

FOR SALE

±16,950 SF OFFICE BUILDING

END-USER OR INVESTMENT OPPORTUNITY!

17000 W 10 MILE RD, SOUTHFIELD, MI 48075



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17000

W 10 MILE RD

PROPERTY HIGHLIGHTS

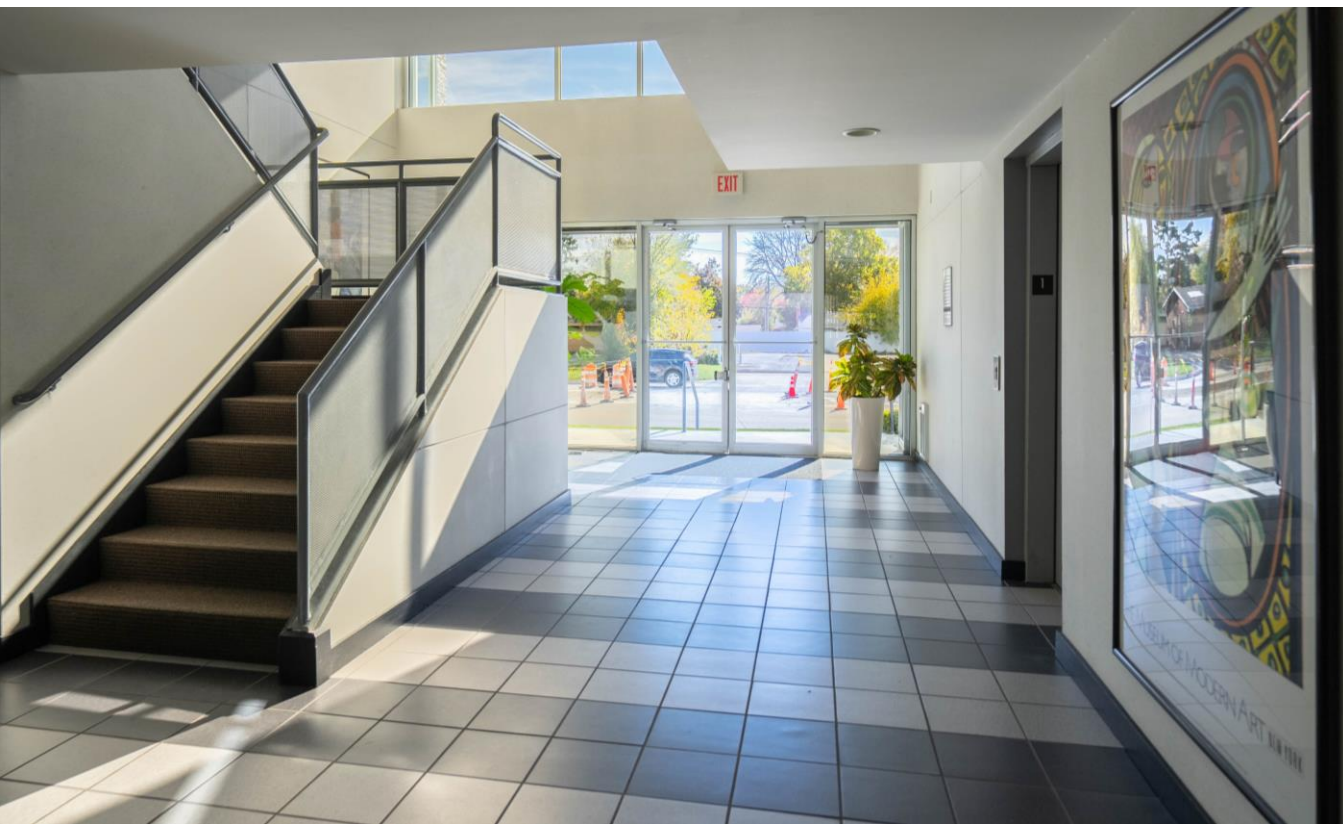
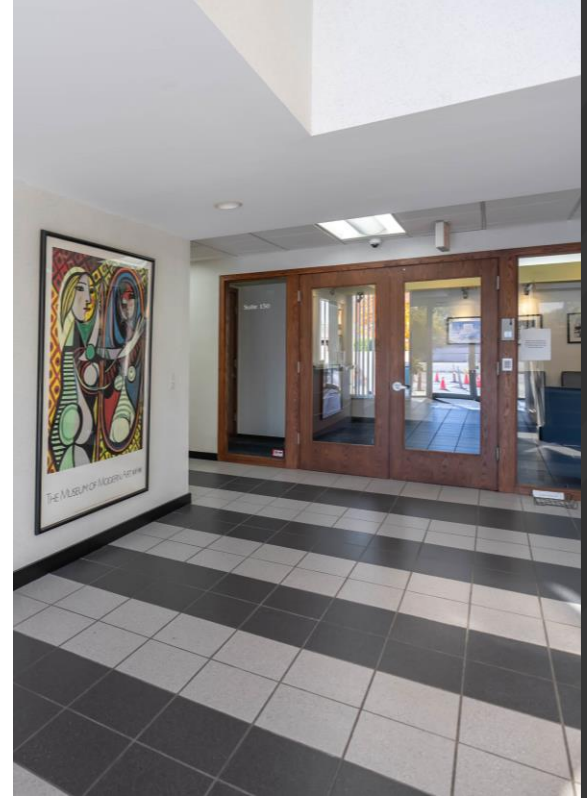
- 16,950 SF two-story office building for sale
- Ideal end user or investment opportunity
- Currently owner occupied
- Extremely divisible for multiple owners or multi-tenant use
- Full basement
- Attractive white brick and reflective glass exterior
- 2 - story entry lobby
- Elevator servicing first and second floors
- Interior completely renovated and in immaculate condition
- Exterior painted in 2024
- Prominent building signage facing 10 Mile Road
- Abundant parking surrounding the building
- Furniture available
- Lodge freeway and I-696 nearby accessibility

PROPERTY DETAILS

ECODE	430
YEAR BUILT/RENOVATED	1968/2000/2015
BUILDING SIZE	16,950 SF
FLOORS	3
PARKING SPACES	60
ELEVATOR	YES - 1
SIGNAGE AVAILABLE	BUILDING
LAND SIZE	.76 ACRES
2023 TAXES	\$21,662.00
PURCHASE PRICE	\$1,650,000



PROPERTY HIGHLIGHTS



INTERIOR PHOTOS



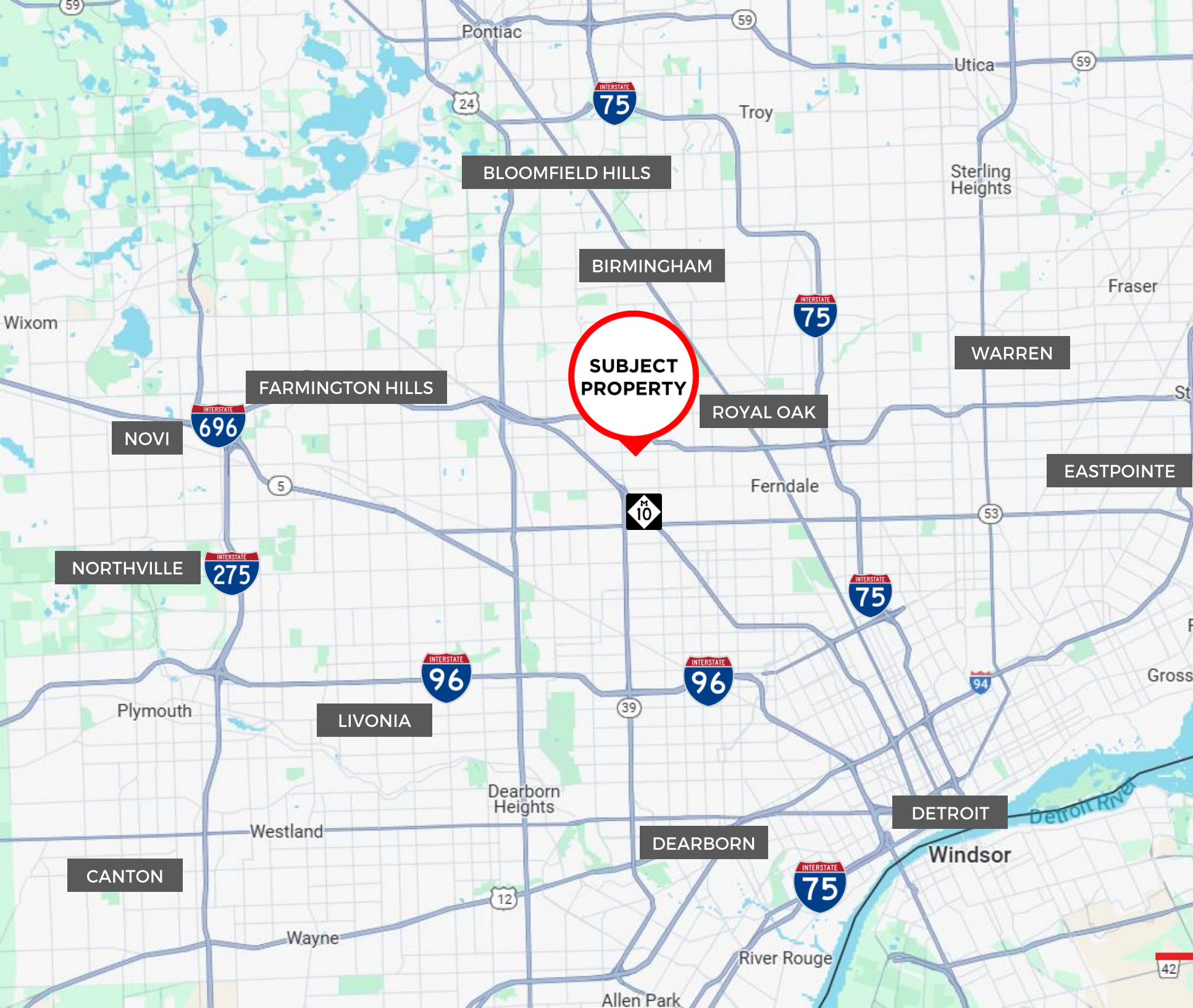
INTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION OVERVIEW



REGIONAL MAP



SOUTHFIELD

Southfield, Michigan, is home to a dynamic array of successful businesses that contribute to the city's economic vibrancy and growth. From Fortune 500 corporations to thriving local enterprises, Southfield boasts a diverse business landscape across various sectors, including finance, healthcare, technology, and professional services. Renowned as a major business center in the Detroit metropolitan area, Southfield's strategic location at the crossroads of major transportation routes and its proximity to downtown Detroit make it an attractive destination for businesses seeking access to regional markets. The city's well-educated workforce, coupled with its supportive business environment and modern infrastructure, provides a fertile ground for innovation and entrepreneurship. With a mix of established industry leaders and emerging startups, Southfield continues to be a hub of economic activity, driving job creation, investment, and opportunity for its residents and businesses alike.

EST POPULATION (2024)	±75,431
HOUSEHOLDS (2024)	±34,404
AVG HH INCOME (2024)	±63,980
POPULATION PER SQUARE MILE	±2,918.4

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTI-FAMILY
APARTMENTS MANAGED

20,000,000

COMMERCIAL
SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



TODD HAWLEY
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Todd Hawley is a native Detroiter, who launched his career with Friedman Real Estate, one of the nations' leading providers of commercial real estate services, in 1993. He quickly distinguished himself as an extremely dedicated and accomplished broker, and was named Senior Vice President of Brokerage in 2000.

Hawley's success can be attributed to his diverse knowledge and proficiency in all aspects of commercial real estate. He is one of the most active landlord representatives in the Metro Detroit area for both local, regional, and national landlords. Todd is one of the most productive brokers in the market, consistently averaging in excess of 70 lease transactions annually. Hawley has built and continues to manage relationships with numerous institutional and private investors. Todd has a consistent track-record selling all types of commercial property for both investors and for corporate-end users. He attributes his success to his strategic planning, expert lease negotiation skills, and unparalleled market expertise. Hawley is consistently recognized as a top broker in the industry, is an annual recipient of Costar's Power Broker Award, and has been the recipient of multiple Platinum Elite Awards, as the Top Producer at Friedman.

Under Hawley's leadership, Friedman has been awarded countless significant leasing assignments for landmark buildings throughout Metro Detroit and has earned a notable client list. He gives back to his profession by serving as a mentor for up-and-coming brokers within the company. Hawley has built his reputation on the highest levels of integrity and service. With more than 25 years of industry experience, Hawley knows what it takes to achieve results that maximize the client's objectives.



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Steven Silverman has transacted on more than \$500 million worth of commercial real estate, spanning 15+ million square feet nationwide.

Steven specializes in the acquisition and disposition of investment-grade real estate assets (single and multi-tenant retail, apartments, industrial, office, hospitality, and self-storage facilities). He is also a well-recognized expert in stabilized, value-add, and distressed property auction sales.

Steven has received multiple CoStar Power Broker awards, the prestigious CREXI Platinum Broker award in 2022, 2023, & 2024, and earned the esteemed title of 'Top Retail Expert for 2024' by RETHINK Retail. Actively engaged in the real estate community, he also participates as an active member of the International Council of Shopping Centers (ICSC).

Functioning as a trusted advisor, Steven represents some of the nation's most prominent institutional funds, private equity firms, lenders & special servicers, and high-net-worth investors in the buying and selling of properties across the country. Steven earned a BA in Economics and Political Science from the University of Michigan. Beyond his professional pursuits, Steven's interests include travel, boating, sports, outdoor activities, community service, and enjoying quality time with friends and family.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



CREATING
VALUE
BEYOND
REAL
ESTATE



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