



**SIGNATURE
ASSOCIATES**
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Office For Sale or Lease

Property Name:

Location: 25180 Lahser Road

City, State: Southfield, MI

Cross Streets: N. of 10 Mile Road

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	9,288	Total Available Sq. Ft.:	9,288	Class:	C
Typical Floor Plate:	4,644	Min / Max Cont. Sq. Ft.:	4,644 / 9,288	No. of Floors:	2

PROPERTY INFORMATION

Zoning:	OS	Parking:	68
Exterior Construction:	Brick	Power:	N/A
Structural System:	Steel	Security Systems:	Yes
Roof:	Flat	Restrooms:	Yes (M/W)
Floors / Covering:	N/A / N/A	Sprinklers:	No
Heating:	Forced Air	Signage:	Ground
Air-Conditioning:	100%	Delivery Area:	N/A
Ceiling Height:	8' - 10'	Date Available:	Immediate
Year Built:	1973	Acreage:	0.93

Current Tenants:

PRICING INFORMATION

Lease Rate:	\$12.00 NN	Rentable/Usable:	N/A	Lease Term:	N/A
Sale Price:	\$695,000 (\$74.83/sqft)	Total Taxes:	\$19,429.05 (2023)	Impr Allowance:	Negotiable
Options:	N/A	Parcel #:	24-22-351-018	Deposit:	TBD

Tenant Responsibility: Utilities, Lawn, Snow, Rubbish and Janitorial

Comments: Two-story office building with extra parking and excellent visibility. Conference rooms, executive offices and open areas. Fast access to I-696 and Northwestern Highway, plus Telegraph Road and Southfield Freeway. Excellent user purchase opportunity or lease.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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