

# OFFICE/MEDICAL CIVIC CENTER OFFICE PLAZA



## FOR LEASE

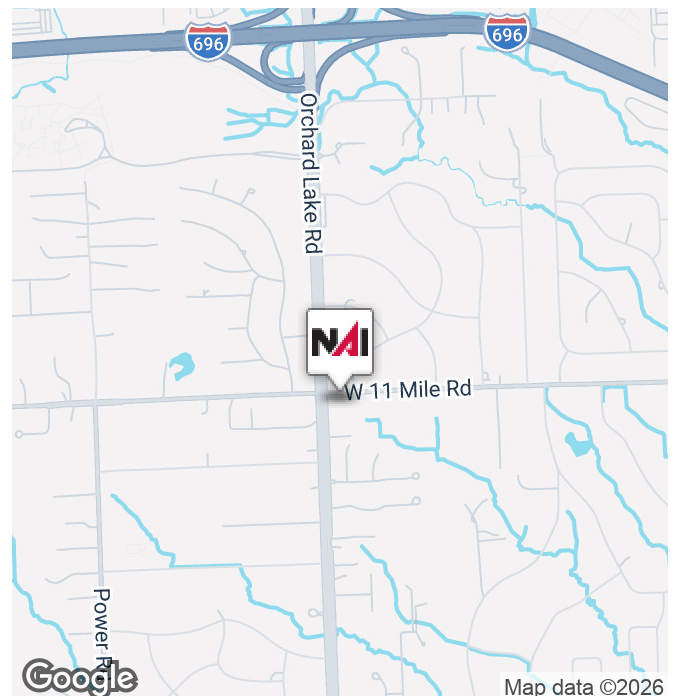


## 25882 Orchard Lake Rd

Farmington Hills, Michigan 48336

### Property Highlights

- Completely Renovated 37,000 SF Multi-Tenant Office Building Consisting of Various Professional and Medical Tenants
- Ample Brand New On-Site Parking Lot with Convenient Access from both Orchard Lake Rd and 11 Mile Rd that was Recently Replaced in 2018.
- Located at the Southeast Corner of Eleven Mile and Orchard Lake Rd, Across the Street from City Hall, Fire Department, and 48th District Court.
- Easy Access to Shopping, Restaurants, and Expressways
- Lower Level Value Starting at \$11.50/ SF Gross plus Electricity! Full Services and Amenities Offered
- 1,700 SF Expansive Luxury Dental Suite Features Five Operators and a Fully Functioning Laboratory Space with Easy, Visible First Floor Accessibility



**NAI Farbman**

Commercial Real Estate Services, Worldwide.

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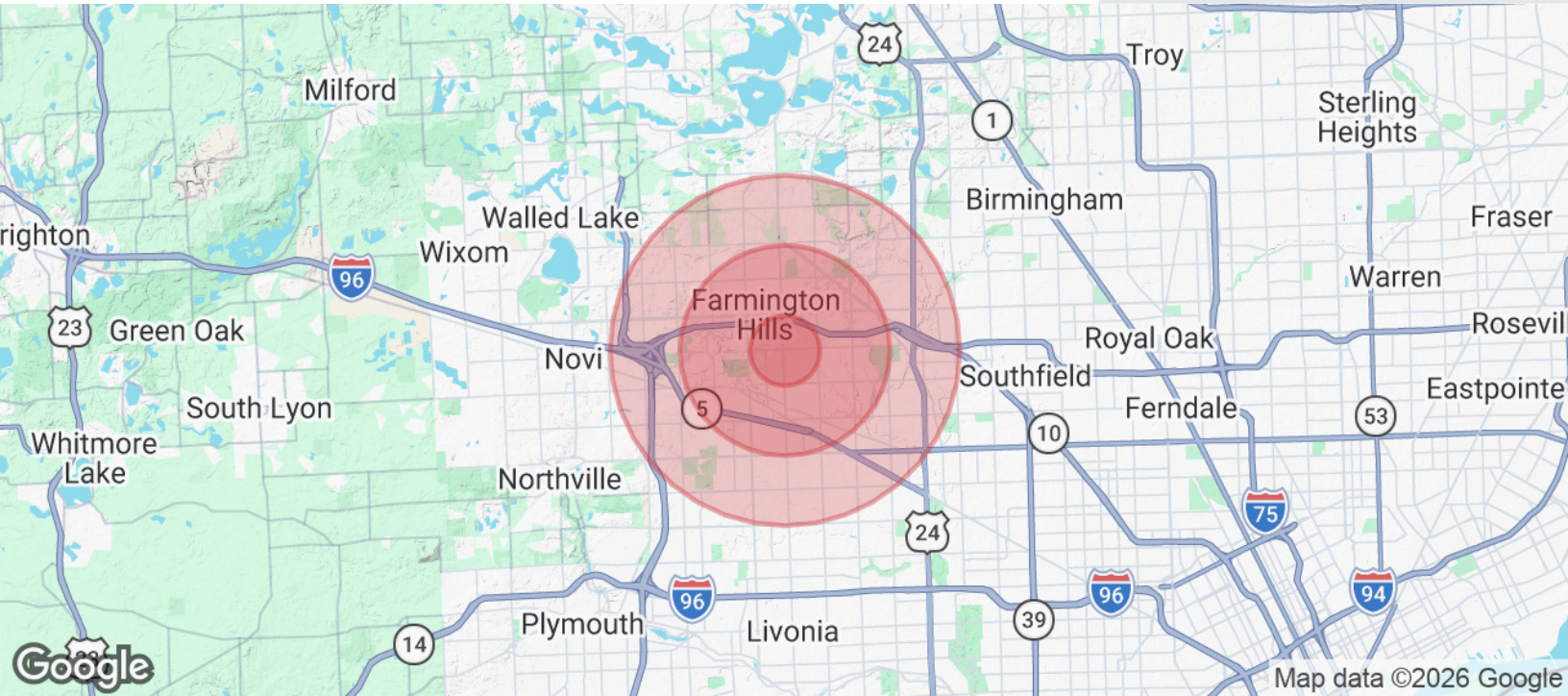
LEASE TYPE + ELC | TOTAL SPACE 110 - 1,695 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$10.50 - \$15.50 SF/YR

| SUITE                  | TENANT    | SIZE (SF)      | LEASE TYPE | LEASE RATE    | DESCRIPTION          |
|------------------------|-----------|----------------|------------|---------------|----------------------|
| Lower Level Suite L-7A | Available | 955 SF         | + ELC      | \$11.50 SF/yr | -                    |
| Lower Level Suite L-8  | Available | 1,080 SF       | + ELC      | \$10.50 SF/yr | -                    |
| First Floor Suite 107  | Available | 1,695 SF       | + ELC      | \$15.50 SF/yr | Former Dental Office |
| First Floor Suite 110  | Available | 110 - 1,100 SF | + ELC      | \$15.50 SF/yr | -                    |
| Second Floor Suite 208 | Available | 1,000 SF       | + ELC      | \$15.50 SF/yr | -                    |

# OFFICE/MEDICAL CIVIC CENTER OFFICE PLAZA



## FOR LEASE



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,356  | 66,944  | 195,794 |
| Average age          | 44.1   | 42.7    | 41.6    |
| Average age (Male)   | 44.4   | 41.9    | 40.4    |
| Average age (Female) | 44.2   | 43.2    | 42.6    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,096     | 27,941    | 81,012    |
| # of persons per HH | 2.6       | 2.4       | 2.4       |
| Average HH income   | \$102,257 | \$84,826  | \$89,197  |
| Average house value | \$256,171 | \$262,688 | \$255,079 |

\* Demographic data derived from 2020 ACS - US Census



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