

6895 TELEGRAPH ROAD

6895 TELEGRAPH ROAD | BLOOMFIELD HILLS, MI 48301

Office For Lease



PROPERTY HIGHLIGHTS

- First floor available from ≈2,000 - 3,584 SF
- No common area factor
- Renovations Completed: Lobby & Entry Way, New Roof, New High Efficiency HVAC, New Windows, Refreshed Landscaping, Parking Lot Resurfacing, & more
- Great location near numerous retailers and restaurants
- Multiple points of ingress and egress
- Visible to over 66,000 vehicles per day on Telegraph Road



PRESTON RABBAN **KEVIN JAPPAYA, CCIM**
248.851.8900 248.851.8900
prabban@kjcre.com kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Lease Rate:	\$22.00 PSF, Gross + Electric
Zoning:	O-1, Office Building District
Building Size:	10,105 SF
Parking:	±35

AVAILABLE SPACE

SIZE (SF)

First Floor	≈ 2,000 - 3,584 SF
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PROPERTY DESCRIPTION

First floor available from ≈2,000 - 3,584 SF. No common area factor. Renovations Completed: Lobby & Entry Way, New Roof, New High Efficiency HVAC, New Windows, Refresh Landscaping, Parking Lot Resurfacing, & More. Great location near numerous retailers and restaurants. Multiple points of ingress and egress. Visible to over 66,000 vehicles per day on Telegraph Road.

LOCATION DESCRIPTION

Located on the east side of Telegraph Road, just south of W. Maple Road.

CURRENT OCCUPANCY

Pinnacle Hospitality (2nd Floor)

SURROUNDING BUSINESSES

CVS, Trader Joe's, Nino Salvaggio, Kumon, Zao Jun New Asian & Sushi, Dairy Queen, Steve's Deli, Planet Fitness, Andiamo, Einstein Bagels, Leo's Coney Island, MEX, Beyond Juice, Dunkin Donuts, Starbucks, Beau's, 2941 Street Food, Burger King, Tim Hortons, Jet's Pizza, Birmingham Athletic Club, Oakland Hills Country Club, Comerica Bank, Jersey Mike's, and more.

TRAFFIC (VEHICLES PER DAY)

Telegraph Road	66,186
(2WAY/ADT/CoStar 2022)	



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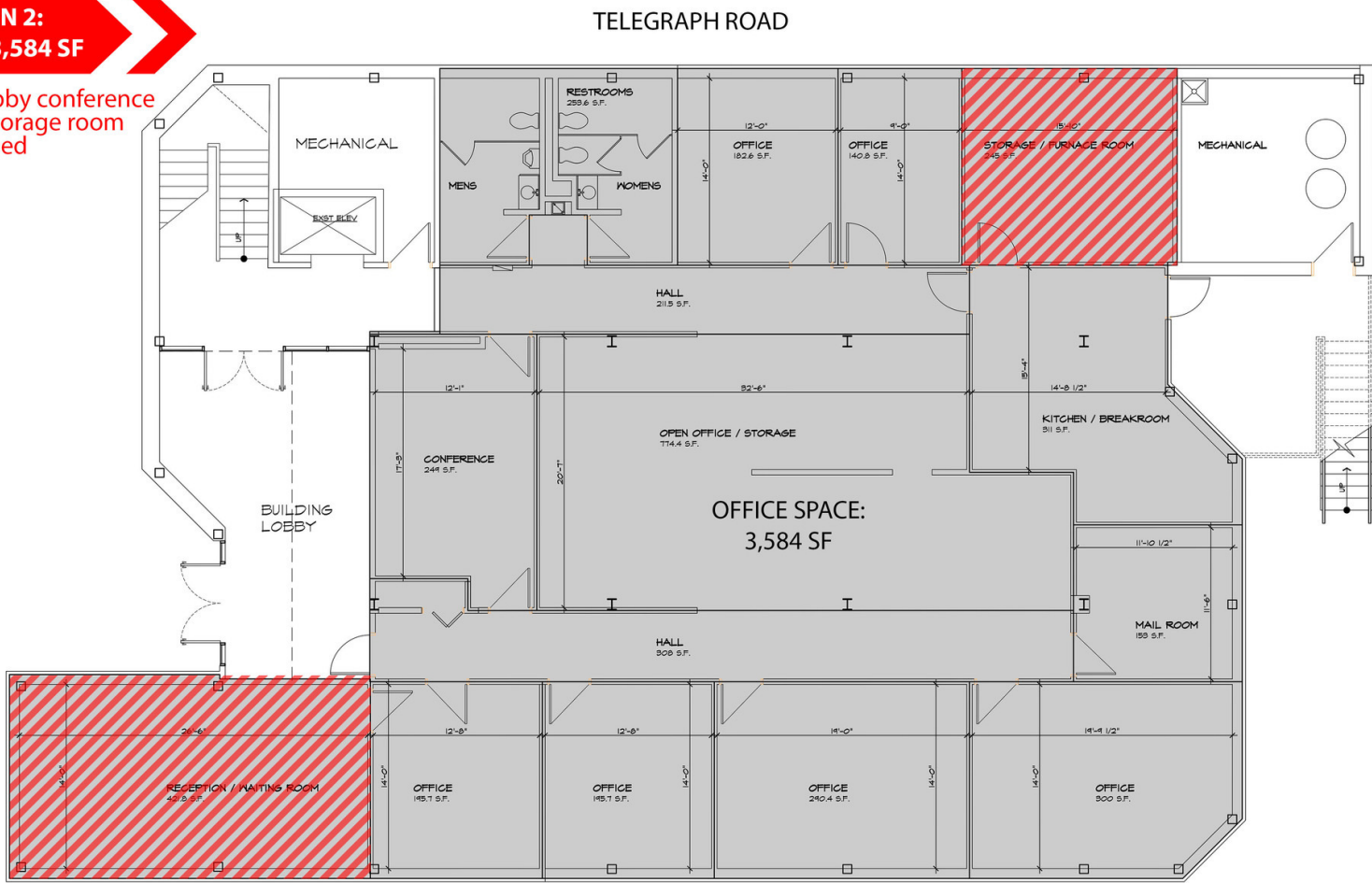
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OPTION 2:
≈ 2,000 - 3,584 SF

* Front lobby conference room & storage room not included



1ST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



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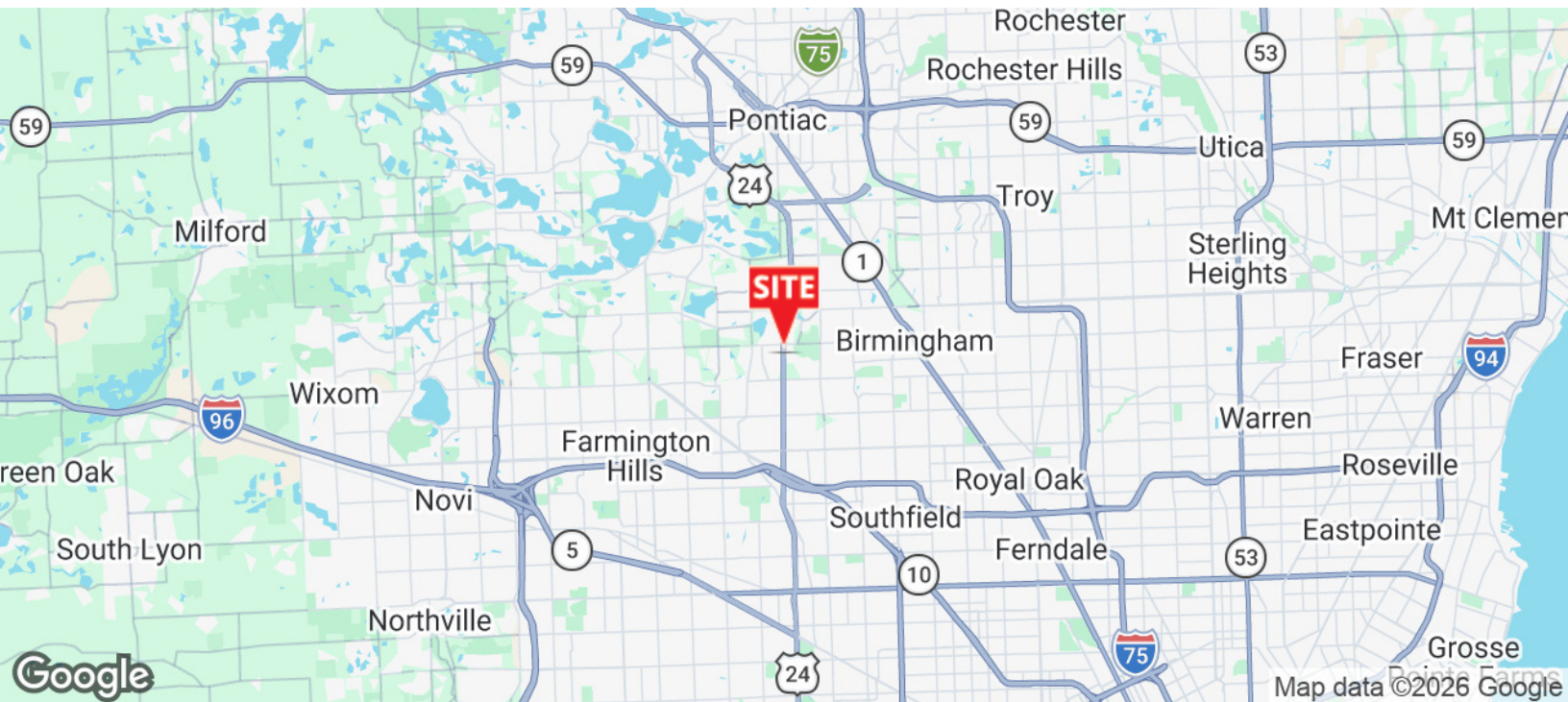
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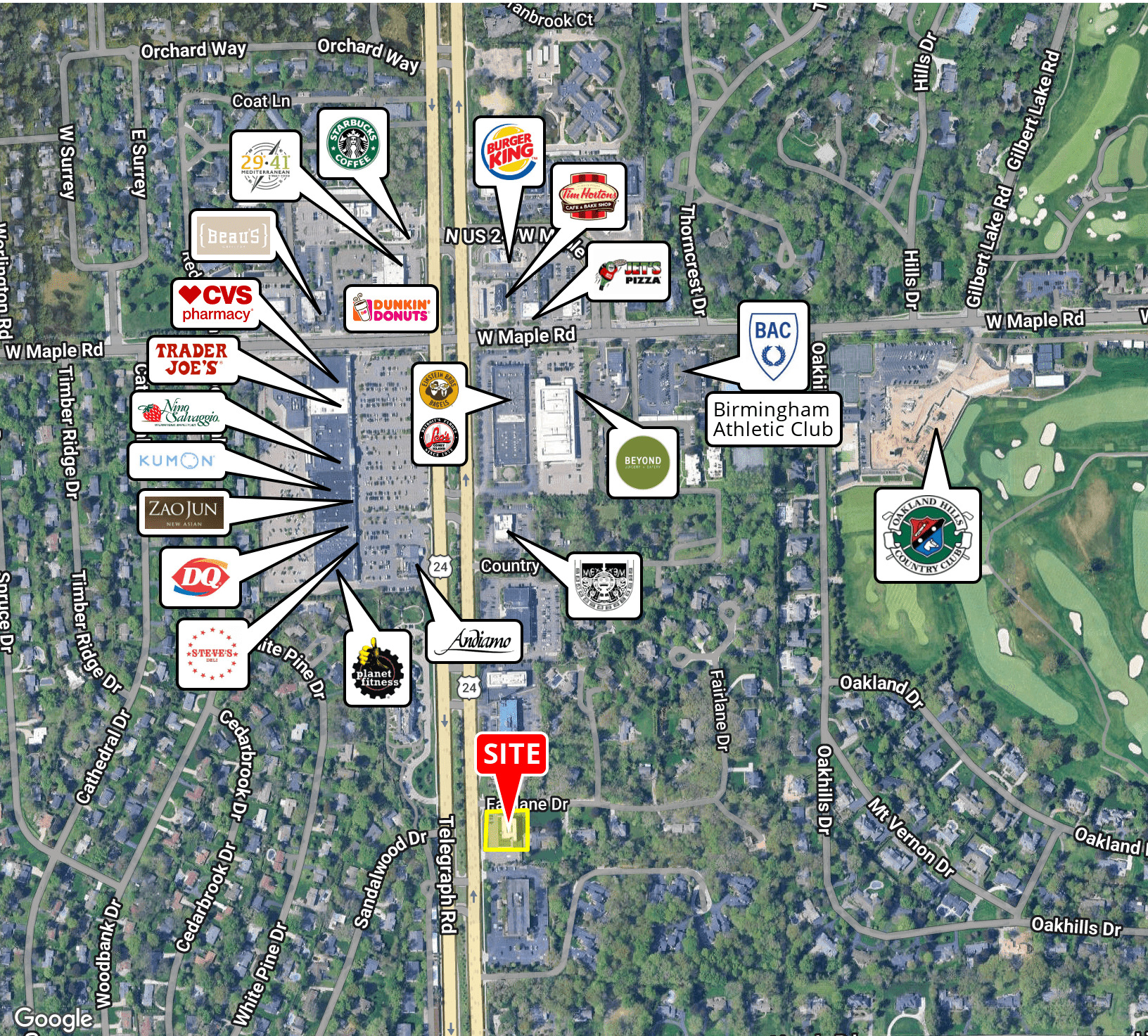
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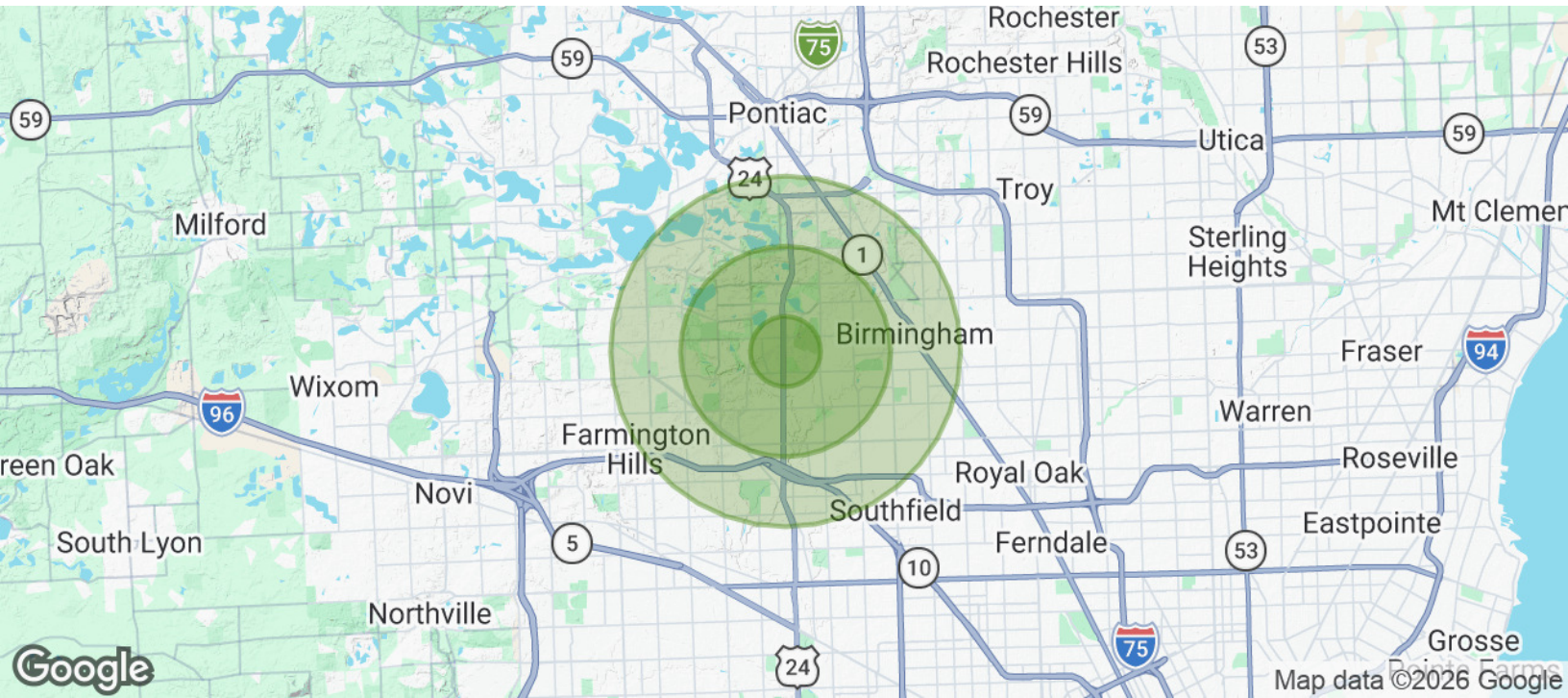
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,473	47,199	151,695
Average Age	46.2	45.9	45.0
Average Age (Male)	45.7	45.6	43.9
Average Age (Female)	47.3	46.2	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,778	18,675	62,632
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$161,146	\$161,712	\$131,578
Average House Value	\$499,741	\$497,044	\$431,263

* Demographic data derived from 2020 ACS - US Census



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