

# 21,600 - 300,000 SF OFFICE BUILDING



## FOR LEASE



### INTRODUCTORY RATES AT \$8.00/SF NNN!

## Raleigh Office Centre

25300 Telegraph Rd  
Southfield, Michigan 48033

### Property Description

Located in the heart of Metro-Detroit, this premier Class A office building spans up to 300,000 SF, making it an ideal headquarters space. Recently renovated with over \$22 million in improvements, the interior boasts a gorgeous buildout. With abundant parking offering 1,235 free surface spaces, accessibility is unmatched. State-of-the-art amenities include a newly built cafeteria, coffee bars, café/lounge spaces, game rooms, and conference rooms, ensuring a productive and comfortable work environment. The building features new generators for reliability and offers prime commercial exposure with fantastic signage opportunities, making it a standout choice for businesses seeking a prestigious and functional office space.

### Property Highlights

- Premier Class A Six Story Office Building
- Up to 300,000 SF Perfect for Headquarters
- Gorgeous Buildout with Over \$22 MM of Improvements Made within the Last Five Years
- Central Location in the Heart of Metro Detroit
- Abundant Parking with 1,235 Free Surface Spaces
- New Building Generators
- State-of-the-Art Tenant Amenities Including Newly Built Cafeteria, Coffee Bars, Café / Lounge Spaces, Game Rooms, Conference Rooms, etc.
- Prime Commercial Exposure with Fantastic Signage Opportunities

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**Rick Ax**

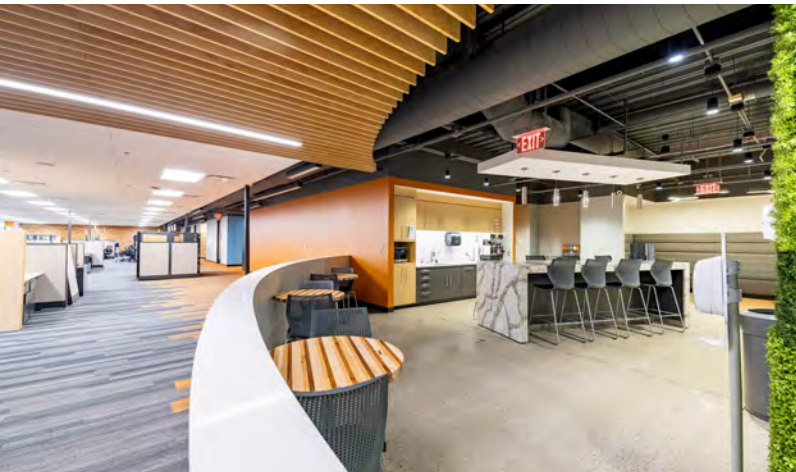
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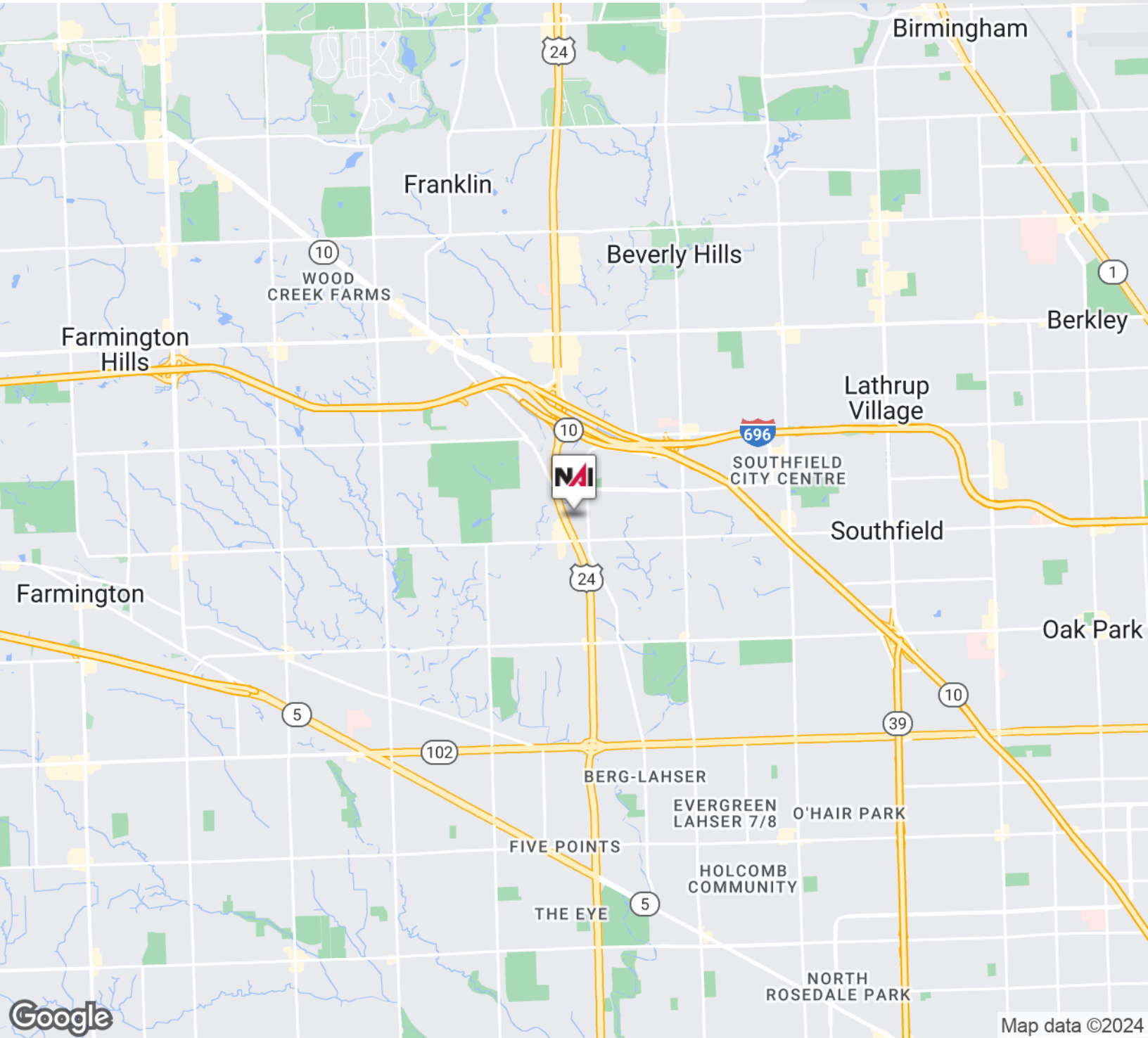
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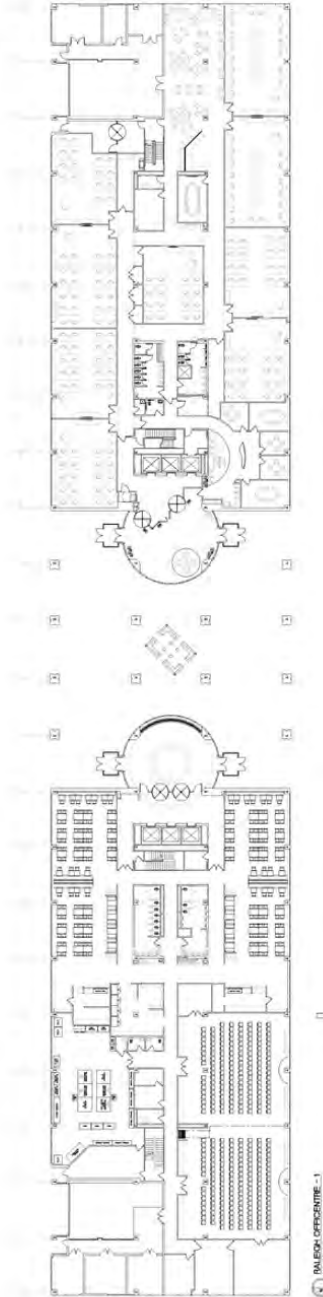


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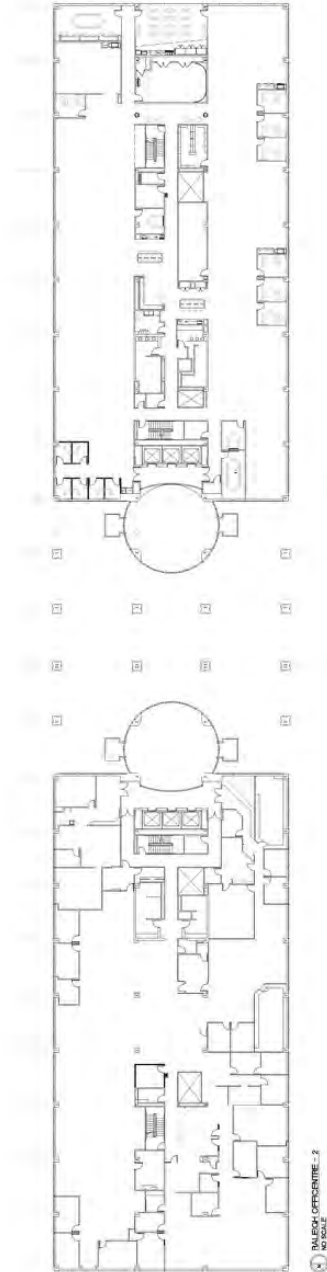


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### First Floor



### Second Floor



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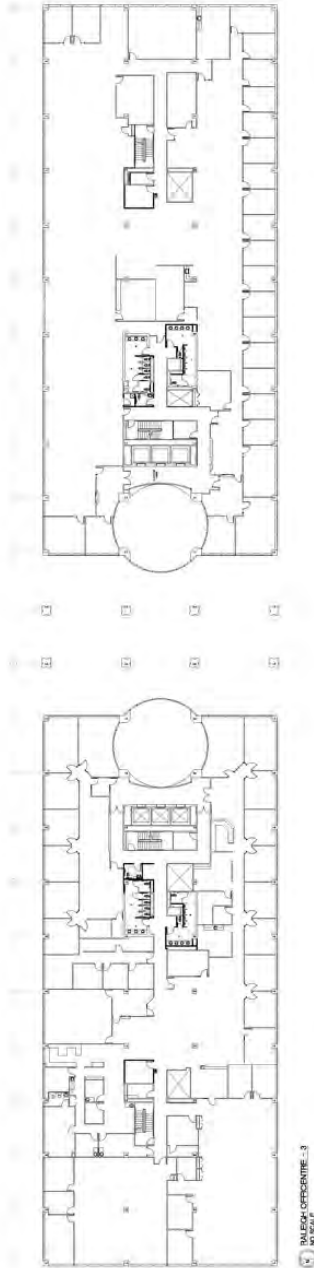


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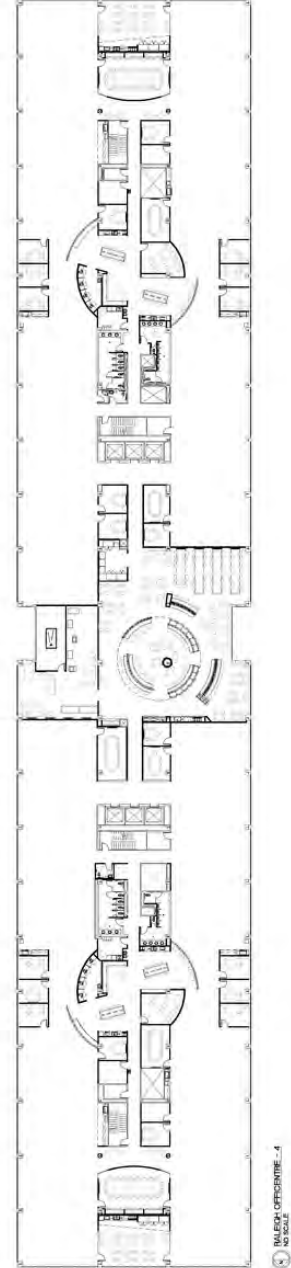


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### Third Floor



### Fourth Floor



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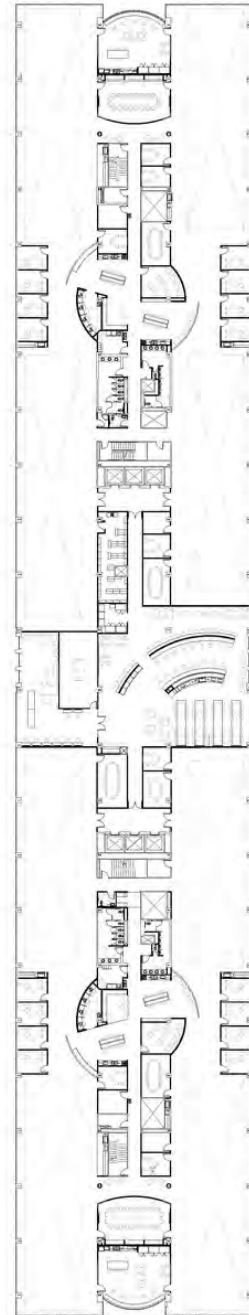
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### Fifth Floor



NAI ICM OFF-CENTRE - 5  
NO SCALE

### Sixth Floor



NAI ICM OFF-CENTRE - 6  
NO SCALE



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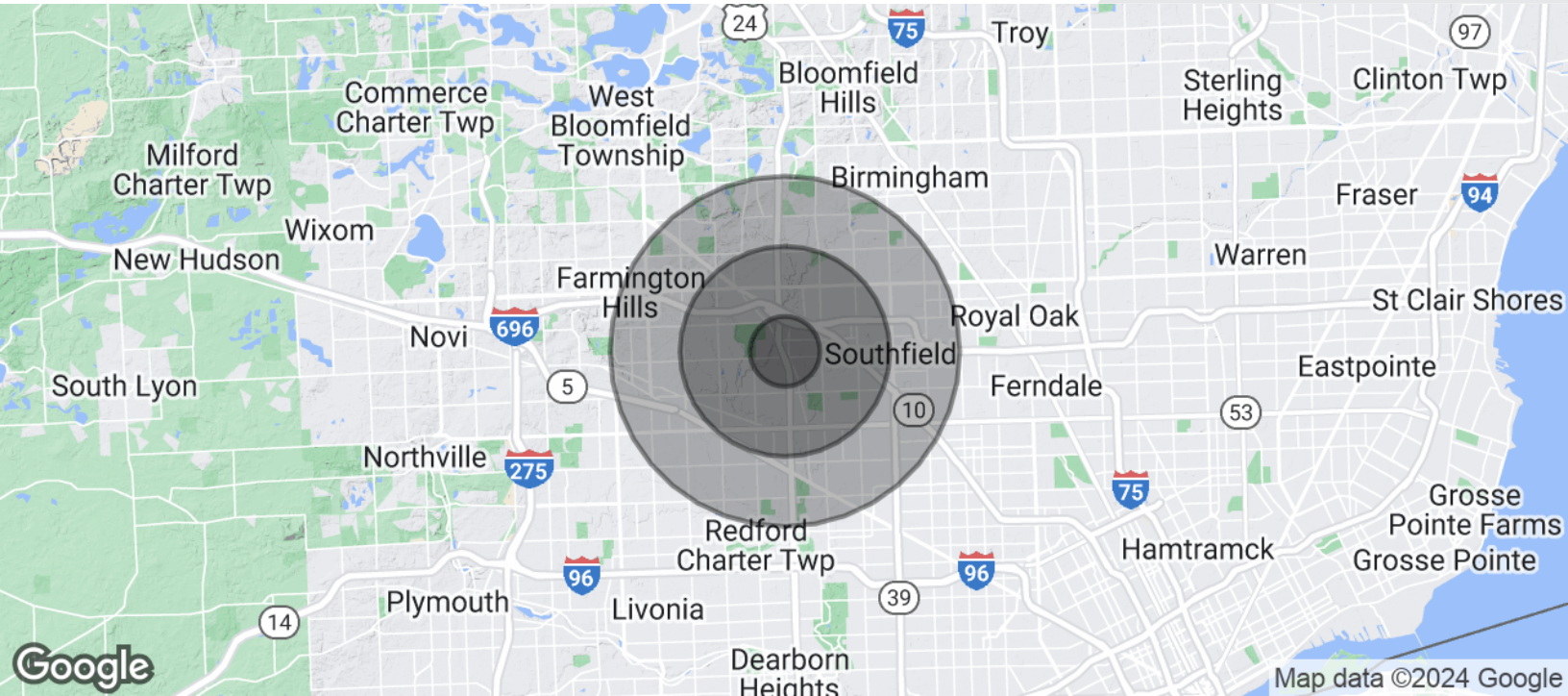
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### POPULATION

5 MILES

Total Population	257,287
Average Age	42
Average Age (Male)	40
Average Age (Female)	44

### HOUSEHOLDS & INCOME

5 MILES

Total Households	110,328
# of Persons per HH	2.3
Average HH Income	\$95,077
Average House Value	\$245,721

Demographics data derived from AlphaMap



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