

OFFICE PROPERTY // FOR LEASE

CUSTOMIZABLE 2,000 SF OFFICE ON ORCHARD LAKE RD

6765 ORCHARD LAKE RD
WEST BLOOMFIELD, MI 48322



- 2,000 SF garden-level office suite
- Great location on Orchard Lake Rd at Maple Rd
- Landlord will build to suit tenant's specifications
- Monument signage
- Ample parking
- Exciting new development activity surround this property



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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.

6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$18.00 SF/YR (MG)
-------------------	---------------------------

OFFERING SUMMARY

Building Size:	5,980 SF
Available SF:	2,000 SF
Lot Size:	0.43 Acres
Year Built:	1968
Renovated:	2022
Zoning:	B3
Market:	Detroit
Submarket:	West Bloomfield
Traffic Count:	42,849

PROPERTY OVERVIEW

Great opportunity to lease a 100% customizable office suite in a great location in West Bloomfield! This 2,000 SF suite is located on the garden level of a multi-tenant office/retail building. The landlord will build out a new space to the tenant's specifications! Monument signage is included on Orchard Lake Rd which has excellent visibility of 42,849 VPD. Popular lunchtime spot, Beyond Juicery + Eatery is also located in this building.

LOCATION OVERVIEW

Located in the prominent corridor of Orchard Lake Rd and Maple Rd that is surrounded by shopping centers, restaurants, fast-casual dining, and business services. Less than 3 miles north of I-696.

PROPERTY HIGHLIGHTS

- 2,000 SF garden-level office suite
- Great location on Orchard Lake Rd at Maple Rd
- Landlord will build to suit tenant's specifications
- Monument signage
- Ample parking



P.A. COMMERCIAL
Corporate & Investment Real Estate

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

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.

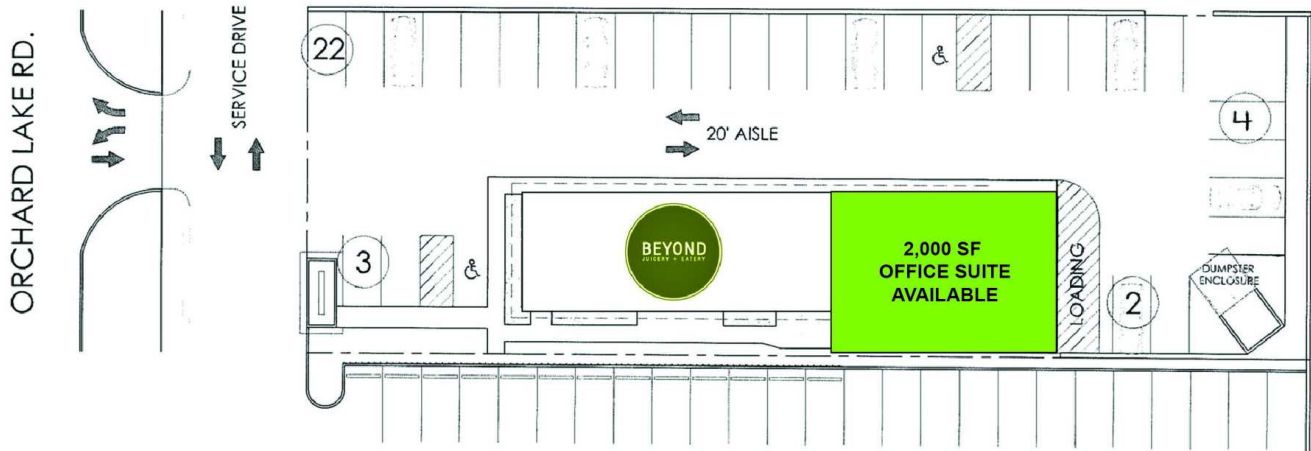
6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

LEASE SPACES

6765

FOR LEASE | 2,000 SF
248.358.0100

P.A. COMMERCIAL
paccommercial.com



LEASE INFORMATION

Lease Type:	MG
Total Space:	2,000 SF

Lease Term:	Negotiable
Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6765 Orchard Lake Rd	Available	2,000 SF	Modified Gross	\$18.00 SF/yr	-



Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

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.

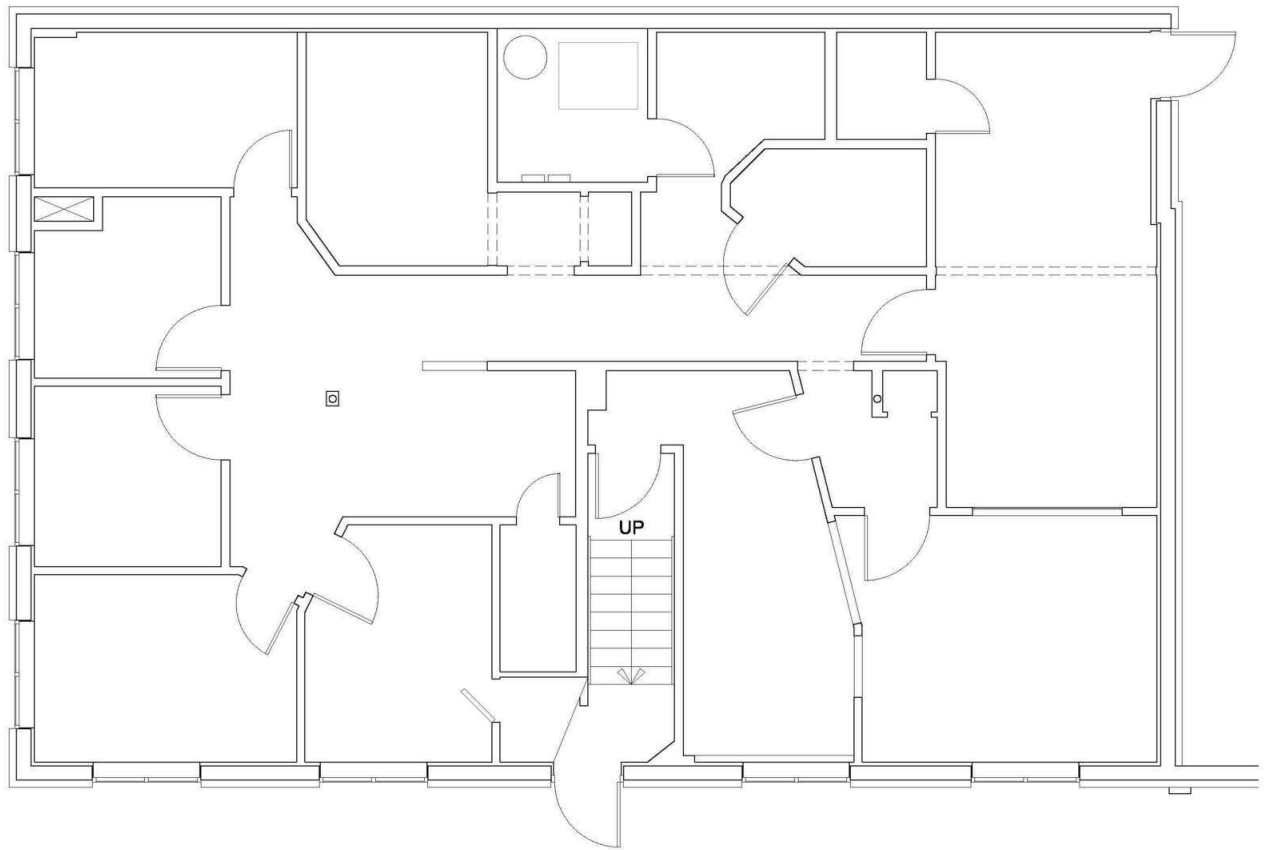
6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

FLOOR PLANS

6765

FOR LEASE | 2,000 SF
248.358.0100

P.A. COMMERCIAL
pacommercial.com



Lower Level As-Built

6765 Orchard Lake Rd, Farmington, Hills, MI

Date: 1-25-2024

1,945 GROSS SF

Scale: NTS



P.A. COMMERCIAL
Corporate & Investment Real Estate

Mike Gunn SENIOR ASSOCIATE

D: 248.331.0202 | C: 248.924.7499

mike@pacommercial.com

6765

Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | C: 248.701.9001

dan@pacommercial.com

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.

6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

ADDITIONAL PHOTOS

6765

FOR LEASE | 2,000 SF
248.358.0100

P.A. COMMERCIAL



P.A. COMMERCIAL
Corporate & Investment Real Estate

Mike Gunn SENIOR ASSOCIATE

D: 248.331.0202 | C: 248.924.7499

mike@pacommercial.com

6765

Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | C: 248.701.9001

dan@pacommercial.com

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.

6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

RETAILER MAP

6765

FOR LEASE | 2,000 SF
248.358.0100

P.A. COMMERCIAL
pacommercial.com



Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

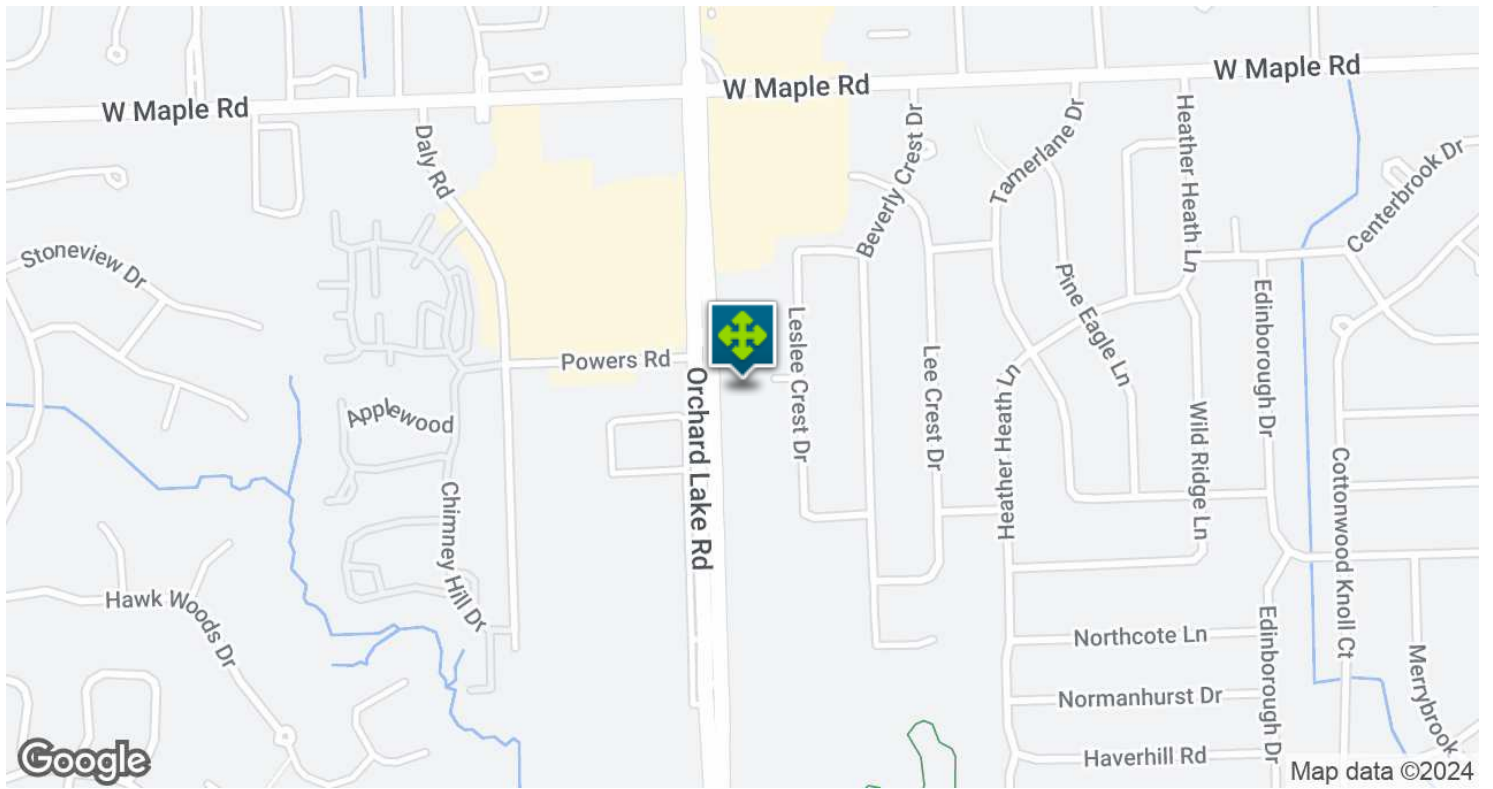
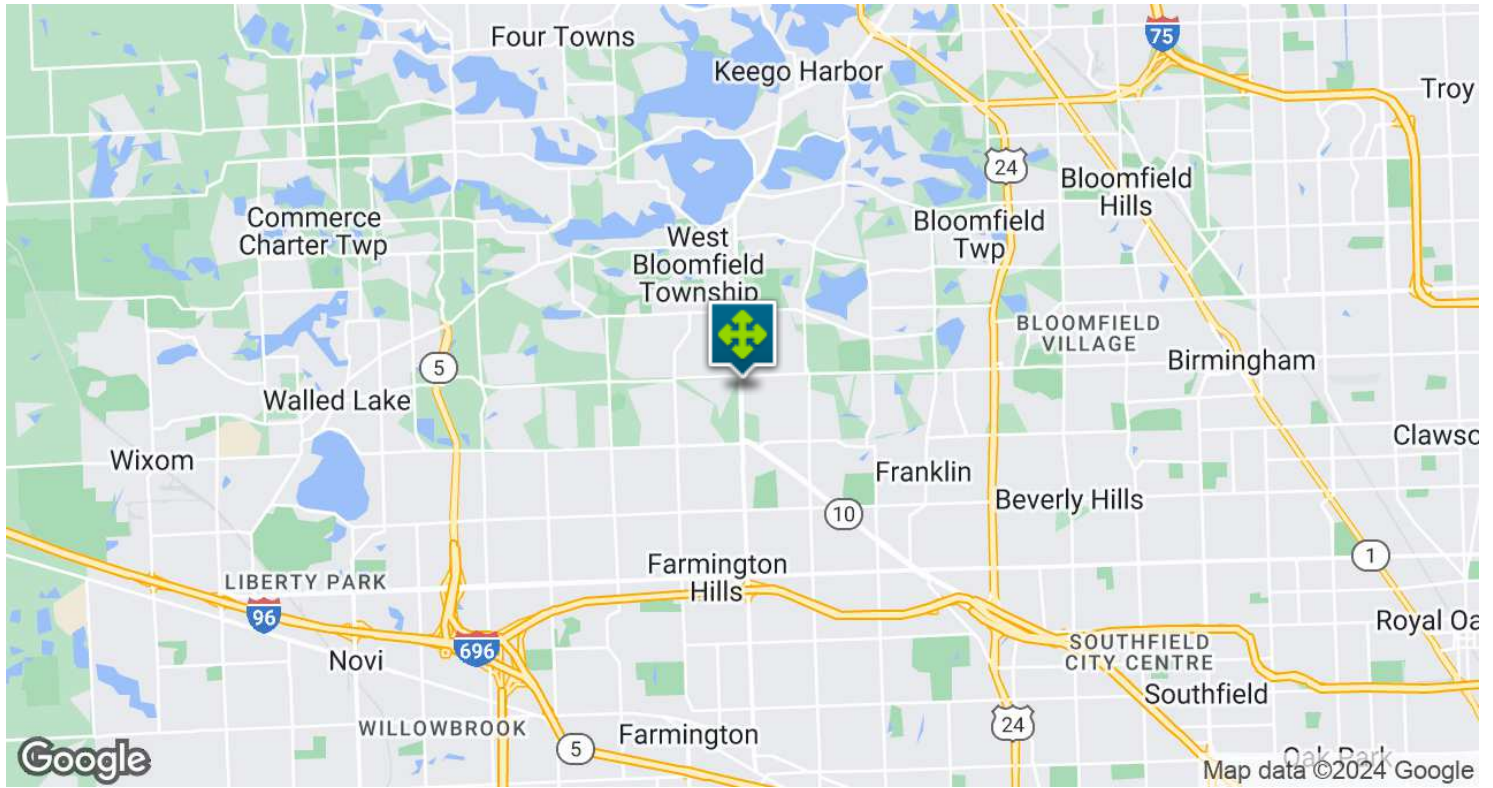
6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

LOCATION MAP

6765

FOR LEASE | 2,000 SF
248.358.0100

P.A. COMMERCIAL
pacommercial.com



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

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.

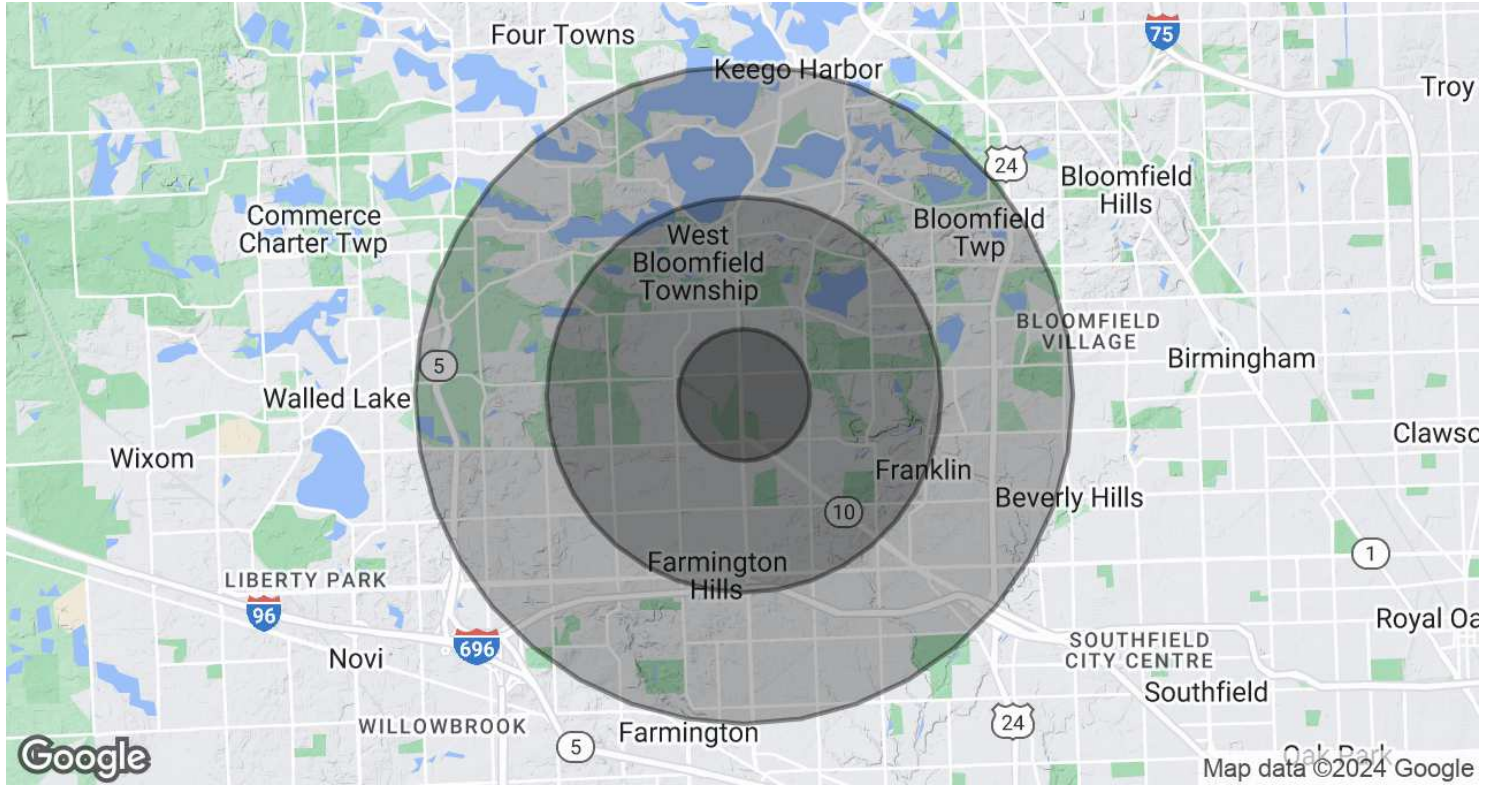
6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

DEMOGRAPHICS MAP & REPORT

6765

FOR LEASE | 2,000 SF
248.358.0100

P.A. COMMERCIAL
pacommercial.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,129	62,852	151,293
Average Age	45.5	46.9	46.1
Average Age (Male)	43.0	45.5	44.7
Average Age (Female)	48.3	47.8	47.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,125	25,905	64,018
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$130,324	\$130,856	\$132,357
Average House Value	\$303,287	\$337,540	\$348,385

* Demographic data derived from 2020 ACS - US Census



Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

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.

6765 ORCHARD LAKE RD, WEST BLOOMFIELD, MI 48322 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Mike Gunn
SENIOR ASSOCIATE
D: 248.331.0202
C: 248.924.7499
mike@pacommercial.com



Dan Blugerman, CCIM
SENIOR ASSOCIATE
D: 248.987.5418
C: 248.701.9001
dan@pacommercial.com

P.A. Commercial
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100
F: 248.358.5300

pacommercial.com

Follow Us!



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.