

# 7011-7013 Orchard Lake Rd

West Bloomfield, MI

# WESTRIDGE OFFICE CENTER

- 2-Building Office Park
- 18,412 Square Feet
- Up to 5,860 Square Feet Office Suite
- Office Suites in "Move-In" Condition
- Convenient Parking
- Double Door Access for Shipping & Receiving
- Highly Upgraded Finishes Offered
- High Visibility Orchard Lake Road Location
- Close to Fine & Casual Restaurants
- Extremely Competitive Rental Structure
- Exterior Signage Available



## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

Mason L. Capitani, SIOR  
Managing Partner  
248.637.7795  
MLcapitani@LMCap.com

Aaron Smith  
Vice President  
248.637.3515  
asmith@LMCap.com

248.637.9700 | LMCap.com



**7011-7013 Orchard Lake Rd**  
West Bloomfield, MI



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL  
CELEBRATING 60 YEARS

**LIBERTY**  
PROPERTY & ASSET MANAGEMENT



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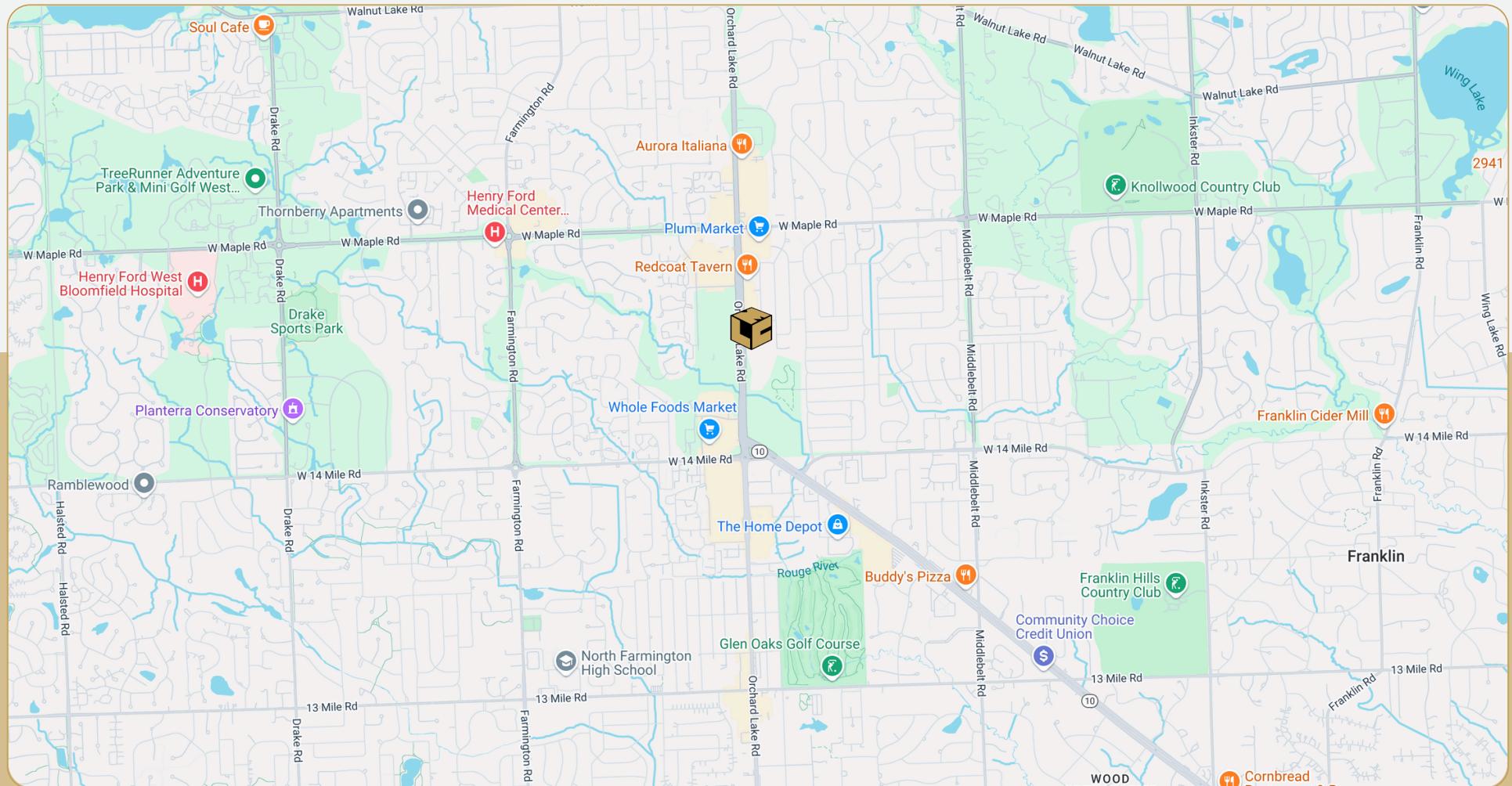
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## Office Property Details:

### Details:

**Location Description:** North of 14 Mile Road  
**Building Type:** Office  
**Class:** B  
**Zoning:** OR-1  
**Floors:** 1  
**Year Built:** 1988  
**Gross SF:** 18,412 SF  
**Total Rentable SF:** 18,412 SF  
**Available SF:** 5,860 SF  
**Min/Max SF:** 5860 SF  
**Mulitenant:** Yes  
**Parcel ID:** 18-35-301-027

**Property Description:** Single story, two-building office park with close, convenient parking and main road signage.

### Economic

**Min/Max Rental Rate:** \$15.95/SF  
**Rental Terms:** + Electric  
**Annual Escalations:** \$0.50/SF  
**Load Factor:** 6.43%  
**Occupancy:** Immediate  
**Parking:** 80 Spaces  
**Partition Allowance:** Negotiable  
**Signage:** Possible  
**Status:** Existing

# 901 Wilshire Drive

Troy, MI

7013 Vacancy

