

OFFICE PROPERTY // FOR LEASE

922 - 1,484 SF OFFICE/HIGH-TECH IN FARMINGTON HILLS

36520 - 36528 GRAND RIVER AVE
FARMINGTON HILLS, MI 48335



- 922 - 1,484 SF office/high-tech available
- Private entry suites
- \$14.00/PSF starting rate
- Owner has made many upgrades
- 1,200 SF Flex w/ overhead door



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Corporate & Investment Real Estate

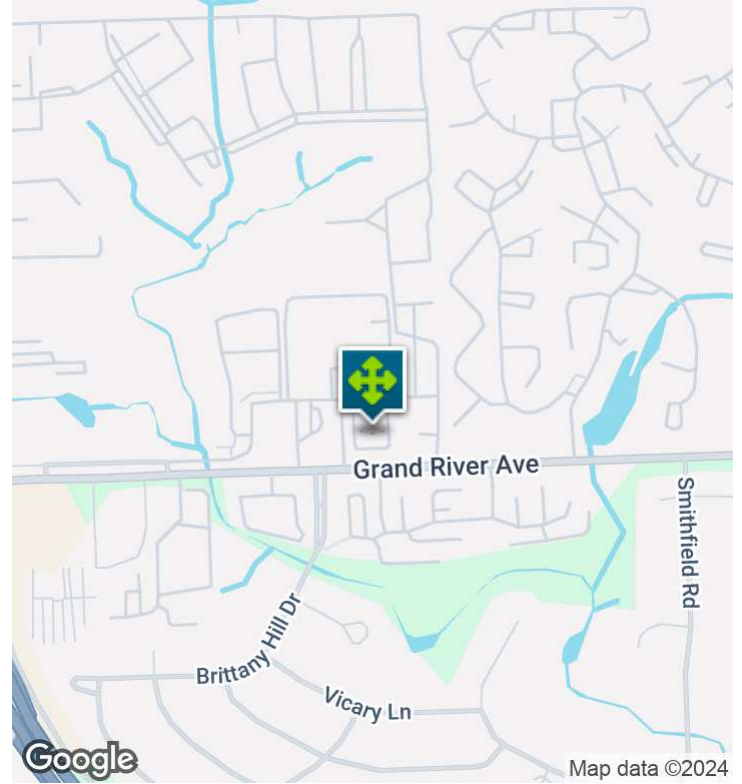
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

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EXECUTIVE SUMMARY



Lease Rate	\$14.00 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	6,020 SF
Available SF:	922 - 1,484 SF
Lot Size:	2.2 Acres
Year Built:	1995
Zoning:	Office (OS-1)
Market:	Detroit
Submarket:	Farmington/ Farmington Hills
Traffic Count:	37,761

PROPERTY OVERVIEW

Office and high-tech space in an attractive upscale office park with a private courtyard. The suites have private entrances, feature high ceilings and several units have kitchens. Convenient parking and nearby to restaurants and shopping. Suite B2 is rare small flex unit with attached garage/storage.

LOCATION OVERVIEW

Located on the north side of Grand River Ave, just east of M-5. This is a professional office area close to I-275 and I-696 with many restaurants nearby.

PROPERTY HIGHLIGHTS

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	922 - 1,484 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
38528 Grand River Ave, Suite A1	Available	922 SF	Modified Gross	\$14.00 SF/yr	Office
38528 Grand River Ave, Suite A3	Available	922 SF	Modified Gross	\$14.00 SF/yr	Office
36524 Grand River Ave, Suite B2	Available	1,262 SF	Modified Gross	\$14.00 SF/yr	Office/Flex
36520 Grand River Ave, Suite 104	Available	1,484 SF	Modified Gross	\$14.00 SF/yr	Office/Medical

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ADDITIONAL PHOTOS



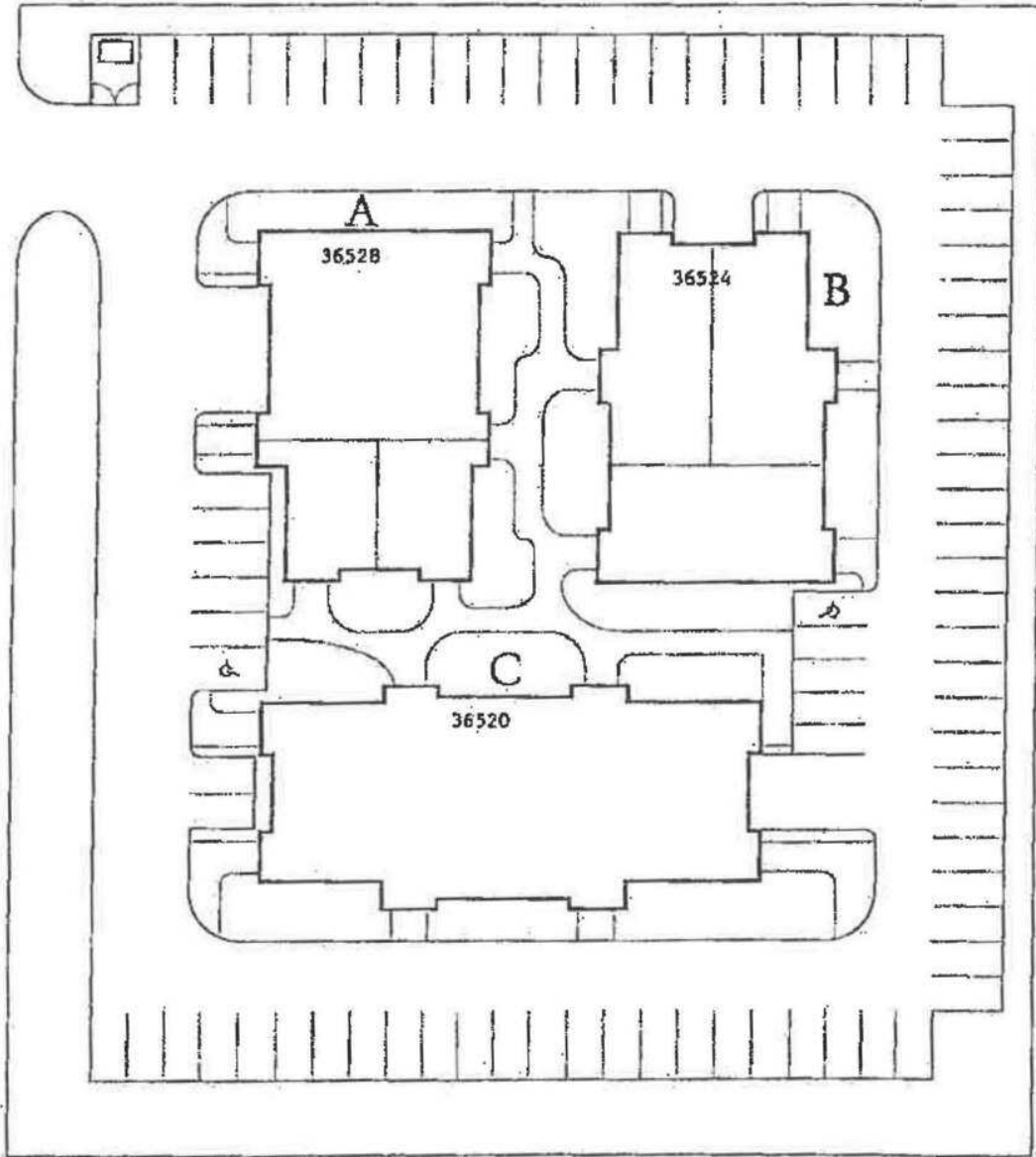
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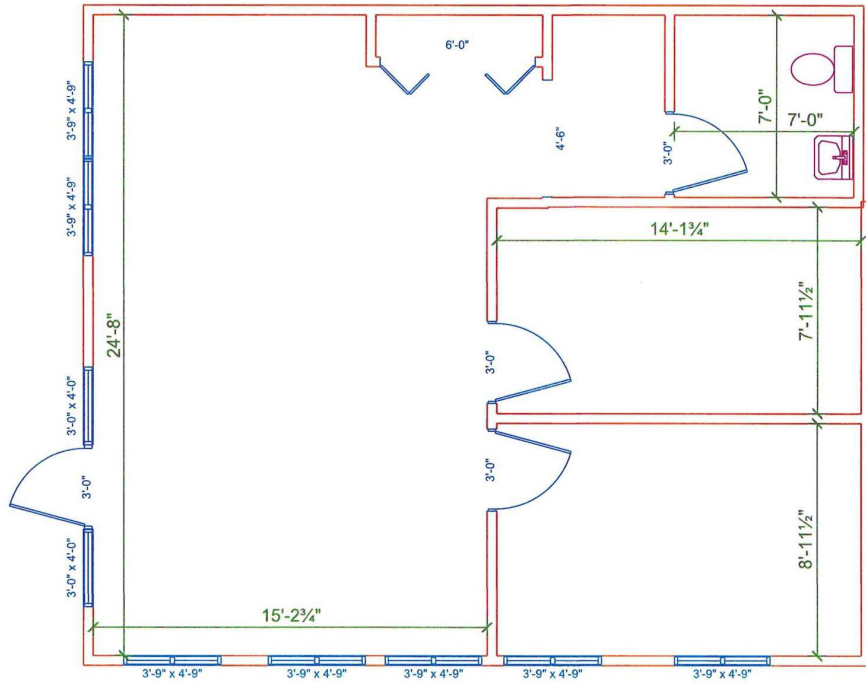
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SITE PLAN



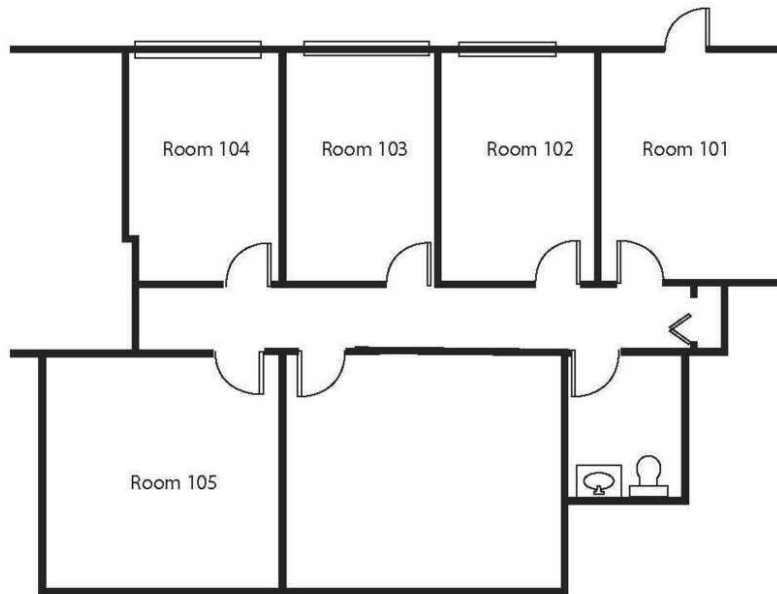
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FLOOR PLANS



Building A, Suite A3

Spirit Forge Farmington Development



Building C, Suite 104



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FLOOR PLANS



Building B, Suite B2



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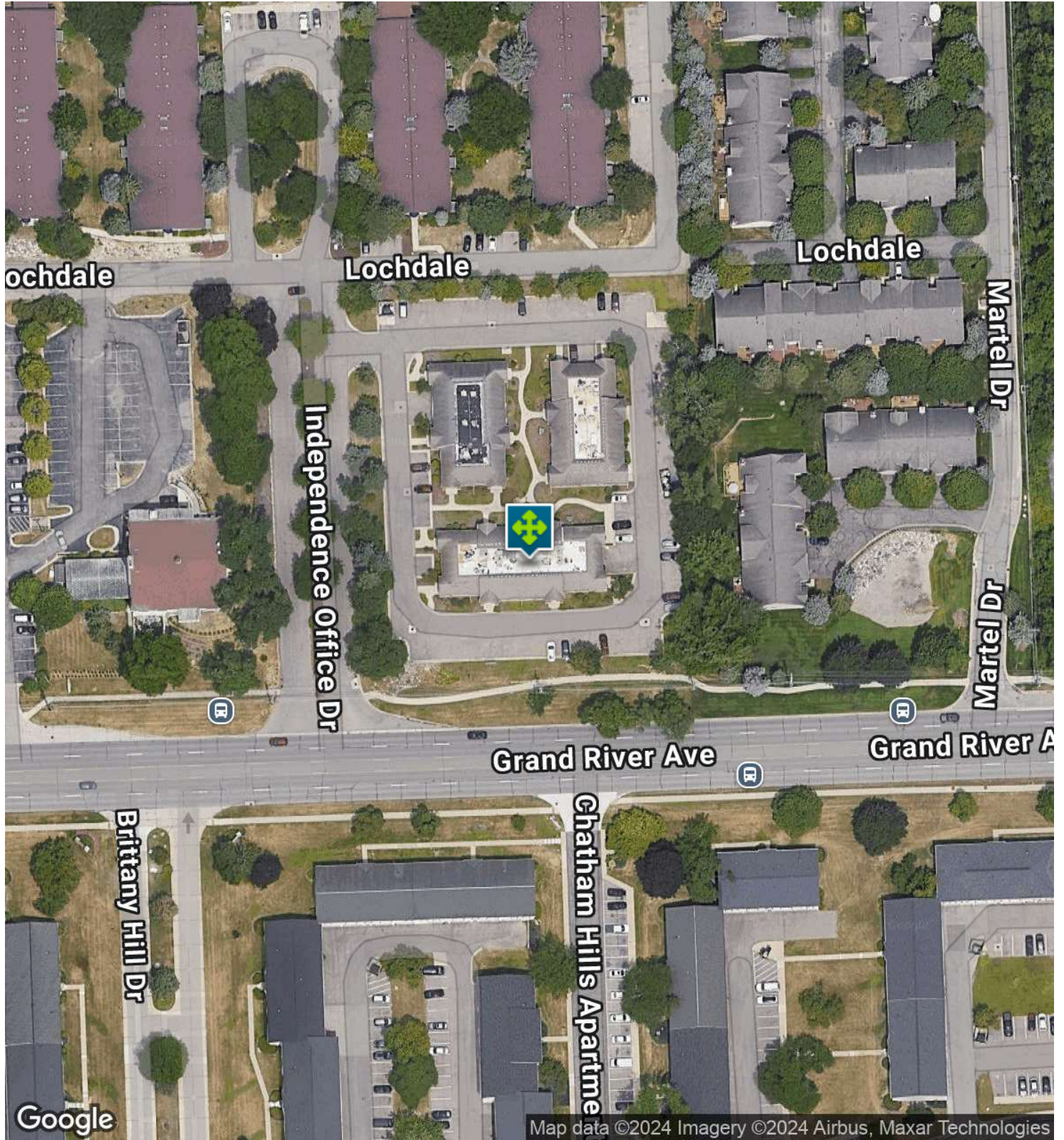
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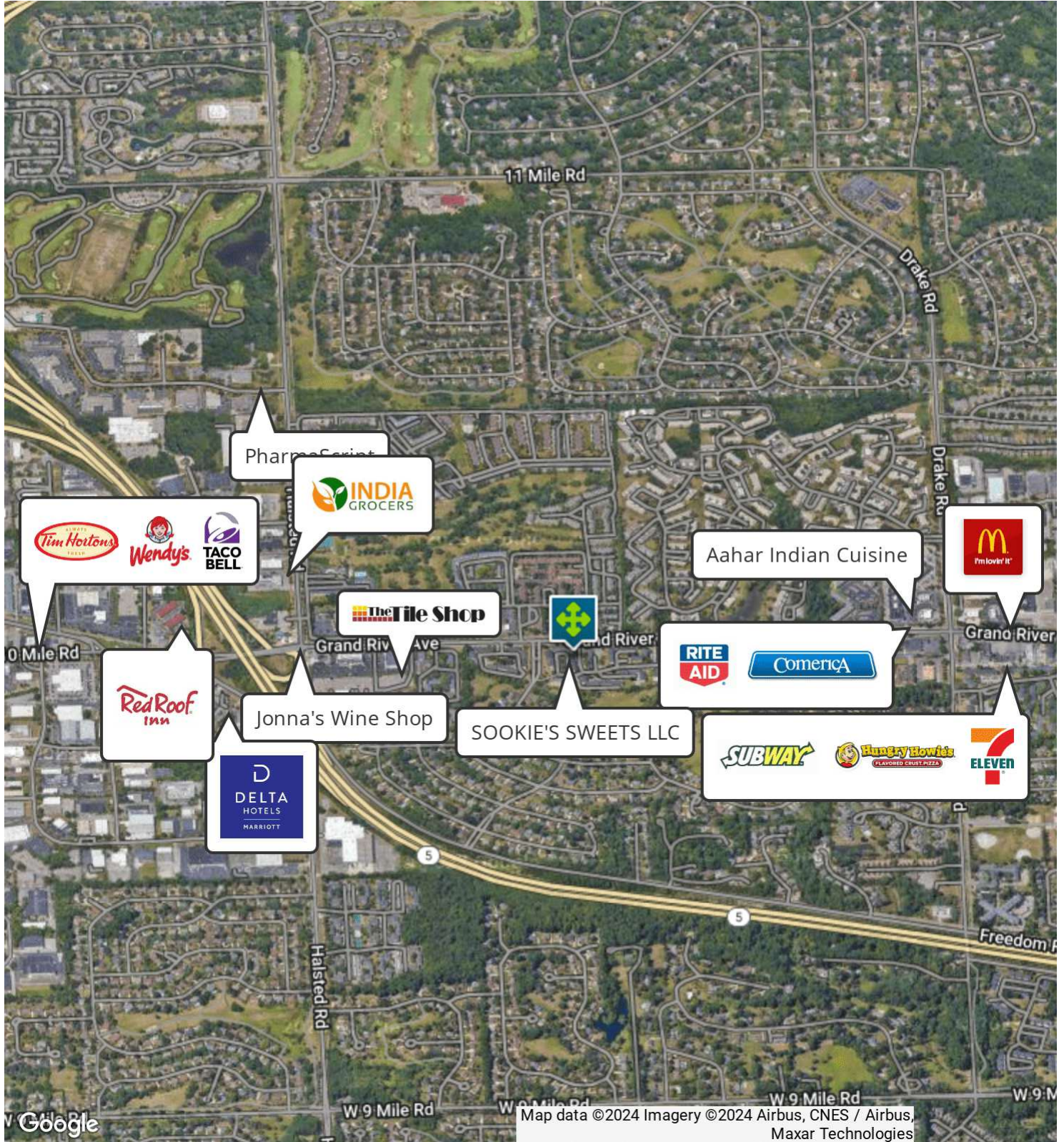
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AERIAL MAP



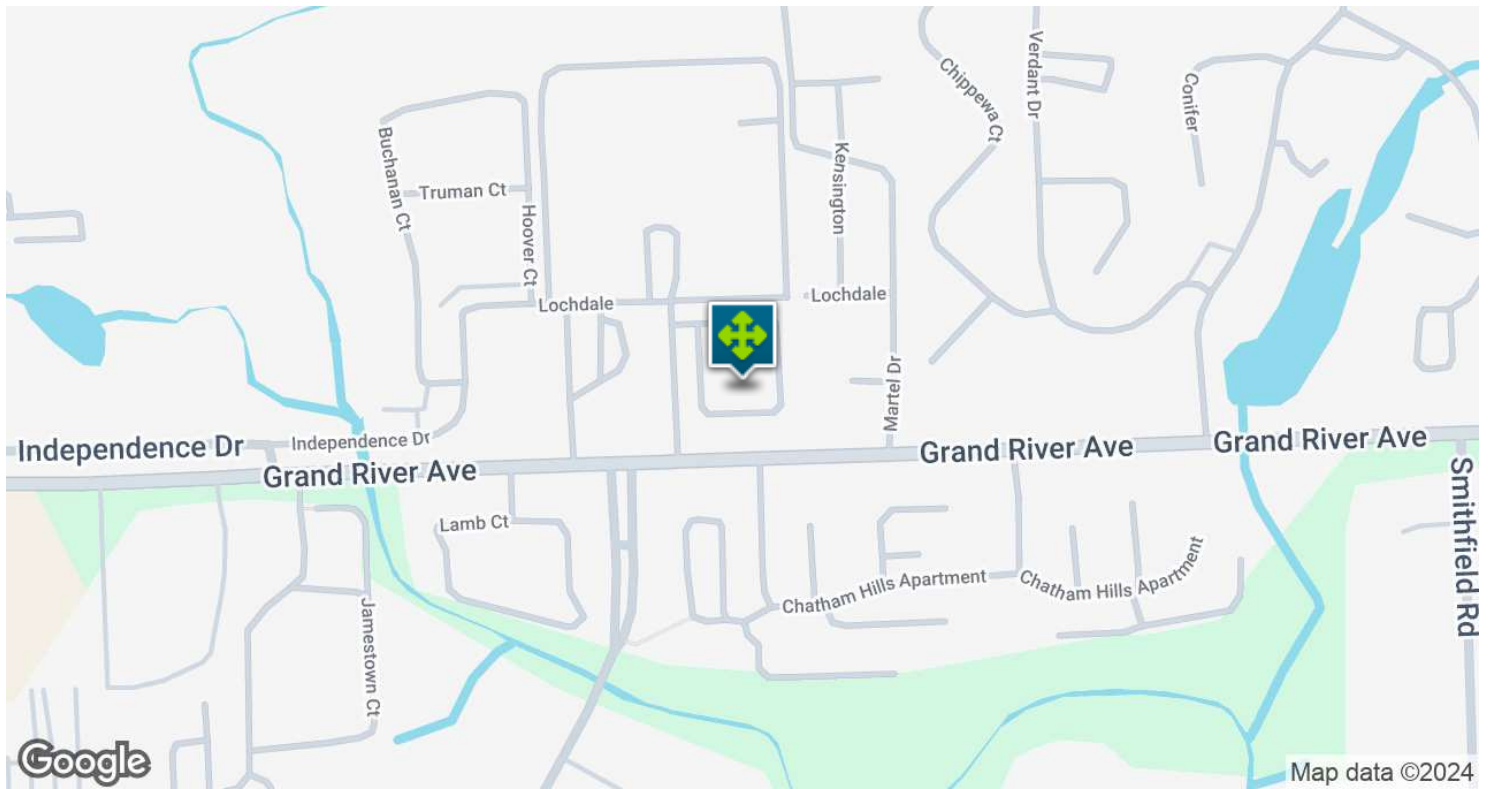
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RETAILER MAP

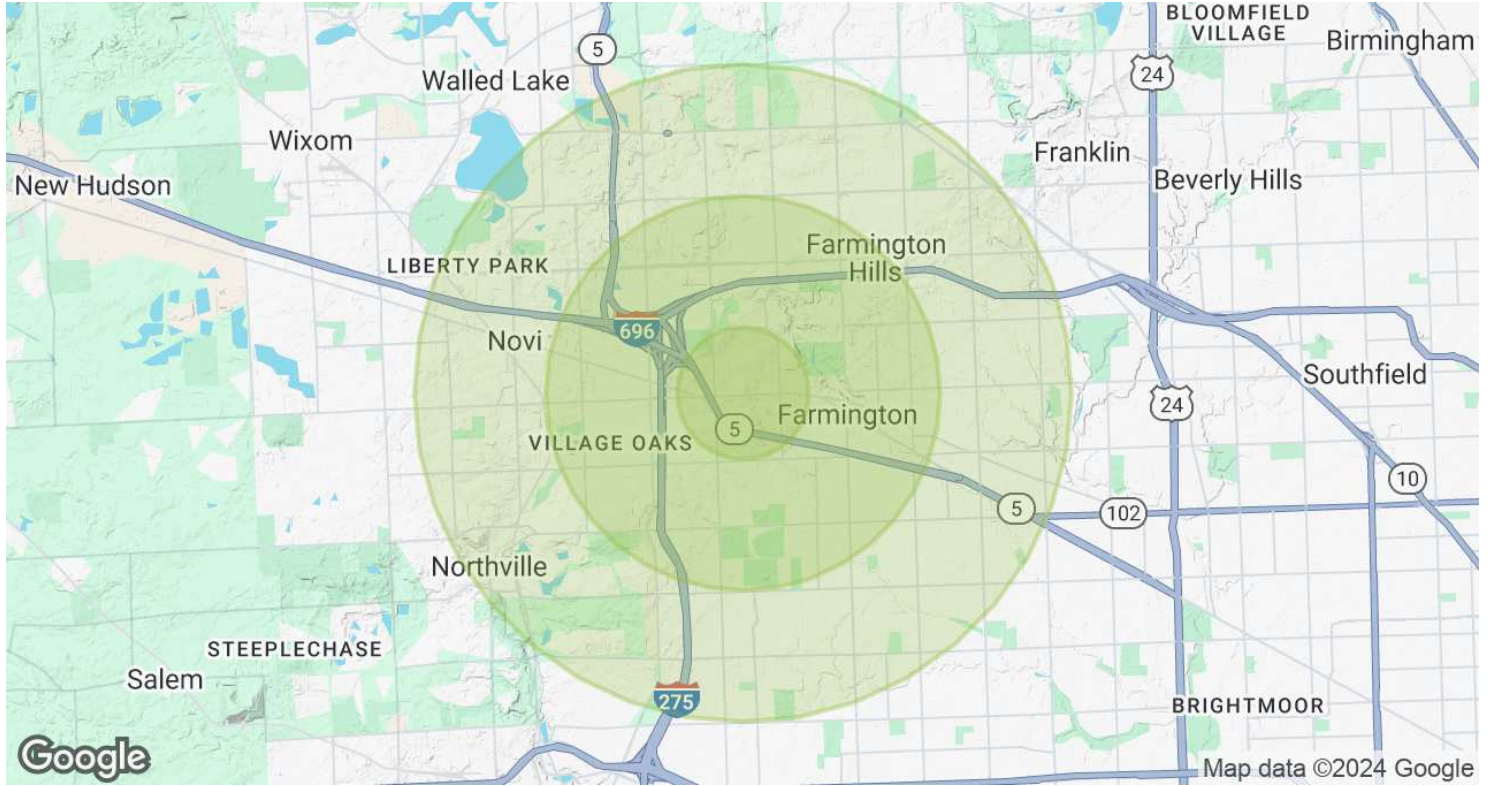


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,228	68,492	192,952
Average Age	36.3	43.5	45.6
Average Age (Male)	34.4	41.0	43.7
Average Age (Female)	39.3	45.6	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,405	31,031	85,798
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$93,875	\$112,443	\$108,598
Average House Value	\$192,072	\$239,176	\$249,925

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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