

OFFICE PROPERTY // FOR SUBLEASE

EXECUTIVE SUITES AT HIGH-IMAGE BUILDING ON TELEGRAPH

1668 SOUTH TELEGRAPH RD
BLOOMFIELD TOWNSHIP, MI 48302



- Two suites available: 140 & 165 SF
- Great for an accountant, financial planner, tutor, etc.
- Excellent location close to Bloomfield Hills
- Close to restaurants, shopping, business services
- Short-term lease preferred

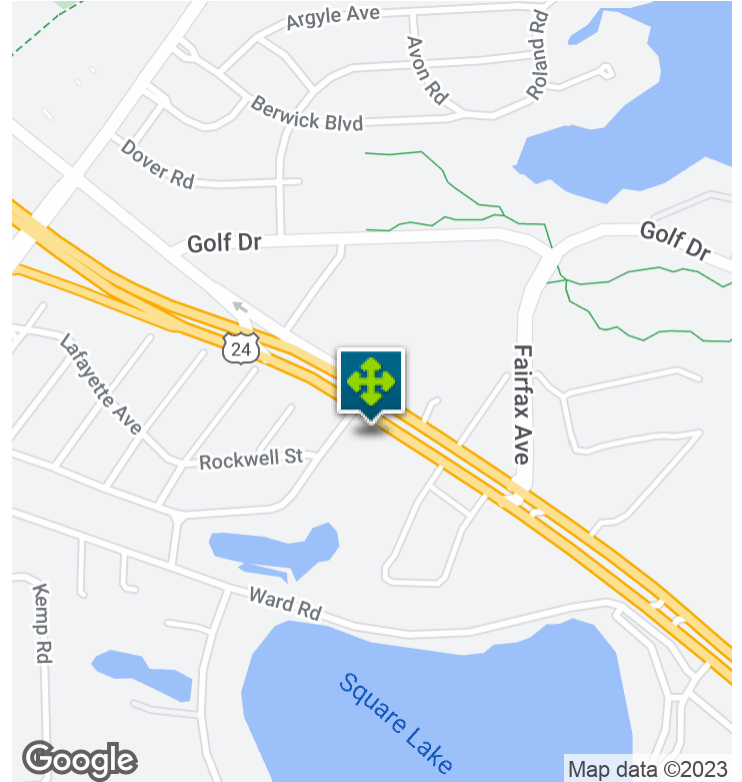


26555 Evergreen Road, Suite 1500
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1668 SOUTH TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$550.00 - 650.00 PER MONTH (GROSS)
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PROPERTY OVERVIEW

Quiet professional, office suites available inside a suite leased by Blue River Financial. Lobby, conference room, and office amenities are included. Ideal location for an accountant, financial planner, manufacturer's agent, etc.. All utilities and janitorial are included. Short-term lease preferred.

OFFERING SUMMARY

Building Size:	24,536 SF
Available SF:	140 - 165 SF
Year Built:	1998
Zoning:	O-1 Office Building District
Market:	Detroit
Submarket:	North Oakland
Traffic Count:	61,411

LOCATION OVERVIEW

Conveniently located on the south side of Telegraph Rd, east of Orchard Lake Rd . Easy access to many communities in Oakland County and just minutes from I-75 and M-59.

PROPERTY HIGHLIGHTS

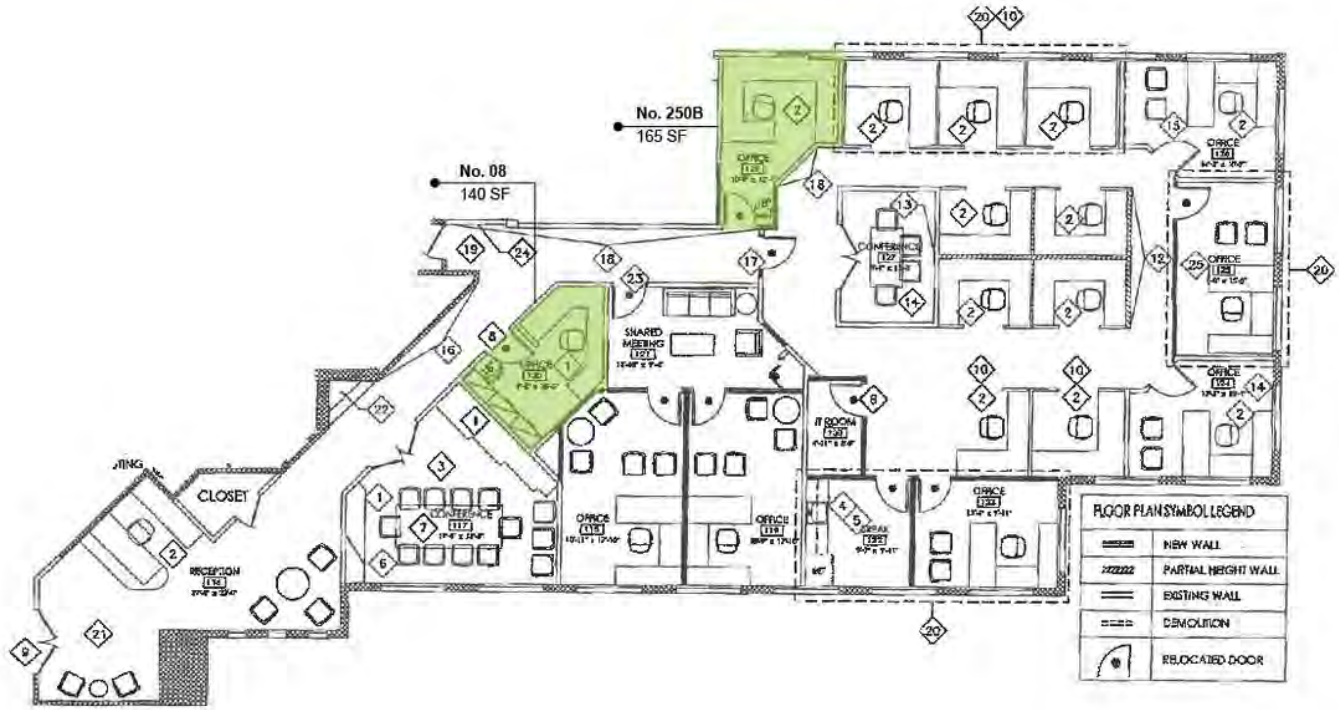
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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	140 - 165 SF	Lease Rate:	\$550.00 - \$650.00 per month

AVAILABLE SPACES

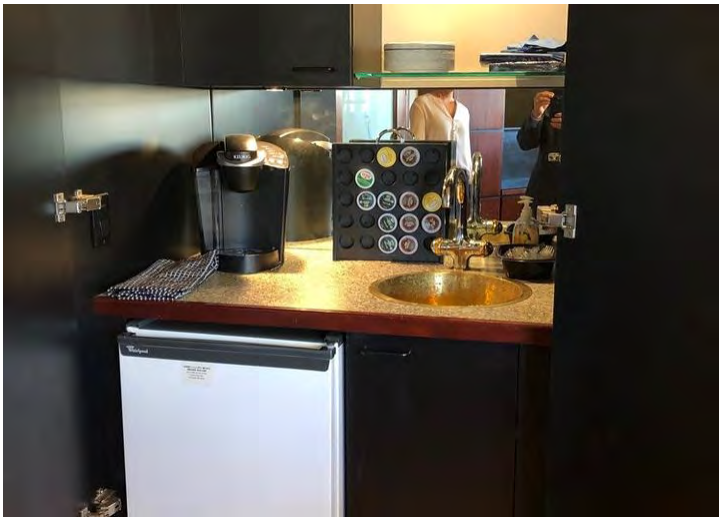
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1668 South Telegraph Rd, Suite 250B	Available	165 SF	Gross	\$650 per month	-
1668 South Telegraph Rd, Suite 8	Available	140 SF	Gross	\$550 per month	-

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BUILDING LOBBY PHOTOS



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ADDITIONAL PHOTOS

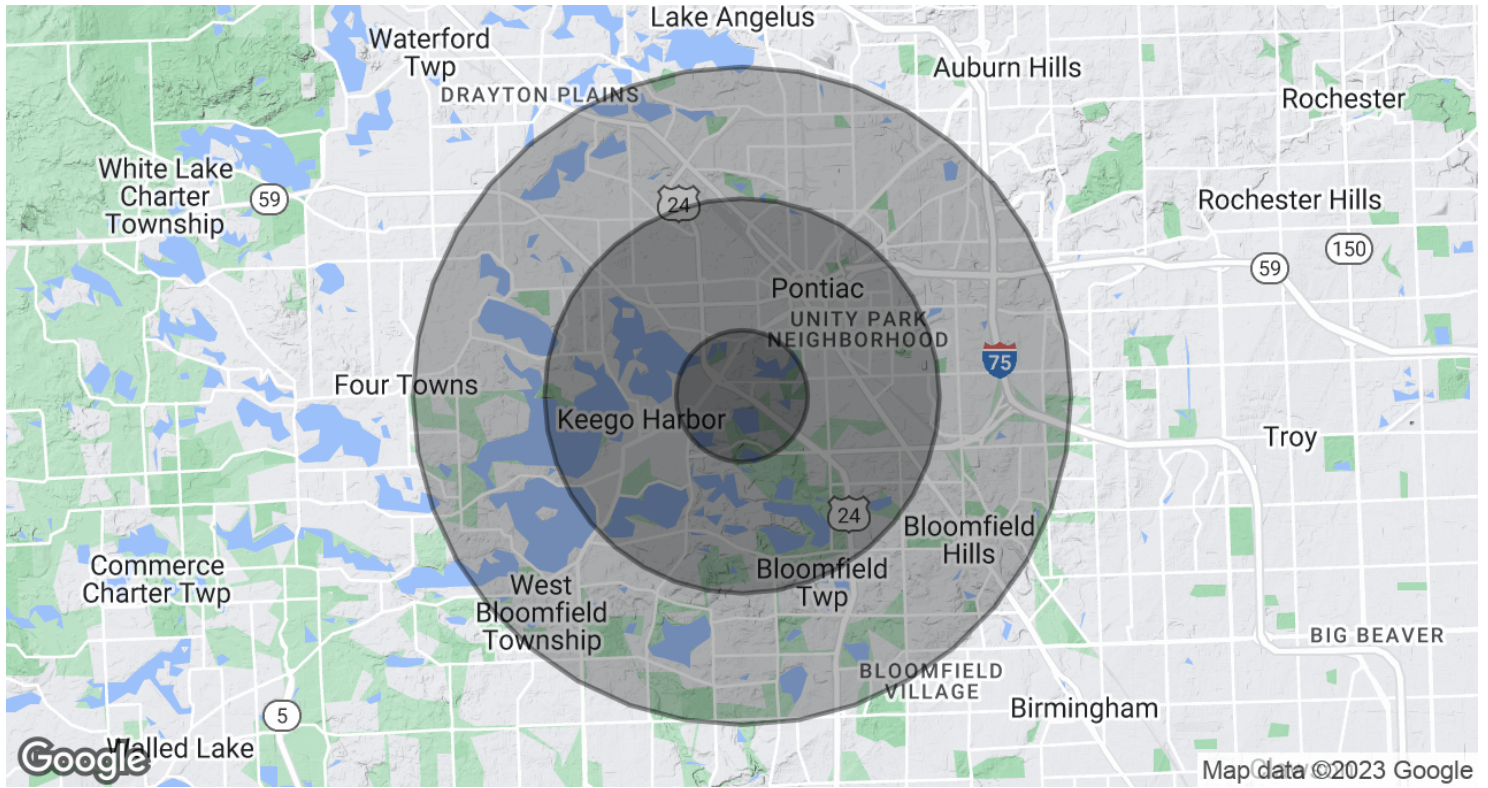


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RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,729	66,688	167,806
Average Age	41.1	37.3	37.8
Average Age (Male)	39.9	35.8	36.7
Average Age (Female)	42.7	38.8	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,675	26,320	65,679
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$72,391	\$76,490	\$85,244
Average House Value	\$319,692	\$188,601	\$252,734

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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Corporate & Investment Real Estate

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