

7011-7013 Orchard Lake Rd

West Bloomfield, MI

WESTRIDGE OFFICE CENTER

- 2-Building Office Park For Sale or Lease
- 18,412 Square Feet
- Up to 5,860 Square Feet Office Suite
- Office Suites in "Move-In" Condition
- Convenient Parking
- Double Door Access for Shipping & Receiving
- Highly Upgraded Finishes Offered
- High Visibility Orchard Lake Road Location
- Close to Fine & Casual Restaurants
- Extremely Competitive Rental Structure
- Exterior Signage Available

OFFICE BUILDING FOR SALE OR LEASE

FOR MORE INFORMATION:

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L. MASON CAPITANI
CORFAC INTERNATIONAL

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PROPERTY & ASSET MANAGEMENT

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Shipping & Receiving Entrance

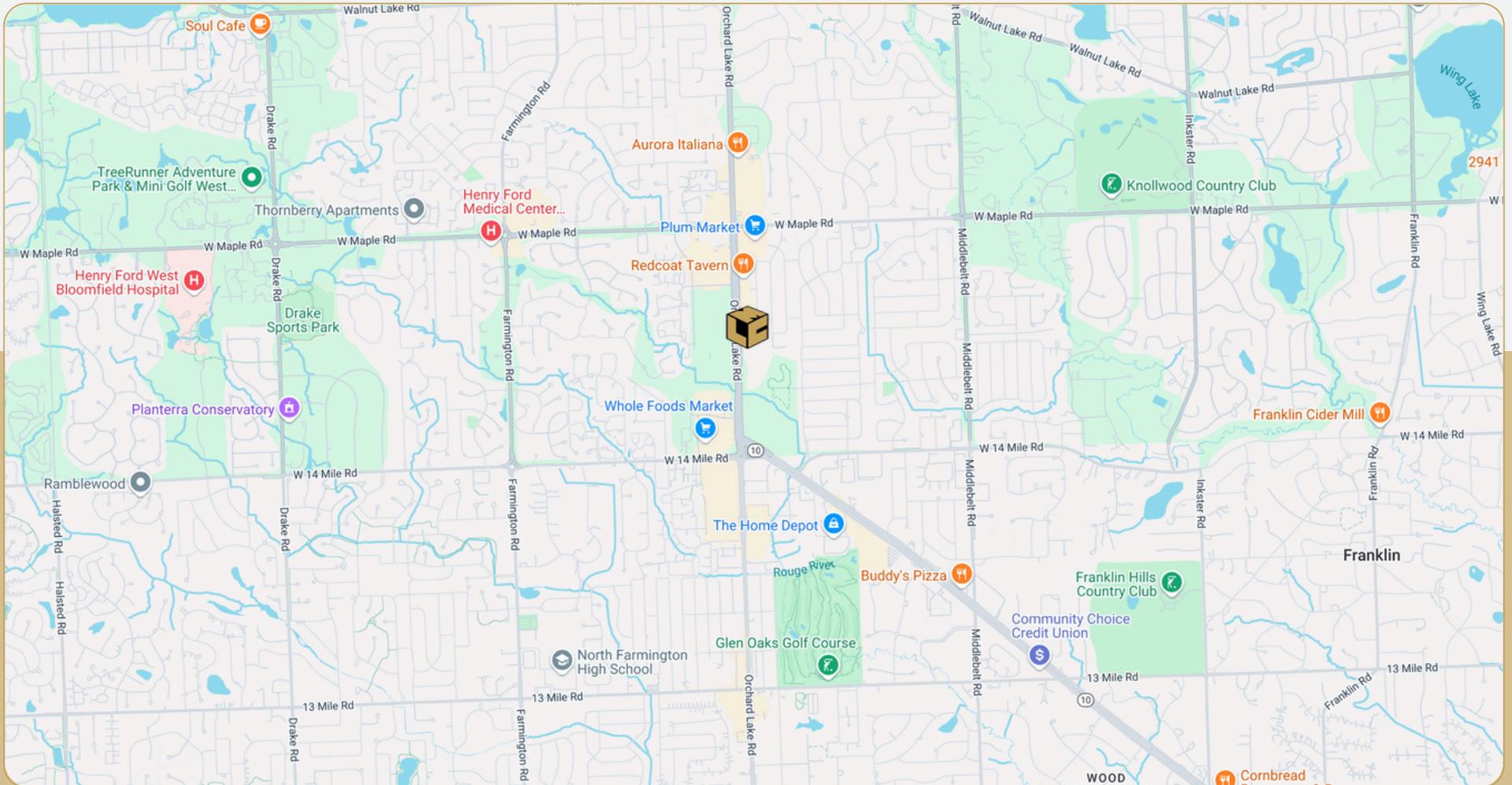
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Office Property Details:

Details:

Location Description:	North of 14 Mile Road
Building Type:	Office
Class:	B
Zoning:	OR-1
Floors:	1
Year Built:	1988
Gross SF:	18,412 SF
Total Rentable SF:	18,412 SF
Available SF:	5,860 SF
Min/Max SF:	5,860 SF
Multitenant:	Yes
Parcel ID:	18-35-301-027
Property Description:	Single story, two-building office park with close, convenient parking and main road signage.

Economic

Min/Max Rental Rate:	\$15.95/SF
Rental Terms:	+ Electric
Annual Escalations:	\$0.50/SF
Load Factor:	6.43%
Occupancy:	Immediate
Parking:	80 Spaces
Partition Allowance:	Negotiable
Signage:	Possible
Status:	Existing
Sale Price:	\$2,300,000
Price/SF:	\$127.00

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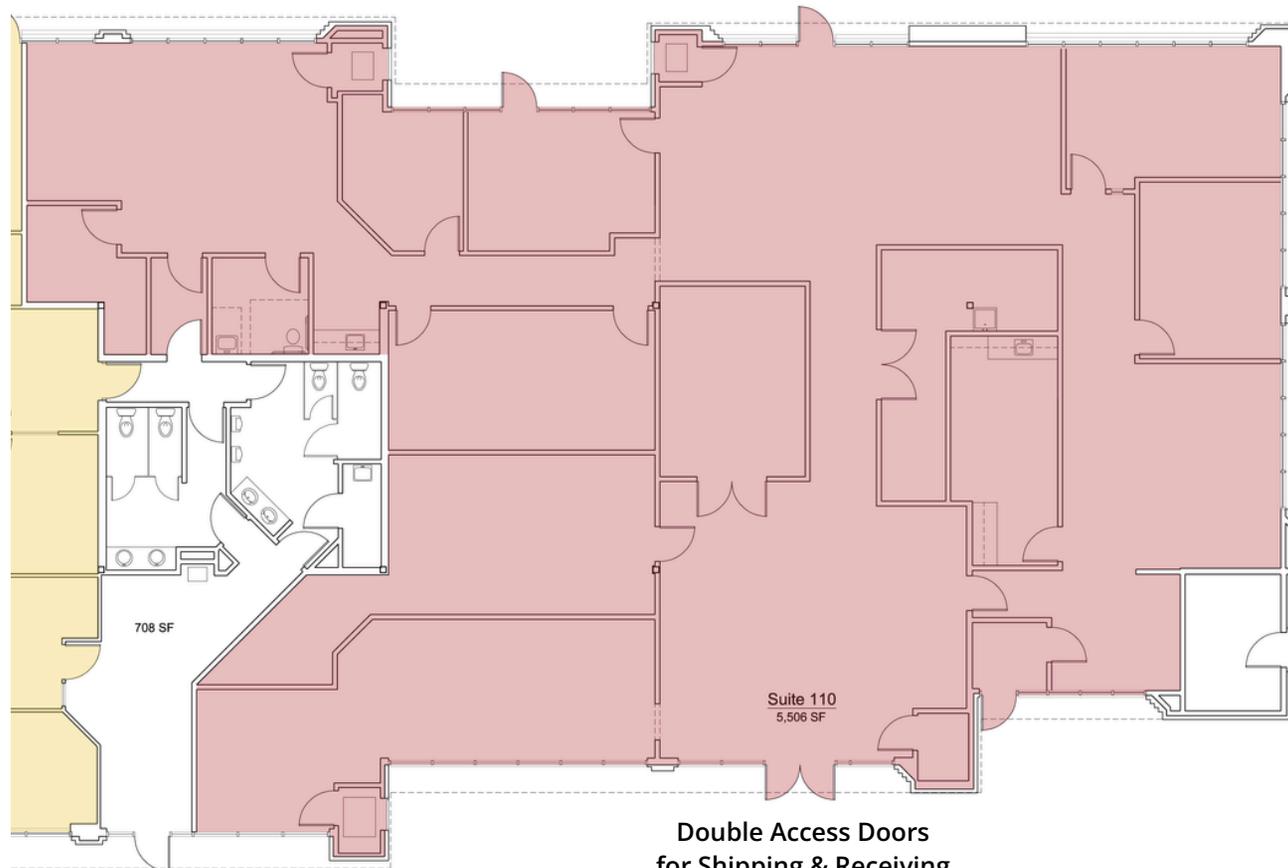
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7013 Vacancy



Double Access Doors
for Shipping & Receiving

Suite Number	Square Footage	Video Tour
Suite 110	5,860 SF	View Here

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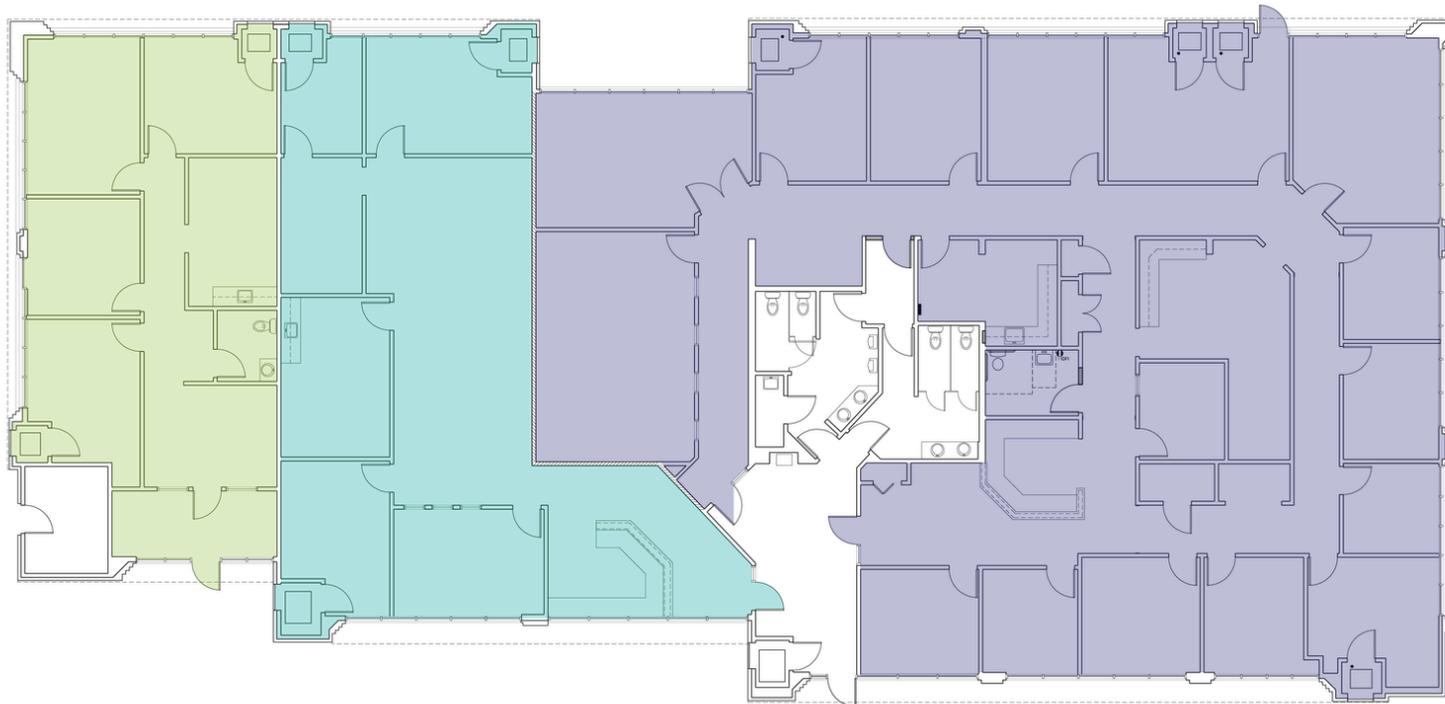
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7011 Floor Plate



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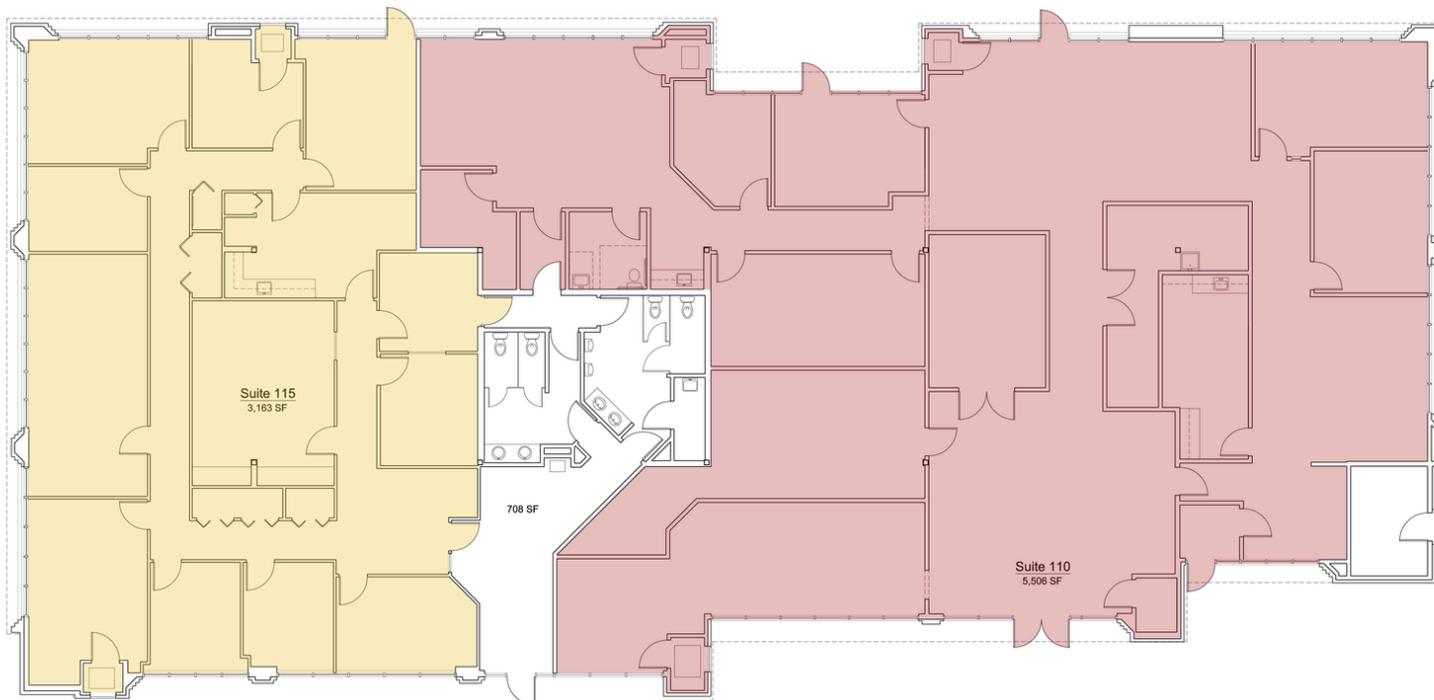
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7013 Floor Plate



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