



Office For Lease

Property Name: Oakland Towne Square - Phase I

Location: One Towne Square

City, State: Southfield, MI

Cross Streets: Lahser/Northwestern Hwy

County: Oakland

BUILDING SIZE / AVAILABILITY

 Total Building Sq. Ft.:
 423,360
 Total Available Sq. Ft.:
 102,613
 Class:
 A

 Typical Floor Plate:
 24,000
 Min / Max Cont. Sq. Ft.:
 999 / 24,297
 No. of Floors:
 18

PROPERTY INFORMATION

Zoning: Office **Parking:** 2,000 - Reserved Parking - \$85/month

Exterior Construction: Precast Power: N/A Structural System: Steel **Security Systems:** Yes Roof: Restrooms: Membrane Yes Floors / Covering: N/A / N/A Sprinklers: Yes Yes Heating: Yes Signage: Air-Conditioning: Yes **Delivery Area:** Yes

Ceiling Height: 8'6" Date Available: Immediate

Year Built: 1992 Acreage: N/A

Current Tenants: Maddin Hauser, Signature Associates, REDICO, Marsh McLennan

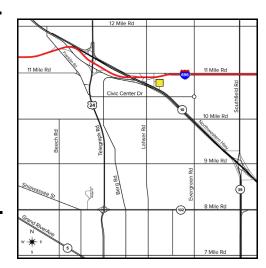
PRICING INFORMATION

Lease Rate:\$14.50 NNNRentable/Usable:RentableImpr Allowance:Neg.Lease Term:5-10 YearsTotal Taxes:TBDDeposit:Neg.

Options: N/A **Parcel #:** 24-22-176-010

Tenant Responsibility: Operating Expenses; Electricity

Comments: Full-Service, Class A business environment offering both premier office and retail suites. Winner of the Prestigious BOMA 2023, 2021 & 2019 Office Building of the Year (TOBY) Award. Amenities include Towne Square Food & Spirits restaurant, conference center, fitness center, cyber lounge, cafeteria, travel agency, car wash/detailing, shoe shine, postal services and on-site management. (6) Car charging stations. Maximum contiguous available up to 24,297 sq. ft. Total retail space available 999 sq. ft. Estimated expenses \$11.60 per sq. ft. plus electric.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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