

NINE MILE CROSSING

17515 W. NINE MILE ROAD | SOUTHFIELD | MICHIGAN



\$8,450,000
Asking Price



\$57
Price/SF



5.70
Lot Size



10.02%
Cap Rate



81
Tenants
*88%
Occupied*



\$846,986
NOI



FOR SALE

- **148,536 SF High-Rise Office Building**
- **Direct Freeway Visibility & Access**
- **Strong In-Place Cash Flow**
- **Institutional-Quality Asset with Significant Recent Capital Improvements**
- **Diverse Tenant Base | Largest Tenant Occupies Less Than 8% of Total NRA**

INVESTMENT SUMMARY

Nine Mile Crossing, a 148,536 Gross SF (142,839 RSF) multi-tenant office building, is prominently located at 17515 W. Nine Mile Rd. in Southfield, MI, with excellent accessibility and visibility within Metro Detroit's most established office submarket. The property is currently 88.3% occupied, providing investors with durable, in-place cash flow supported by a diverse tenant roster spanning Tier 1 auto suppliers, healthcare, legal, professional services, and community organizations.

Nine Mile Crossing is being offered as a stabilized, cash-flowing asset at a substantial discount to replacement cost. The current rent roll demonstrates a broad tenant mix with no single tenant concentration, while existing contractual escalations provide built-in NOI growth. With a weighted average lease term of ~2.89 years, the property offers a balance of near-term rollover and long-term tenancy, allowing investors to benefit from both stability and mark-to-market opportunities.

Ownership has invested significant capital into tenant buildouts and common area improvements, ensuring the property is competitive within the Southfield submarket. Coupled with its strong occupancy and resilient tenant mix, Nine Mile Crossing represents an attractive opportunity for investors seeking stabilized income, future rent growth, and long-term appreciation in one of Metro Detroit's most resilient office corridors.

OFFERING

PROPERTY DETAILS

Property Address: 17515 W. Nine Mile Road

Southfield, MI

Location Description: Southfield Road/9 Mile Road

Building Type: High-Rise Office Building

Zoning: B-1 – Neighborhood Business

(Northland Development District)

Floors: 12 + Lower Level

Year Built/Renovated: 1969/2024/2025

Gross SF: Approximately 148,536

Total Rentable SF: 142,839

Occupancy: 88.3%

Parking: 3.87:1,000 SF

Land Area: 5.7 Acres

Parcel: 76-24-36-104-001

Economic

Sale Price: \$8,450,000

Price/SF: \$56.89

Projected 2026 NOI: \$846,986

Cap Rate: 10.02%

Taxes: \$112,970.38

AREA MAP

