

# 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:

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Vice President  
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**Shipping & Receiving Entrance**



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West Bloomfield, MI



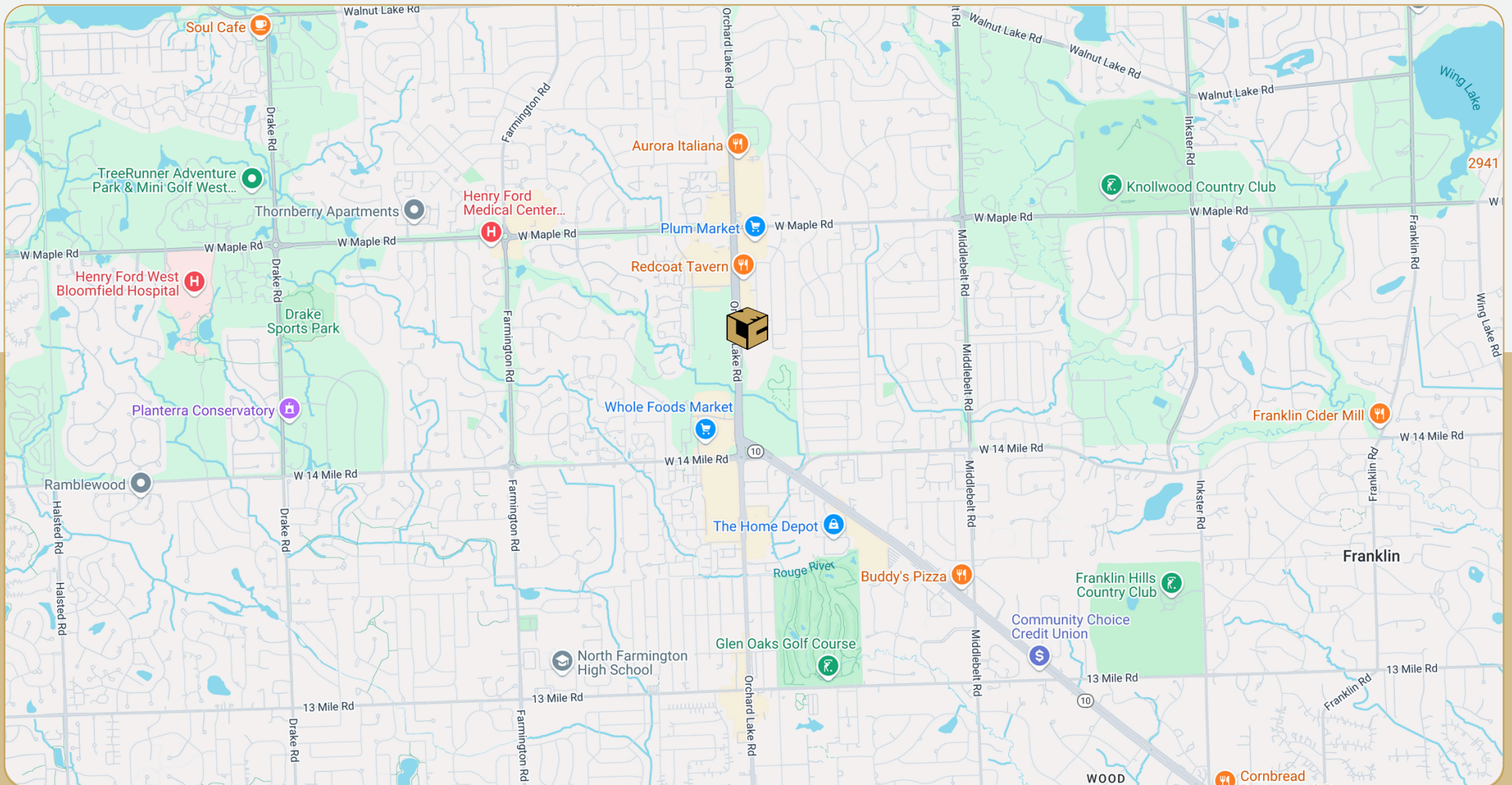
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## Office Property Details:

### 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

**Multitenant:** 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



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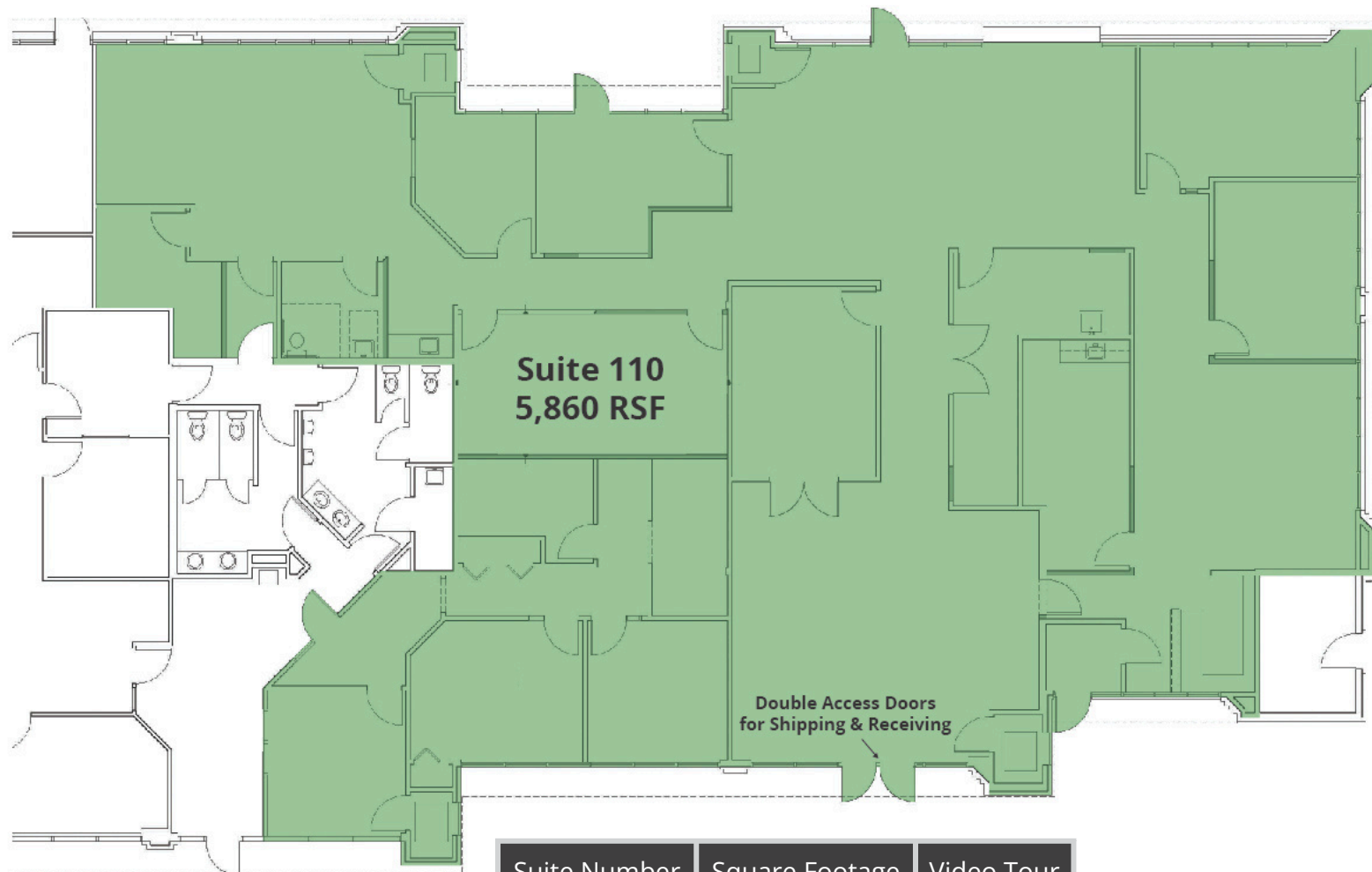
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7013 Vacancy



Suite Number	Square Footage	Video Tour
Suite 110	5,860 SF	<a href="#">View Here</a>

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