

BINGHAM MEDICAL OFFICE SPACE | FOR LEASE

32100 Telegraph Road, Bingham Farms, MI 48025



**HIGH VISIBILITY
MONUMENT SIGNAGE**



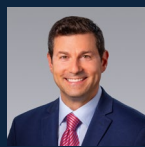
**75,116 VEHICLES PER DAY
MULTIPLE SUITE ENTRANCES**



**UP TO 12,466 SQFT
AVAILABLE**



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INVESTMENT SUMMARY



ASKING PRICE
\$17 PSF + NNN



BUILDING SIZE
UP TO 7,000 +/- SF



LEASE TYPE
NNN



PROPERTY TYPE
MEDICAL/OFFICE

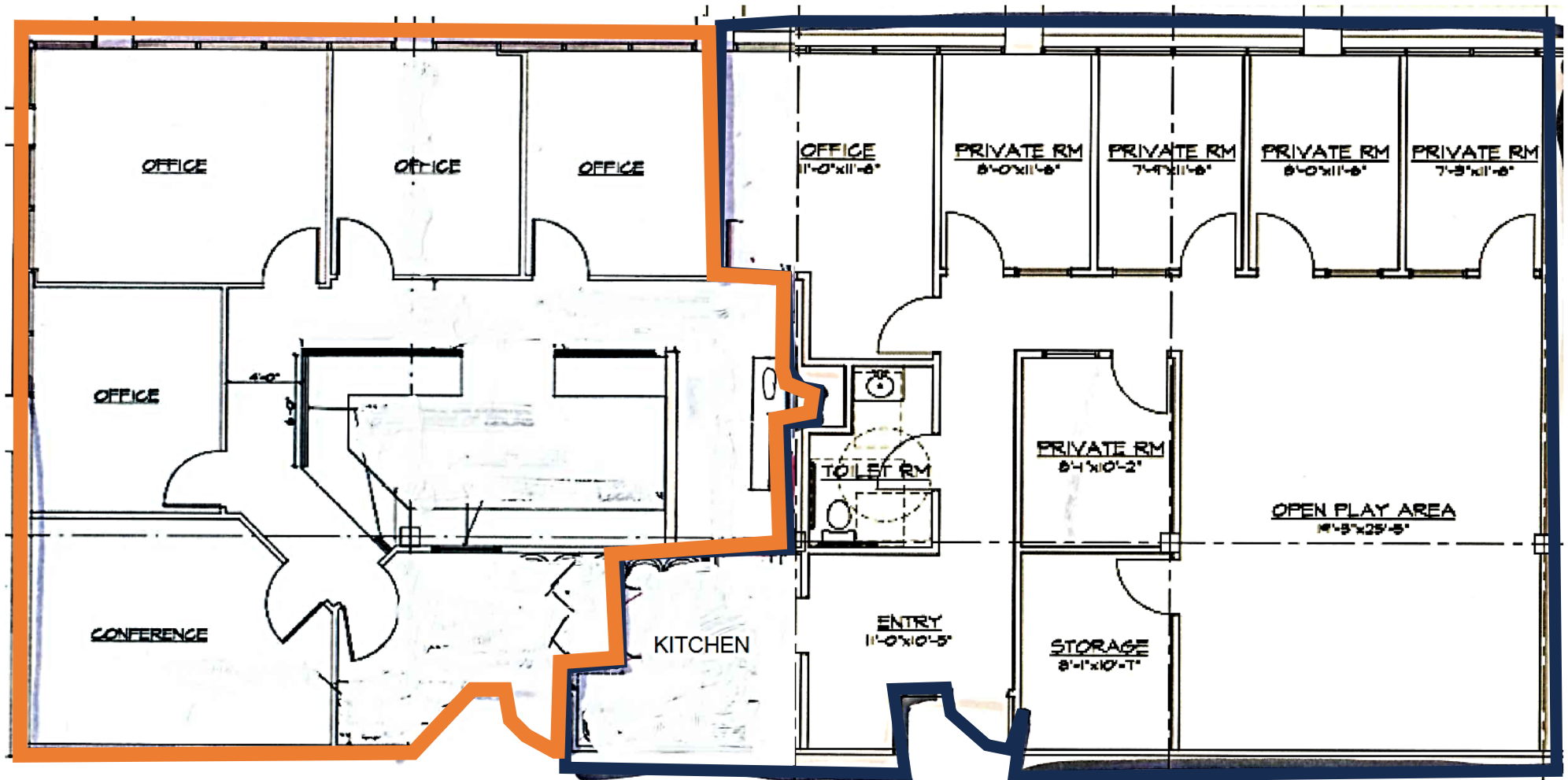
- ✓ **Rentable Area Available: 1,106 to 7,972 SF across multiple suites**, totaling 12,466 SF.
- ✓ **High Visibility Location:** Situated on Telegraph Road in Bingham Farms, MI, Bingham Office Building benefits from exceptional visibility, enhancing tenant exposure and overall traffic.
- ✓ **57,000 +/- SF Office Building:** Benefiting from existing tenancy and established on-site traffic.
- ✓ **Efficient Office Layout:** Includes 8 private offices, a large conference room and an open workspace accommodating up to 25 cubicles.
- ✓ **Tenant-Friendly Infrastructure:** Features 2 separate sink/kitchen areas, multiple suite entrances, and ample parking for staff and visitors.
- ✓ **Strategic Market Position:** Located in a highly populated, centrally positioned corridor, the property is supported by strong demographics and economic fundamentals, reinforcing long-term tenant stability and growth potential.

INTERIOR PHOTOS



OFFERING MEMORANDUM
BINGHAM MEDICAL/OFFICE SPACE FOR LEASE | BINGHAM FARMS, MI

FLOOR PLAN

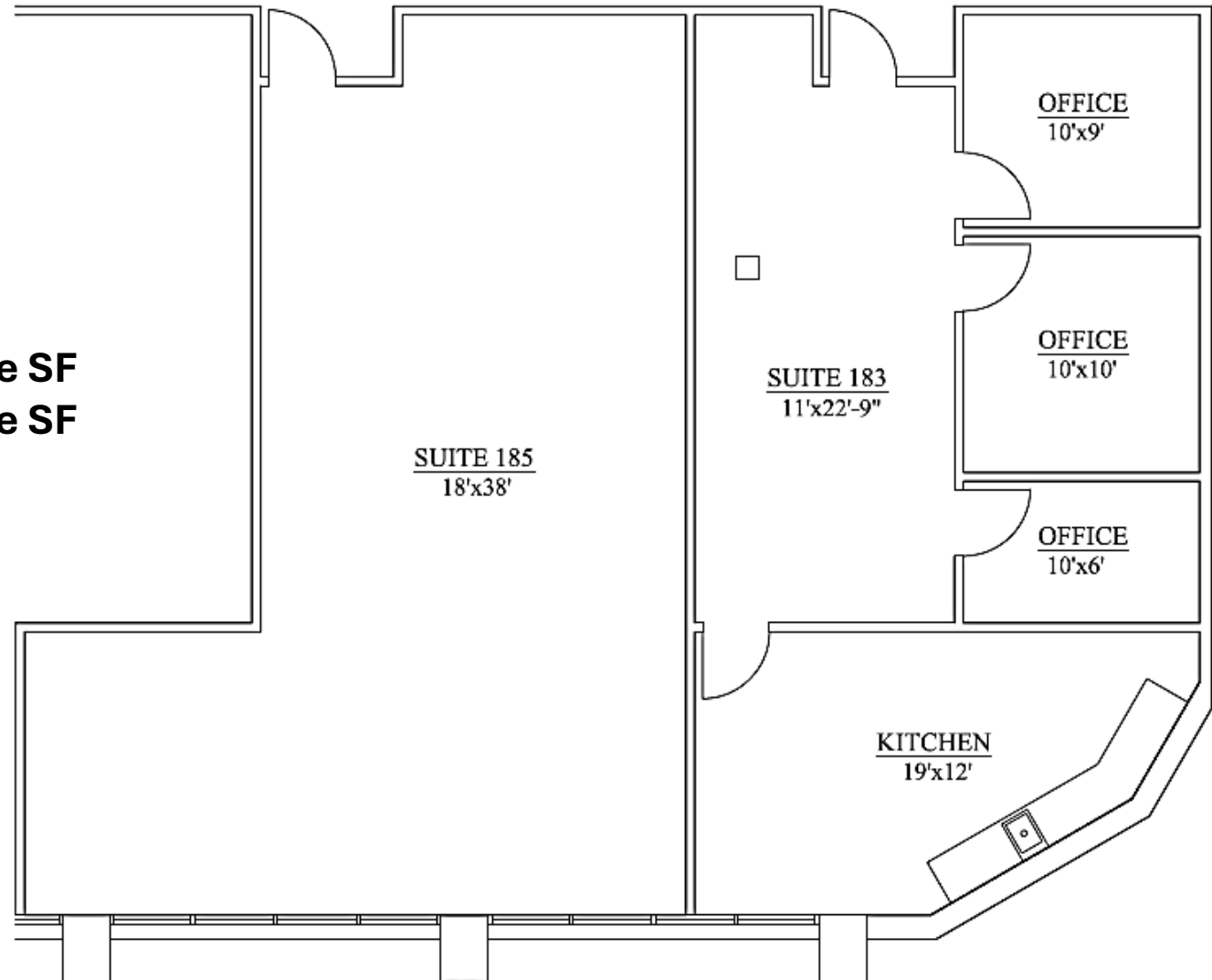


Suite 145 – 1,602 Rentable SF

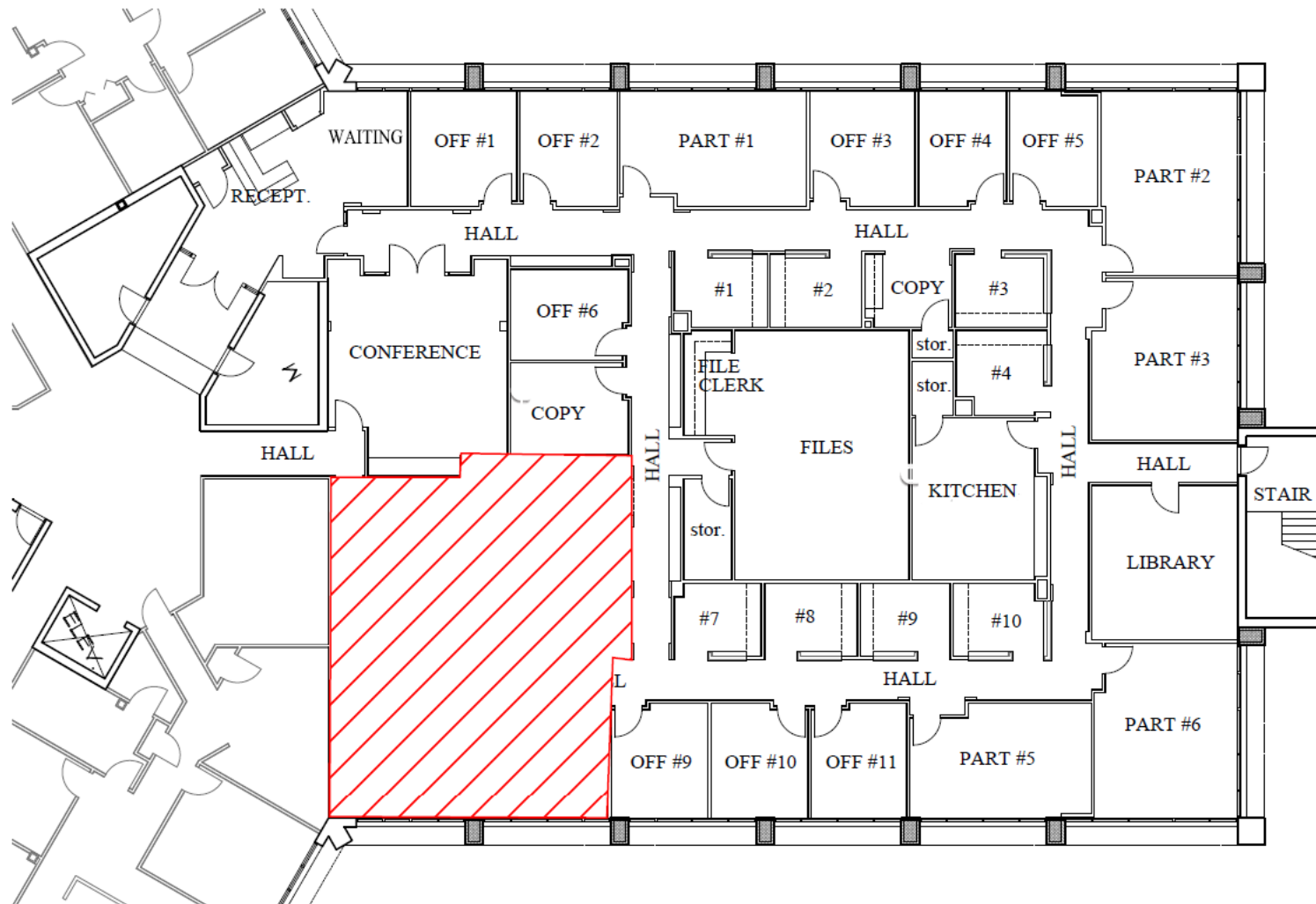
Suite 143 – 1,798 Rentable SF

FLOOR PLAN

Suite 183 – 845 Rentable SF
Suite 185 – 883 Rentable SF

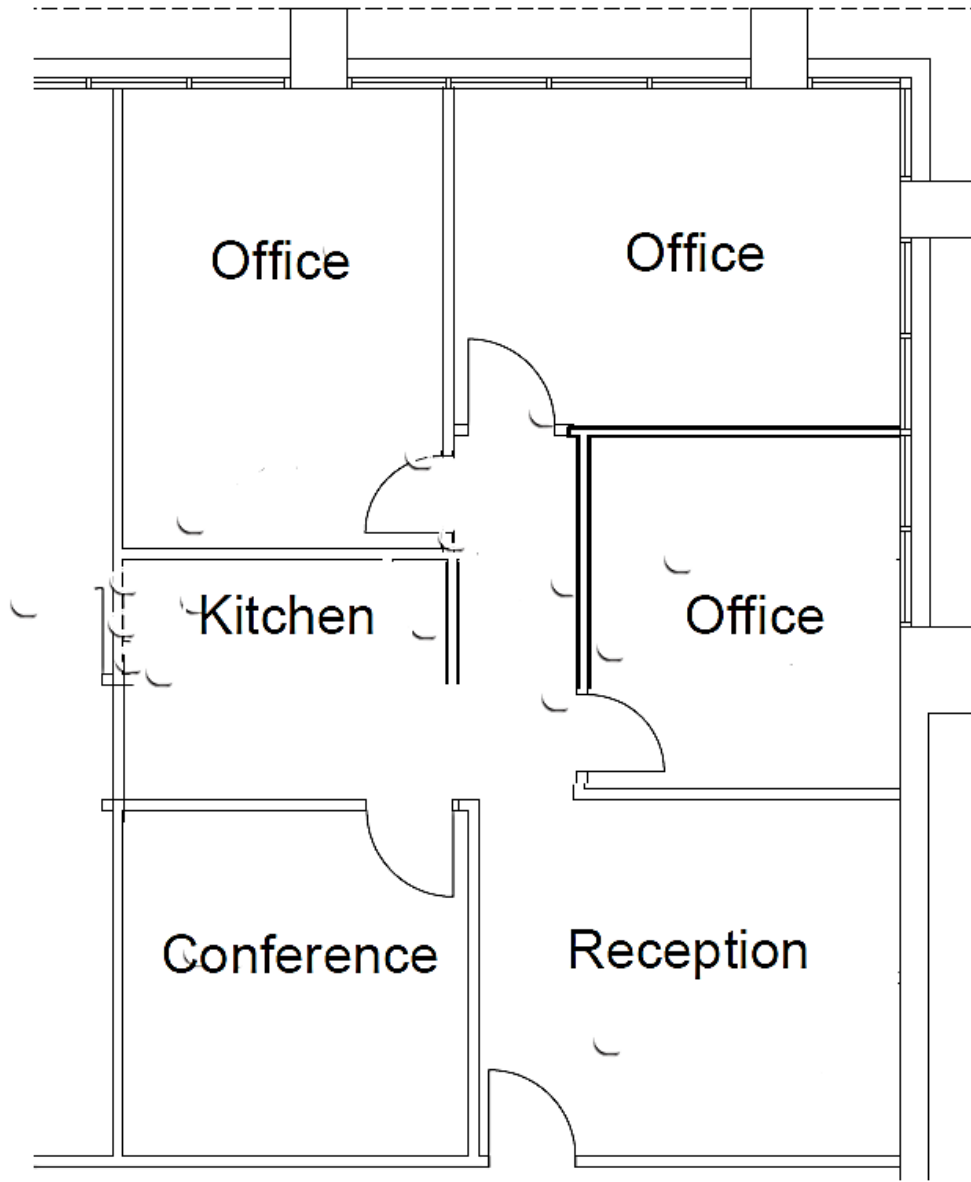


FLOOR PLAN



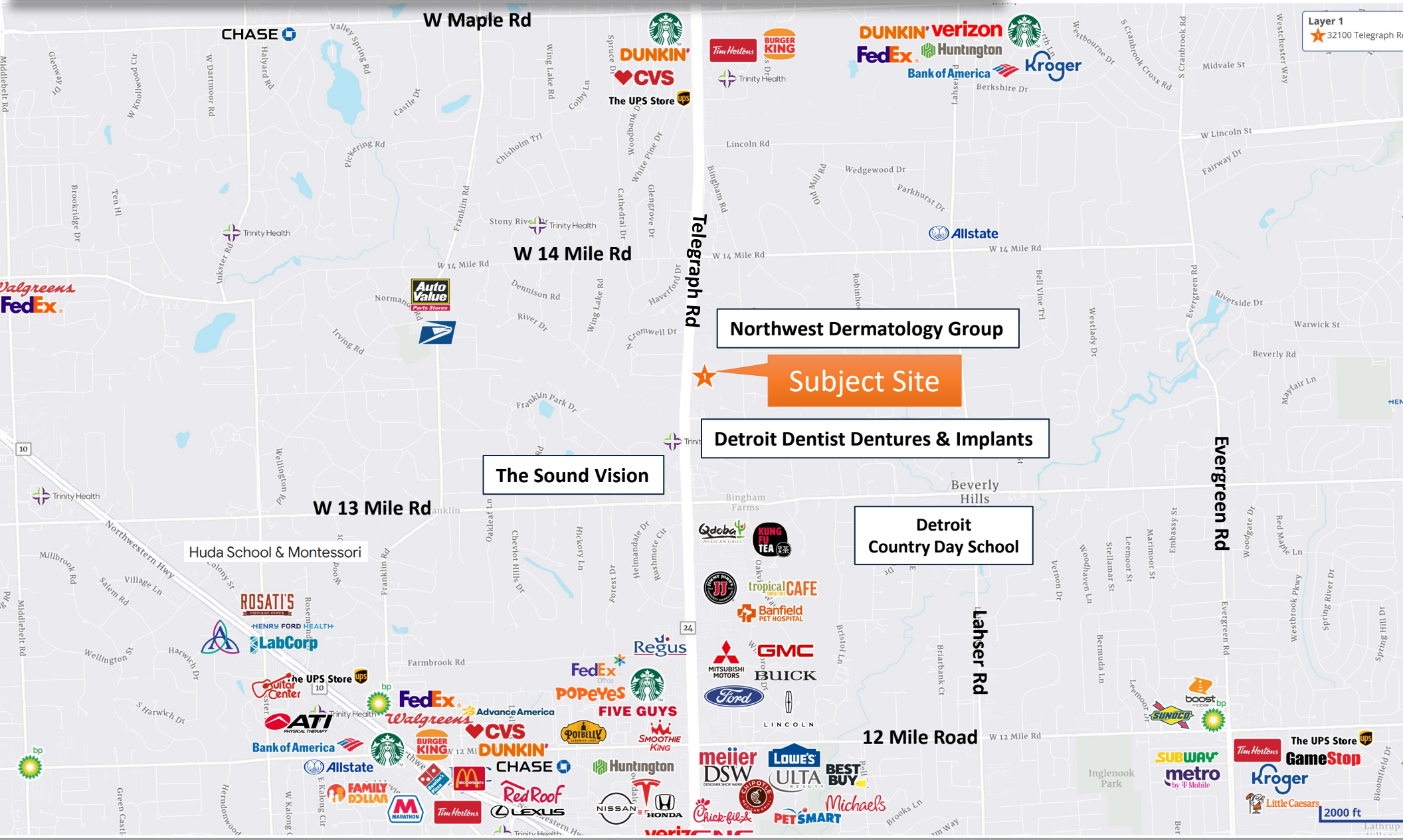
Suite 240 – 1,106 Rentable SF

FLOOR PLAN



Suite 200 – 7,972 Rentable SF

LOCAL OVERVIEW



OFFERING MEMORANDUM
 BINGHAM MEDICAL/OFFICE SPACE FOR LEASE | BINGHAM FARMS, MI

LOCATION OVERVIEW



Bingham Farms, MI is an affluent Oakland County township located along Telegraph Rd, approximately 20 miles northwest of downtown Detroit. Its central location provides convenient access to major highways and nearby hubs including Birmingham, Bloomfield Hills, Southfield, and Troy, making it an attractive location for office and professional users.

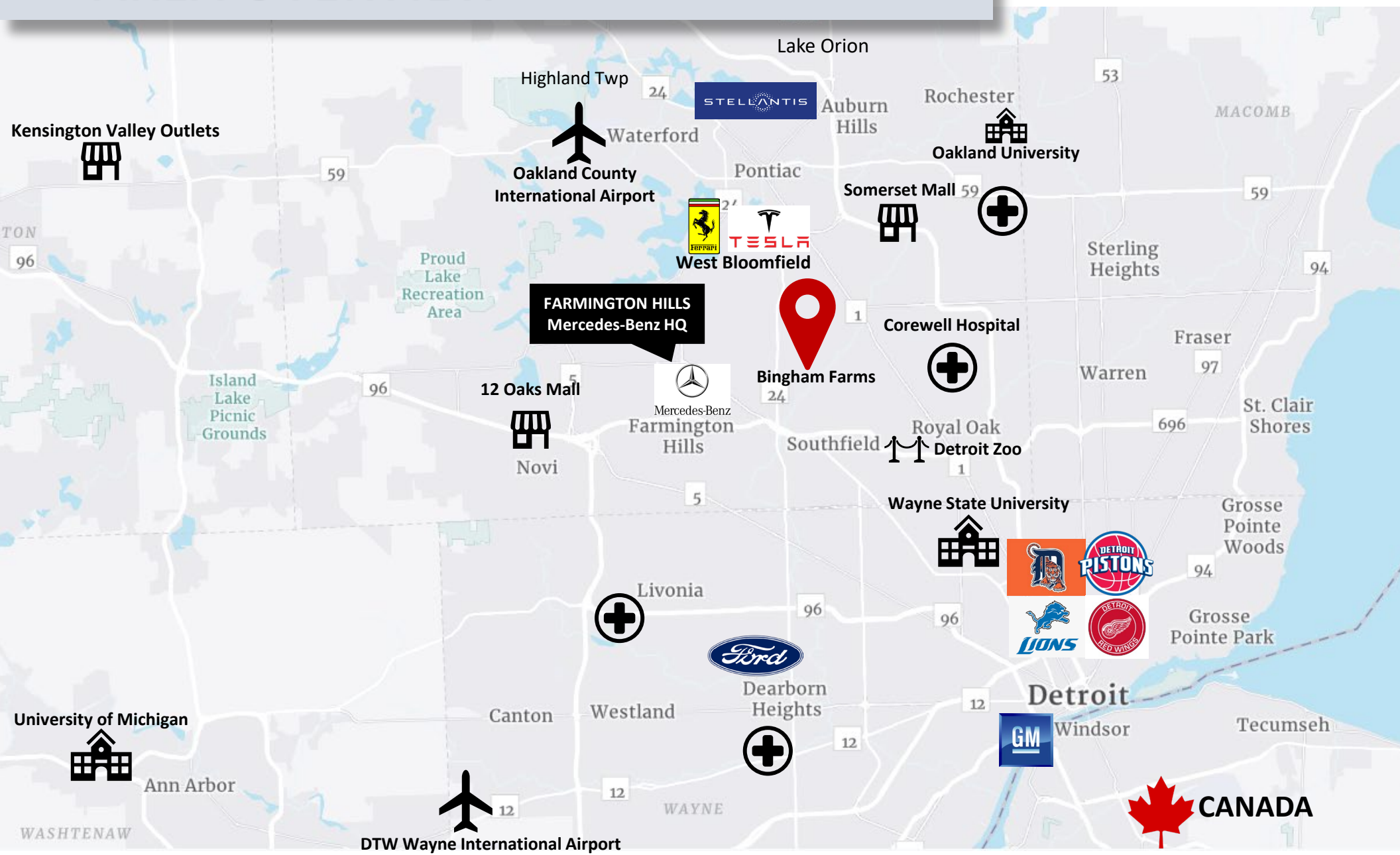
The area benefits from its placement within Oakland County, Michigan's strongest and most diversified economy. A highly educated workforce, strong healthcare and professional sectors, and continued public and private investment support long-term economic stability and consistent tenant demand.

Demographically, Bingham Farms is defined by exceptionally high household incomes, strong homeownership, and low density, creating a stable, high-barrier market. It is Metro Detroit's one of the most affluent trade areas.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	4,750	60,273	183,231
Total Households	1,806	26,191	79,126
Total Family Households	1,367	16,171	48,459
Average Household Size	2.61	2.28	2.27
Median Age	48.6	46.1	44.9
Population Age 25+	3,436	44,319	135,765
Average Household Income	\$268,635	\$169,441	\$162,480
Total Businesses	647	3,823	12,231
Total Daytime Population	9,009	81,602	240,202
Daytime Population: Workers	6,435	50,344	148,562
Daytime Population: Residents	2,574	31,258	91,640

AREA OVERVIEW



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