



**SIGNATURE  
ASSOCIATES**  
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## Office For Sale or Lease

**Property Name:** Southfield Office Center  
**Location:** 27041 Southfield Road  
**City, State:** Lathrup Village, MI  
**Cross Streets:** N. of I-696  
**County:** Oakland

### BUILDING SIZE / AVAILABILITY

|                                      |                                               |                         |
|--------------------------------------|-----------------------------------------------|-------------------------|
| <b>Total Building Sq. Ft.:</b> 9,800 | <b>Total Available Sq. Ft.:</b> 9,800         | <b>Class:</b> B         |
| <b>Typical Floor Plate:</b> 4,900    | <b>Min / Max Cont. Sq. Ft.:</b> 2,450 / 9,800 | <b>No. of Floors:</b> 2 |

### PROPERTY INFORMATION

|                               |                      |                          |           |
|-------------------------------|----------------------|--------------------------|-----------|
| <b>Zoning:</b>                | Commercial-Vehicular | <b>Parking:</b>          | Ample     |
| <b>Exterior Construction:</b> | N/A                  | <b>Power:</b>            | N/A       |
| <b>Structural System:</b>     | N/A                  | <b>Security Systems:</b> | No        |
| <b>Roof:</b>                  | N/A                  | <b>Restrooms:</b>        | Yes       |
| <b>Floors / Covering:</b>     | N/A / N/A            | <b>Sprinklers:</b>       | No        |
| <b>Heating:</b>               | Yes                  | <b>Signage:</b>          | N/A       |
| <b>Air-Conditioning:</b>      | Yes                  | <b>Delivery Area:</b>    | N/A       |
| <b>Ceiling Height:</b>        | 9'                   | <b>Date Available:</b>   | Immediate |
| <b>Year Built:</b>            | (Retrofit: 2025)     | <b>Acreage:</b>          | 0.275     |

**Current Tenants:**

### PRICING INFORMATION

|                                                |                                          |                            |
|------------------------------------------------|------------------------------------------|----------------------------|
| <b>Lease Rate:</b> \$14.95 - \$15.95 G+U       | <b>Rentable/Usable:</b> N/A              | <b>Lease Term:</b> N/A     |
| <b>Sale Price:</b> \$1,800,000 (\$183.67/sqft) | <b>Total Taxes:</b> \$7,130.79 (2024/25) | <b>Impr Allowance:</b> N/A |
| <b>Options:</b> N/A                            | <b>Parcel #:</b> 24-14-484-008           | <b>Deposit:</b> N/A        |

### Tenant Responsibility:

**Comments:** A must-see building featuring first-class finishes and recent renovations. Excellent visibility and a prime location, with elevator access. Lease rates are \$14.95/sq. ft. G+U for the first floor and \$15.95/sq. ft. G+U for the second floor.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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