

SIGNATURE ASSOCIATES
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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.:**	98,730	**Class:**	A
Typical Floor Plate:	24,000	**Min / Max Cont. Sq. Ft.:**	2,420 / 58,608	**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:	Membrane	**Restrooms:**	Yes
Floors / Covering:	N/A / N/A	**Sprinklers:**	Yes
Heating:	Yes	**Signage:**	Yes
Air-Conditioning:	Yes	**Delivery Area:**	Yes
Ceiling Height:	8'6"	**Date Available:**	Immediate
Year Built:	1992	**Acreage:**	N/A

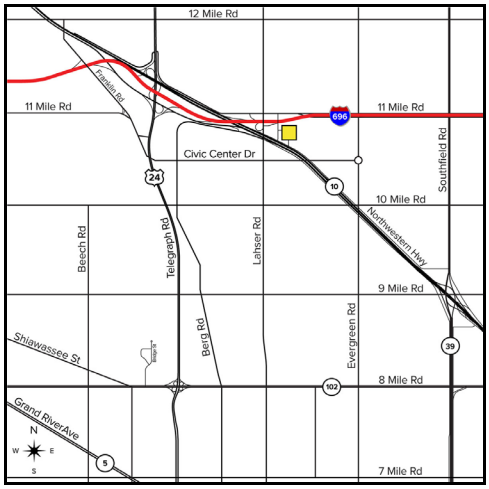
Current Tenants: Maddin Hauser, Signature Associates, REDICO, Marsh McLennan

PRICING INFORMATION

Lease Rate:	$14.95 NNN	**Rentable/Usable:**	Rentable	**Impr Allowance:**	Neg.
Lease Term:	5-10 Years	**Total Taxes:**	TBD	**Deposit:**	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 58,608 sq. ft. Total retail space available 999 sq. ft. Estimated 2026 expenses $11.91 per sq. ft. plus electric.



Broker: **SIGNATURE** ASSOCIATES

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