

31000 Lahser Road

Beverly Hills, MI

BERKSHIRE Office Building

- Office or Medical Uses Allowed
- Excellent Access to
Birmingham, Beverly Hills, and
Southfield
- Main Road Monument
Signage Available
- Lower Level Secure
Storage Offered
- Entire 1st Floor Available

OFFICE BUILDING FOR SALE OR LEASE

FOR MORE INFORMATION:

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L. MASON CAPITANI
CORFAC INTERNATIONAL

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248.637.9700 | LMCap.com

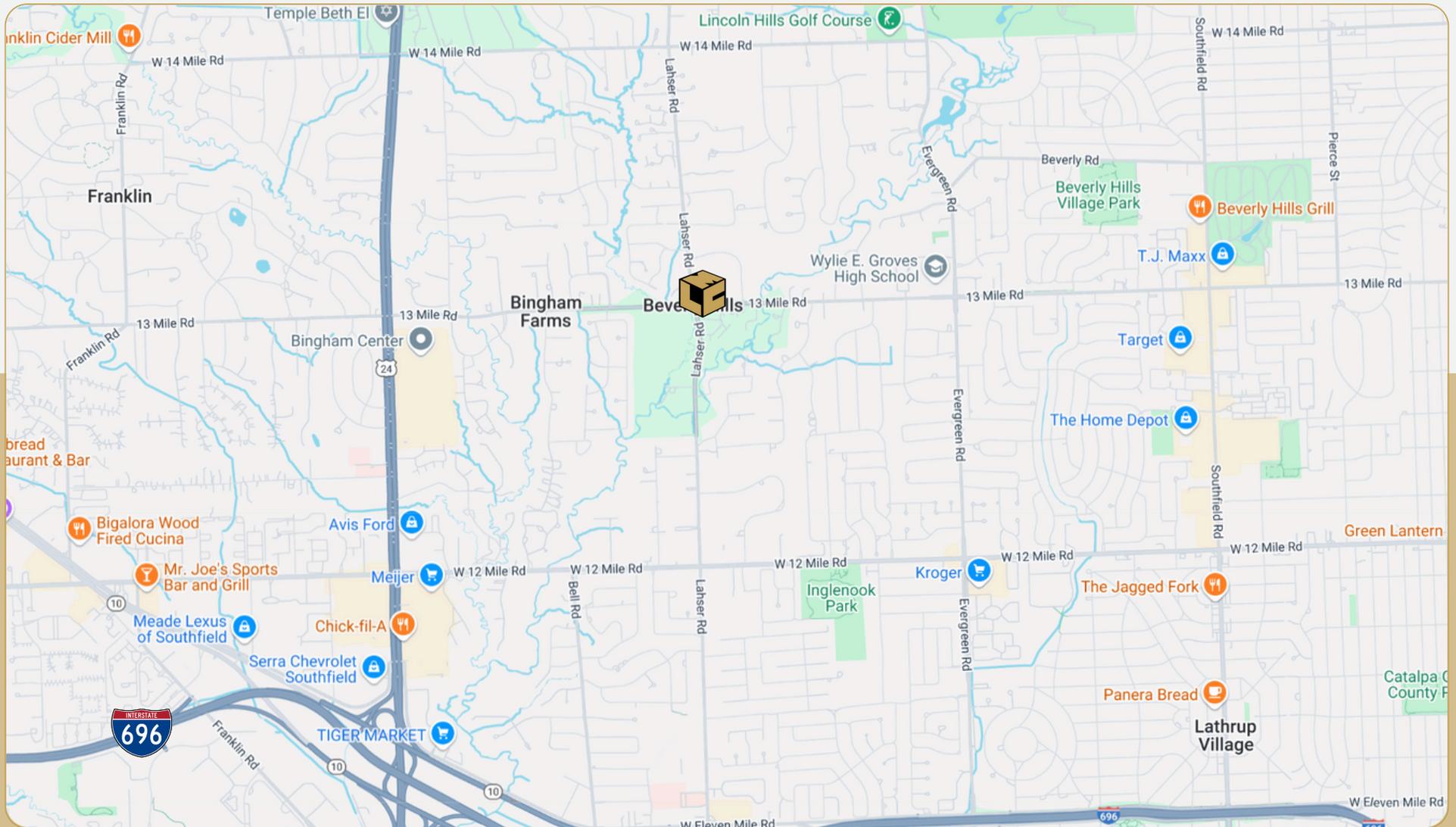
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Office Property Details:

Details:

Location Description:	Lahser & 13 Mile Road
Building Type:	Office
Class:	B
Zoning:	Office
Floors:	2
Year Built:	1972
Year Renovated:	-
Gross SF:	13,472 SF
Total Rentable SF:	13,472 SF
Available SF:	8,326 SF
Min/Max SF:	597 SF - 6,825 SF
Acres:	0.893
Multitenant:	Yes
Parcel ID:	14-10-102-001

Property Description: Located across from Country Day School on Lahser Road. Office and medical uses allowed. Main road signage and lower-level storage space offered.

Economic

Min/Max Rental Rate:	\$17.50/SF
Rental Terms:	+ Electric
Annual Escalations:	\$0.50/SF
Load Factor:	10.0%
Occupancy:	Immediate
Parking:	4.2/1,000
Partition Allowance:	Negotiable
Signage:	Monument
Status:	Existing
Sale Price:	\$1,950,000
Price/SF:	\$144.74
Property Taxes:	\$49,817.38

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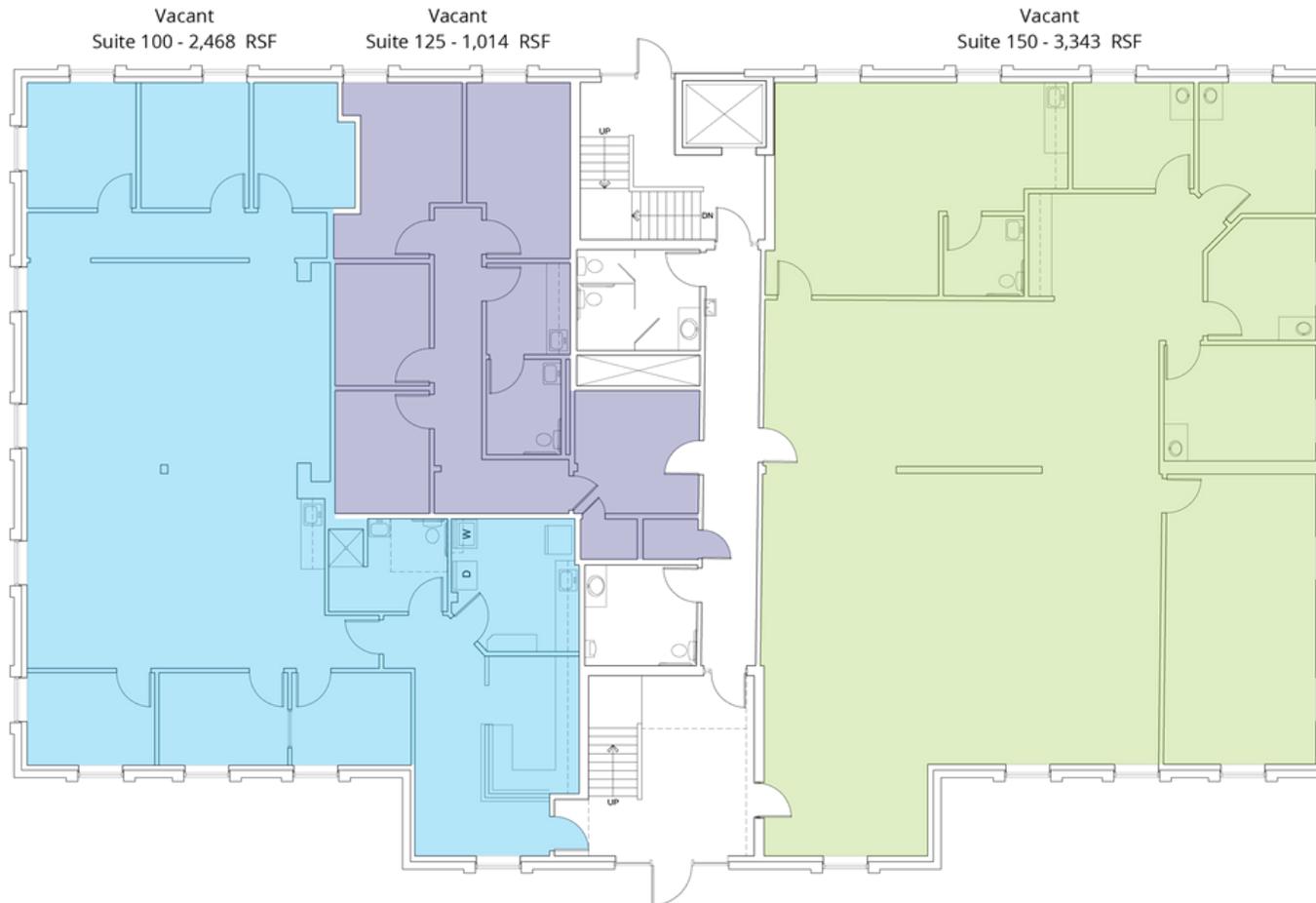
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First Floor



Suite Number	Square Footage
100	2,468 SF
125	1,014 SF

Suite Number	Square Footage
100/125	3,482 SF
150	3,343 SF

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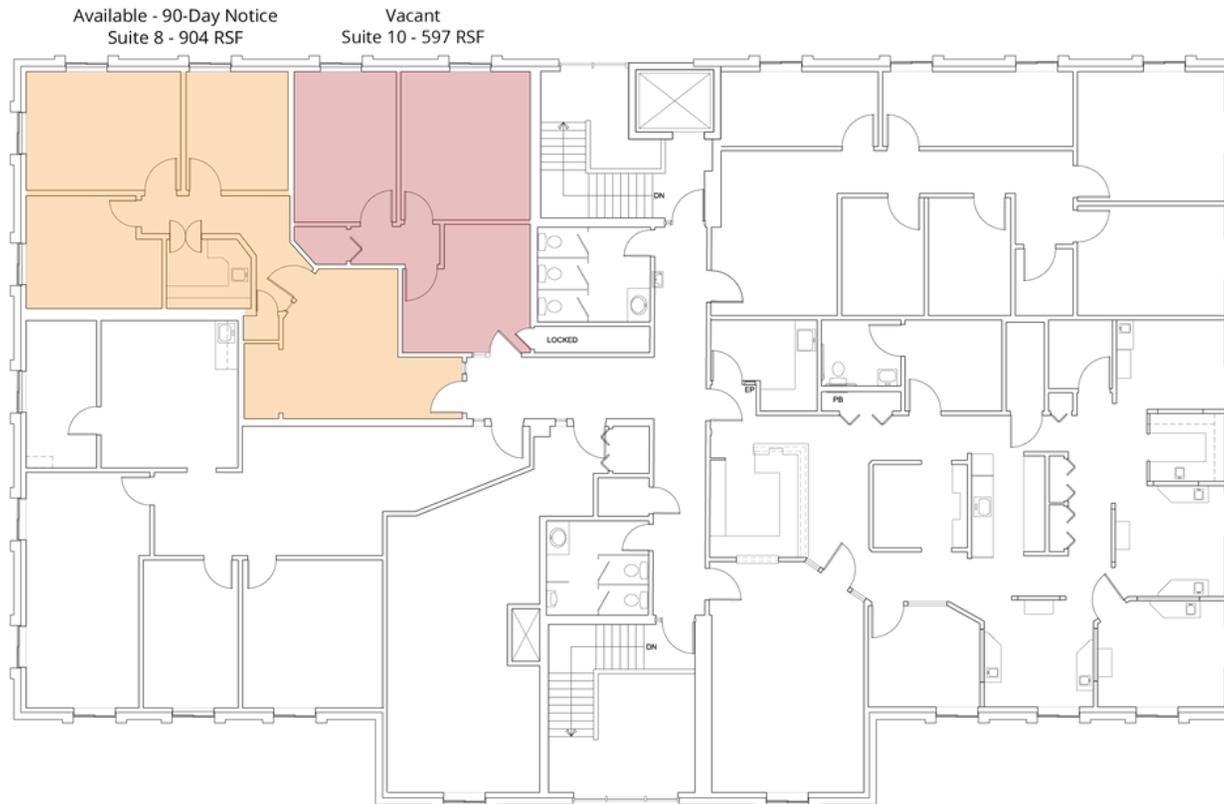
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Second Floor



Suite Number	Square Footage
8	904 SF
10	597 SF
8-10	1,501 SF

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