

FOR SALE

MULTI-TENANT OFFICE INVESTMENT



20411 W 12 MILE ROAD

SOUTHFIELD, MI 48076

PROPERTY HIGHLIGHTS:

- 16,240 SF 2-story best in class multi-tenant office building
- Recently updated common areas with modern finishes and materials
- Stable occupancy w/ 93% occupancy including quality service, general office and medical tenants
- Tenant suites updated including flooring and lighting
- Newer capital improvements include new roof and soffit (2024), HVAC (2023-2025), parking lot (2025), exterior painting (2022)
- \$167,000 NOI projected in 2026
- Full partially finished basement available for lease for additional upside
- Over parked surface parking lot with 6.3/1,000 SF parking spaces available
- Central Southfield located on the south side of 12 mile road ½ mile west of Evergreen Road

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20411 W 12 MILE ROAD
EXTERIOR PROPERTY PHOTOS



20411 W 12 MILE ROAD
INTERIOR **PROPERTY PHOTOS**



20411 W 12 MILE ROAD RETAILER MAP



meijer LOWE'S
BEST BUY Panera
Michaels Chick-fil-ee

Kroger
SUBWAY GameStop
THE UPS STORE Tim Hortons

Starbucks Dunkin'

SUNOCO

bp

Huntington