



## 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

|                                        |                                              |                          |
|----------------------------------------|----------------------------------------------|--------------------------|
| <b>Total Building Sq. Ft.:</b> 423,360 | <b>Total Available Sq. Ft.:</b> 102,613      | <b>Class:</b> A          |
| <b>Typical Floor Plate:</b> 24,000     | <b>Min / Max Cont. Sq. Ft.:</b> 999 / 24,297 | <b>No. of Floors:</b> 18 |

### PROPERTY INFORMATION

|                                       |                                                       |
|---------------------------------------|-------------------------------------------------------|
| <b>Zoning:</b> Office                 | <b>Parking:</b> 2,000 - Reserved Parking - \$85/month |
| <b>Exterior Construction:</b> Precast | <b>Power:</b> N/A                                     |
| <b>Structural System:</b> Steel       | <b>Security Systems:</b> Yes                          |
| <b>Roof:</b> Membrane                 | <b>Restrooms:</b> Yes                                 |
| <b>Floors / Covering:</b> N/A / N/A   | <b>Sprinklers:</b> Yes                                |
| <b>Heating:</b> Yes                   | <b>Signage:</b> Yes                                   |
| <b>Air-Conditioning:</b> Yes          | <b>Delivery Area:</b> Yes                             |
| <b>Ceiling Height:</b> 8'6"           | <b>Date Available:</b> Immediate                      |
| <b>Year Built:</b> 1992               | <b>Acreage:</b> N/A                                   |

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

### PRICING INFORMATION

|                                |                                  |                             |
|--------------------------------|----------------------------------|-----------------------------|
| <b>Lease Rate:</b> \$14.50 NNN | <b>Rentable/Usable:</b> Rentable | <b>Impr Allowance:</b> Neg. |
| <b>Lease Term:</b> 5-10 Years  | <b>Total Taxes:</b> TBD          | <b>Deposit:</b> Neg.        |
| <b>Options:</b> N/A            | <b>Parcel #:</b> 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):**

Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com

Dave Miller, (248) 948-4183, dmiller@signatureassociates.com