



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.: 127,170	Class: A
Typical Floor Plate: 24,000	Min / Max Cont. Sq. Ft.: 3,405 / 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 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