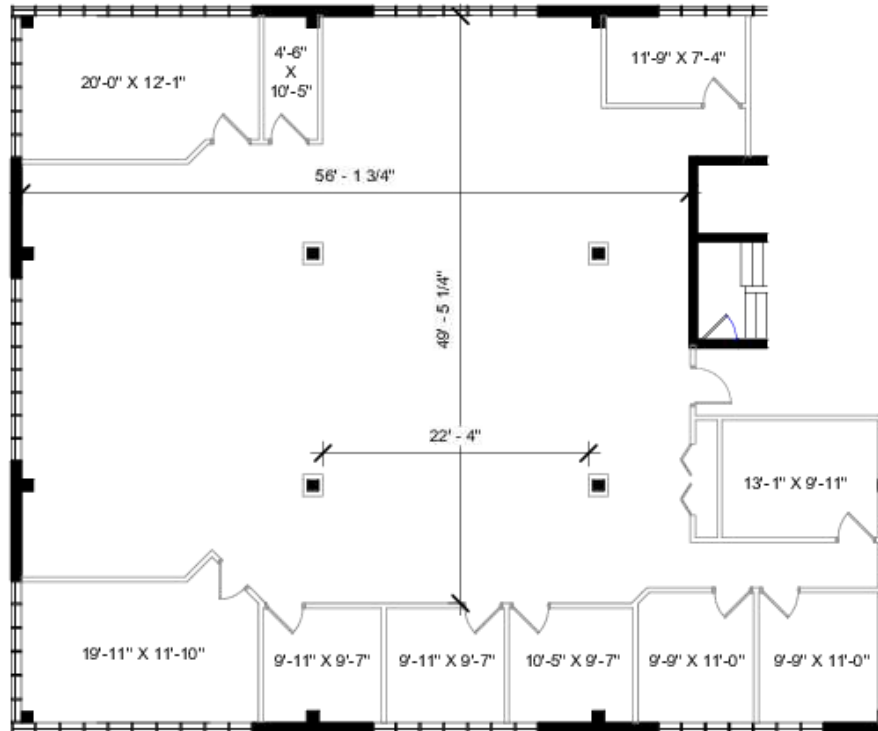
Suite 440



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SUITE 500
30555 SOUTHFIELD RD. , SOUTHFIELD



3,869 USF / 4,411 RSF

14 % COMMON FACTOR
SCALE: NOT TO SCALE

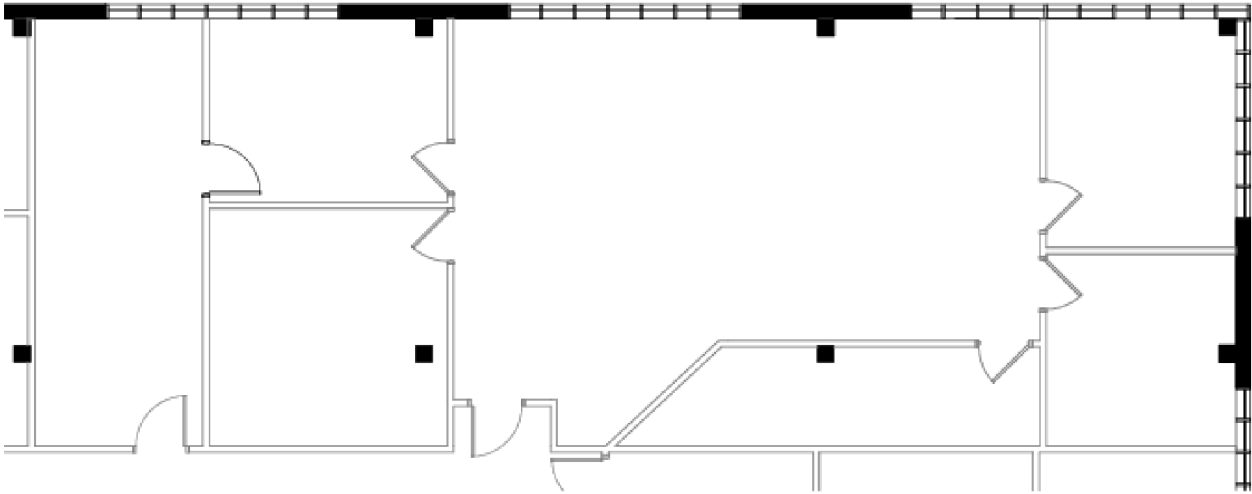
Suite 500 has not yet been updated but is ready for a custom build out for any office tenant. The existing floor plan can be modified as needed.



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SUITE 520
30555 SOUTHFIELD RD. , SOUTHFIELD

1,873 U.S.F. / 2,135 R.S.F.

SCALE: 1/8" = 1'-0"
14 % COMMON FACTOR

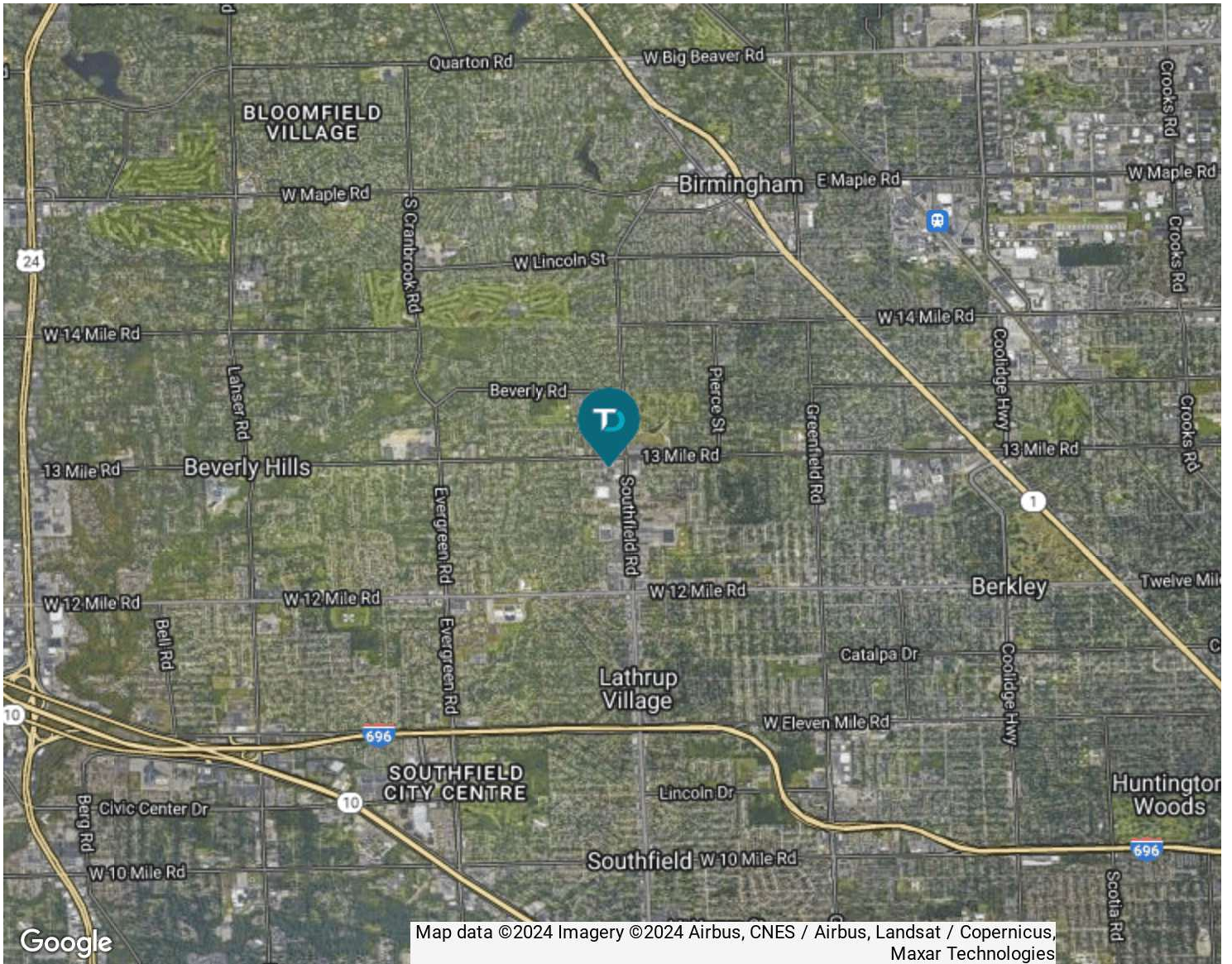
Suite 520



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DEMOGRAPHIC INFORMATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 12,634 | 107,234 | 257,977 |
| Median age | 42.6 | 42.3 | 42.2 |
| Total households | 5,045 | 44,977 | 111,258 |
| Average HH income | \$85,337 | \$101,353 | \$94,482 |
| Average house value | \$198,508 | \$283,921 | \$294,008 |

