



**SIGNATURE  
ASSOCIATES**  
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## Office For Sale

### Property Name:

**Location:** 25180 Lahser Road

**City, State:** Southfield, MI

**Cross Streets:** N. of 10 Mile Road

**County:** Oakland

### BUILDING SIZE / AVAILABILITY

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

### PROPERTY INFORMATION

|                               |            |                          |           |
|-------------------------------|------------|--------------------------|-----------|
| <b>Zoning:</b>                | OS         | <b>Parking:</b>          | 68        |
| <b>Exterior Construction:</b> | Brick      | <b>Power:</b>            | Ample     |
| <b>Structural System:</b>     | Steel      | <b>Security Systems:</b> | Yes       |
| <b>Roof:</b>                  | Flat       | <b>Restrooms:</b>        | 4 (M/W)   |
| <b>Floors / Covering:</b>     | N/A / N/A  | <b>Sprinklers:</b>       | No        |
| <b>Heating:</b>               | Forced Air | <b>Signage:</b>          | Ground    |
| <b>Air-Conditioning:</b>      | 100%       | <b>Delivery Area:</b>    | N/A       |
| <b>Ceiling Height:</b>        | 8' - 10'   | <b>Date Available:</b>   | Immediate |
| <b>Year Built:</b>            | 1973       | <b>Acreage:</b>          | 0.93      |

### Current Tenants:

### PRICING INFORMATION

|                    |                          |                        |                    |                 |     |
|--------------------|--------------------------|------------------------|--------------------|-----------------|-----|
| <b>Sale Price:</b> | \$500,000 (\$53.83/sqft) | <b>Total Taxes:</b>    | \$27,340 (2025/26) | <b>Deposit:</b> | N/A |
| <b>Options:</b>    | N/A                      | <b>Impr Allowance:</b> | N/A                |                 |     |
| <b>Parcel #:</b>   | 24-22-351-018            |                        |                    |                 |     |

### Tenant Responsibility:

**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.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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