

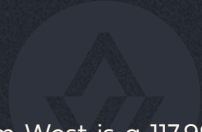


ARBORETUM WEST

**1,506 - 21,912 SF PREMIER
OFFICE SPACE AVAILABLE
FOR LEASE**

34705 W 12 MILE RD
FARMINGTON HILLS, MI

CBRE



Built in 1988, Arboretum West is a 117,998 SF three-story office building located on 12 Mile Rd between Drake and Farmington Road (Oakland County) with freeway visibility on I-696. The property boasts stunning landscaping, updated office space, unbeatable amenities, and convenient access to all that bustling Farmington Hills has to offer. The building was acquired by New Jersey-based Trasco Realty in July 2022. They pride themselves in developing lasting partnerships with Tenants and providing a first-class experience throughout the entire real estate process.

AMENITIES COMING SOON

- + Building conference room with seating for 32 people
- + Tenant game room with soft seating/collab areas
- + Fitness center with state-of-the-art equipment, locker rooms and showers



117,998 SF
across three
stories



Ability to add
~1,838 SF lab/
testing area with
grade level door
on the first floor.



489 parking
spaces
(4.4/1,000 SF)



LEASE RATE

\$17.75/SF Gross + Suite Electric

+ Base year for Operating Expenses & Real Estate Taxes



Beautiful central atrium with common lounge space and garden on the first floor



Stunning landscaping across the property

UNBEATABLE AMENITIES



Market tenant improvement packages



On-site dedicated property manager and building engineer



5-day per week janitorial included



First floor common area security cameras



Lobby directory and suite entry signage available for Tenant wayfinding

24/7/365 door access at North and South entrances



Grab-n-go marketplace on the first floor restocked weekly with fresh foods

AMENITIES
COMING
Q3/Q4 2024!



Conference Room



Tenant Lounge



Tenant Game



Fitness Room



AMENITY FLOOR PLAN

AVAILABILITIES

SUITE 160 5,911 SF

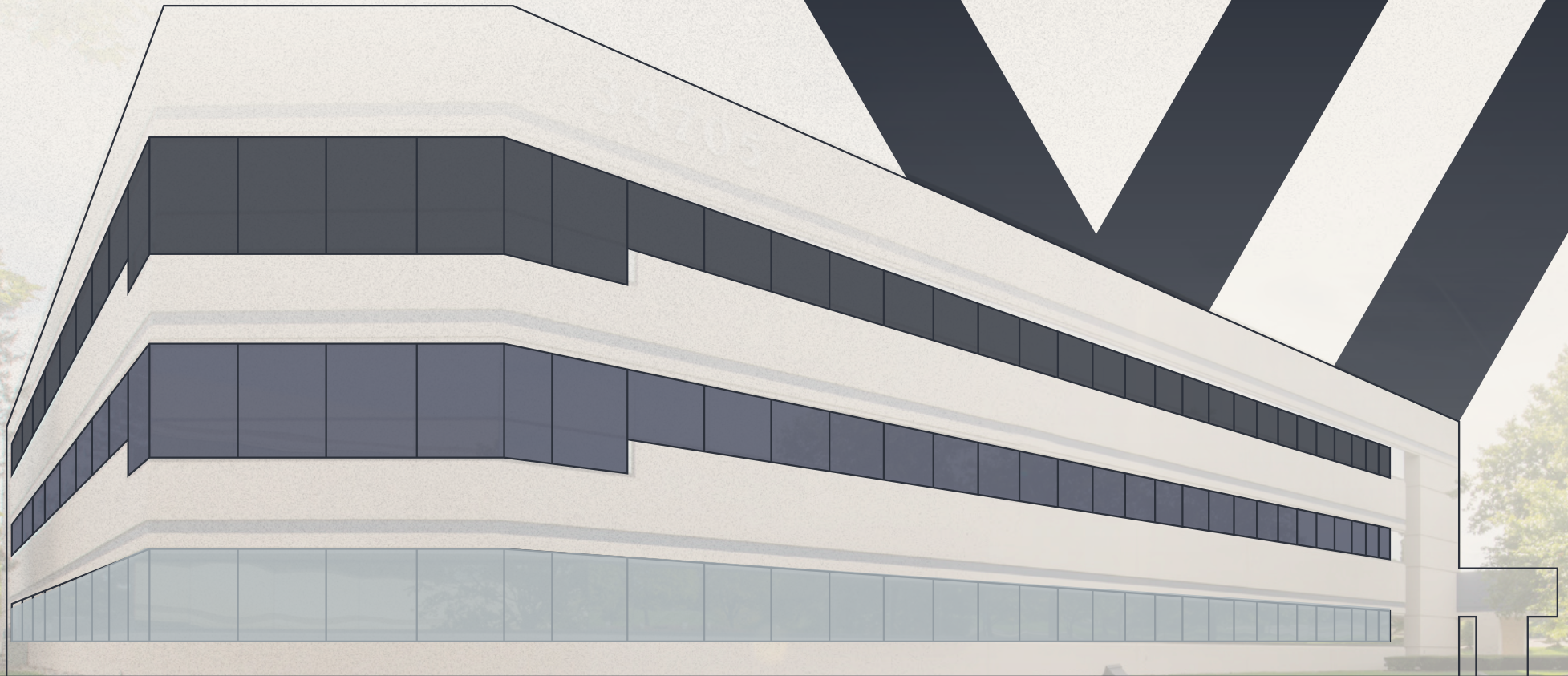
SUITE 200 21,912 SF

SUITE 202 2,510 SF

SUITE 301 2,346 SF

SUITE 305 1,506 SF

SUITE 375 6,603 SF



FOOD

- 1 McDonald's
- 2 Jersey Mike's
- 3 Qdoba Mexican Grill
- 4 Dairy Queen
- 5 McDonald's
- 6 Jimmy John's
- 7 Qdoba Mexican Grill
- 8 Panera Bread
- 9 Leo's Coney Island
- 10 Potbelly Sandwich Works
- 11 Happy's Pizza
- 12 Dunkin' Donuts
- 13 Ruby Tuesday
- 14 Ninja Sushi
- 15 Leo's Coney Island
- 16 Buffalo Wild Wings
- 17 California Pizza Kitchen
- 18 J. Alexander's
- 19 Champps Americana
- 20 New Mandarin Garden
- 21 Little Caesars
- 22 Jet's Pizza

RETAIL

- 1 Kroger
- 2 Whole Foods Market
- 3 AT&T
- 4 CVS
- 5 Rite Aid
- 6 Walgreens
- 7 PetSmart
- 8 Bath and Body Works
- 9 ULTA
- 10 Old Navy
- 11 HomeGoods
- 12 Kohl's
- 13 Buy Buy Baby
- 14 Marshalls
- 15 T.J. Maxx
- 16 Five Below
- 17 Dunham's Sports
- 18 Dollar Tree
- 19 DSW

FITNESS

- 1 Anytime Fitness
- 2 YMCA

HOTEL

- 1 Holiday Inn Express
- 2 Courtyard by Marriott
- 3 Holiday Inn

MEDICAL

- 1 Henry Ford Health

BANKS & CREDIT UNIONS

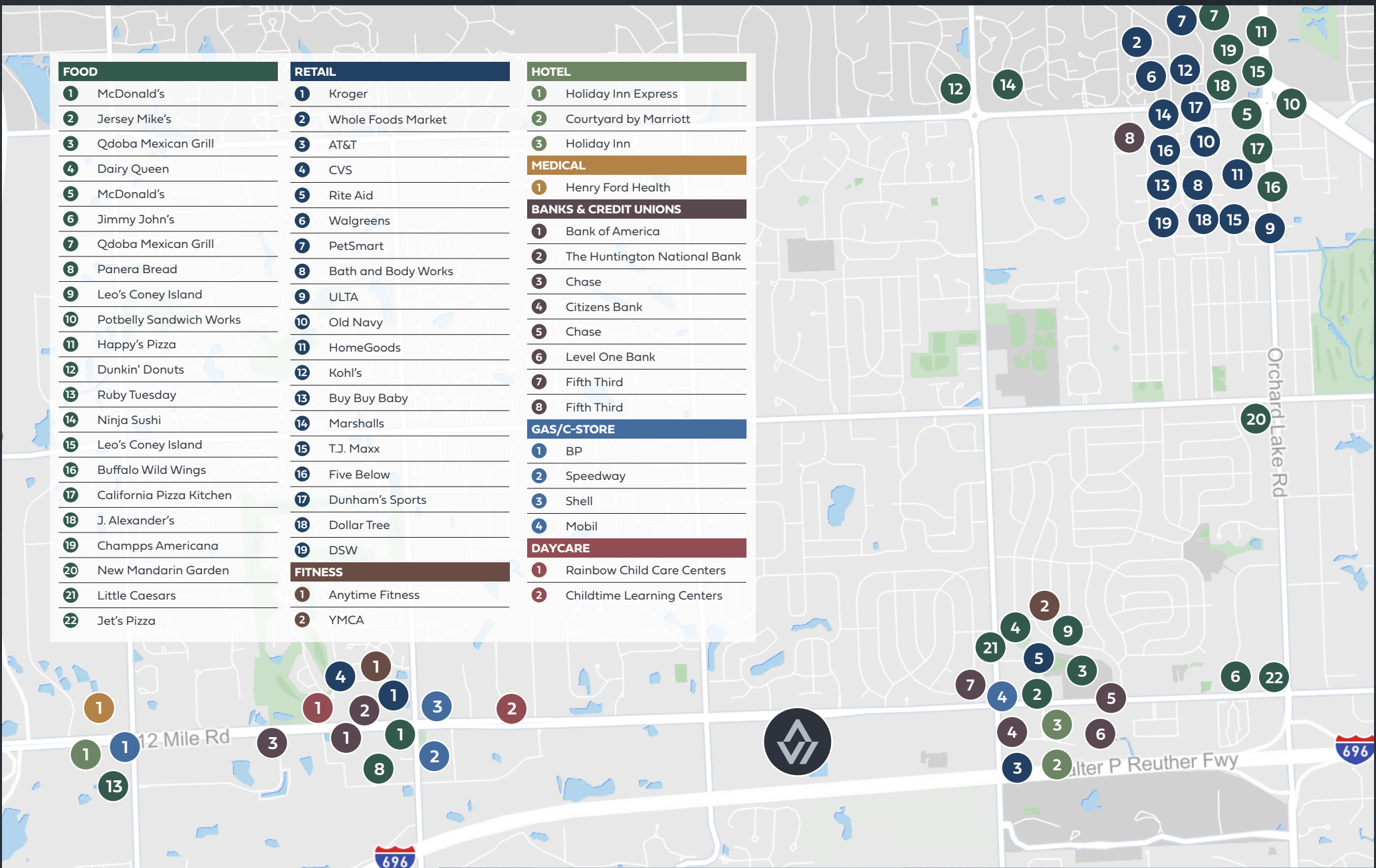
- 1 Bank of America
- 2 The Huntington National Bank
- 3 Chase
- 4 Citizens Bank
- 5 Chase
- 6 Level One Bank
- 7 Fifth Third
- 8 Fifth Third

GAS/C-STORE

- 1 BP
- 2 Speedway
- 3 Shell
- 4 Mobil

DAYCARE

- 1 Rainbow Child Care Centers
- 2 Childtime Learning Centers

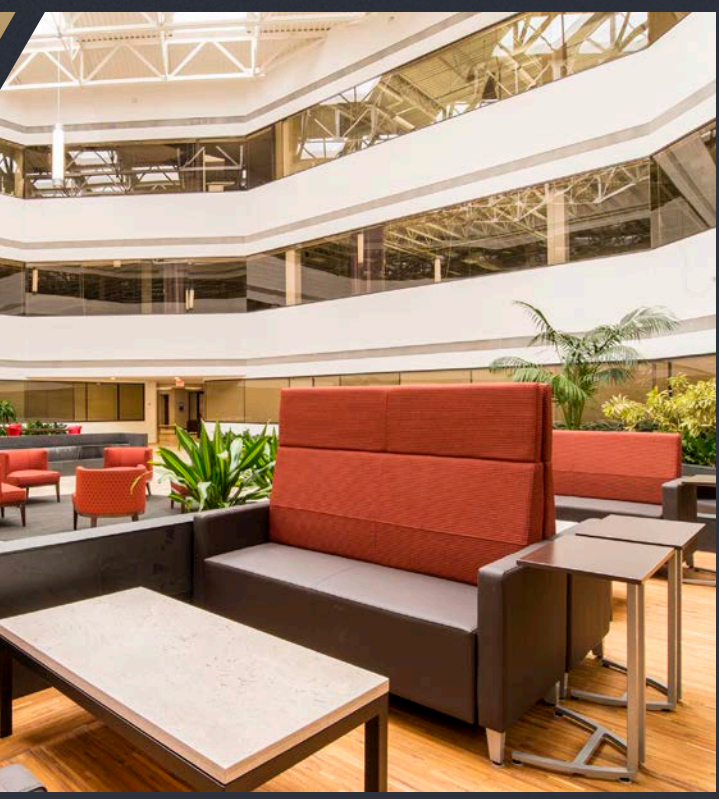


EXCELLENT ACCESS AND AREA AMENITIES

35 MINUTES TO AUBURN HILLS

APPROX. 30 MINUTES TO DTW AIRPORT, DOWNTOWN DETROIT, AND DEARBORN AND WARREN

EASY ACCESS TO FREEWAYS AT ORCHARD LAKE ROAD (I-696) AND M-5 CONNECTOR PROVIDING CONNECTIVITY TO I-96, I-696, AND M-14 (ANN ARBOR)





ARBORETUM WEST

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