

FOR SALE

ARBORETUM OFFICE PARK - BUILDING R



34555 W 12 MILE RD
FARMINGTON HILLS, MI 48331

PROPERTY HIGHLIGHTS:

- 23,822 SF Office Building in beautiful Farmington Hills
- Amenities include a 2nd floor cafeteria with a large outdoor balcony
- Hoteling workspace, meeting rooms, game room, and innovation room
- Close to I-696, I-96 and M-5 freeways
- Current tenant ZF, global leader in the manufacturing of crucial automotive parts
- Tenant Exp Date: 4/31/33
- ±600 surface parking spaces
- Current NOI: 342,083

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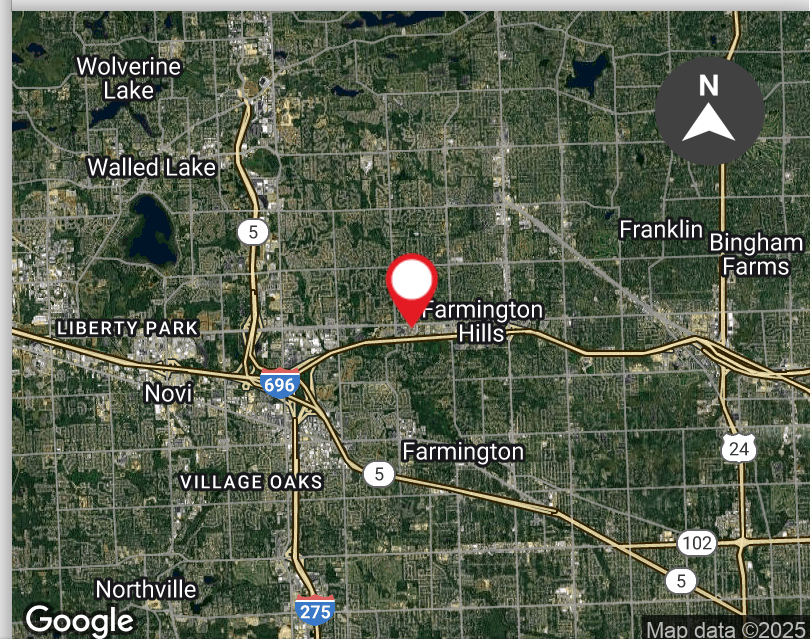
FOR MORE INFORMATION PLEASE CONTACT:



JARED FRIEDMAN
jared.friedman@freg.com

248.324.2000

eCODE 442



ARBORETUM OFFICE PARK - BUILDING R

TENANT INFORMATION

BASE RENT SCHEDULE

BUILDING DETAILS	
Property Address:	34555 W 12 Mile Road Farmington Hills, MI 48331
Building Size:	23,822 SF
Lot Size:	1.37 Acres
Zoning:	OS-4
Year Built:	1987
Year Renovated:	2016
Parking:	600 Surface Spaces
Parcel ID:	23-16-104-021
Current NOI:	\$342,083

MONTHS	\$/RSF	MONTHLY
9/1/19 - 8/31/20	\$13.00	\$25,807.17
9/1/20 - 8/31/21	\$13.26	\$26,323.31
9/1/21 - 8/31/22	\$13.53	\$26,859.31
9/1/22 - 8/31/23	\$13.80	\$27,395.30
9/1/23 - 8/31/24	\$14.08	\$27,951.15
9/1/24 - 8/31/25	\$14.36	\$28,506.99
9/1/25 - 8/31/26	\$14.65	\$29,082.69
9/1/26 - 8/31/27	\$14.94	\$29,658.39
9/1/27 - 8/31/28	\$15.24	\$30,323.94
9/1/28 - 8/31/29	\$15.54	\$30,849.49
9/1/29 - 8/31/30	\$15.85	\$31,464.89
9/1/30 - 8/31/31	\$16.17	\$32,100.15
9/1/31 - 8/31/32	\$16.49	\$32,735.40
9/1/32 - 8/31/33	\$16.82	\$33,390.50

PROPERTY INFORMATION

ZF leases a two-story, 23,822 SF building in Arboretum Office Park—known as the “R” building.

Building R was renovated specifically for ZF, one floor features hoteling workspaces built to ZF’s global standards—the first of its kind in the U.S.

The second floor includes a cafeteria with a large outdoor balcony, meeting rooms, a game room, and an innovation room.