



Office For Lease

Property Name: Oakland Towne Square - Phase II
Location: Two Towne Square, Suite: Fourt
City, State: Southfield, MI
Cross Streets: I-696 Service Drive/Lahser
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 181,724	Total Available Sq. Ft.: 42,345	Class: A
Typical Floor Plate: 20,554	Min / Max Cont. Sq. Ft.: 691 / 10,546	No. of Floors: 9

PROPERTY INFORMATION

Zoning: Office	Parking: 750 - Covered and surface parking.
Exterior Construction: Precast/Granite	Power: N/A
Structural System: Steel	Security Systems: Yes
Roof: Membrane	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: Possible
Air-Conditioning: Yes	Delivery Area: Yes
Ceiling Height: 8'6"	Date Available: Immediate
Year Built: 2005	Acreage: N/A

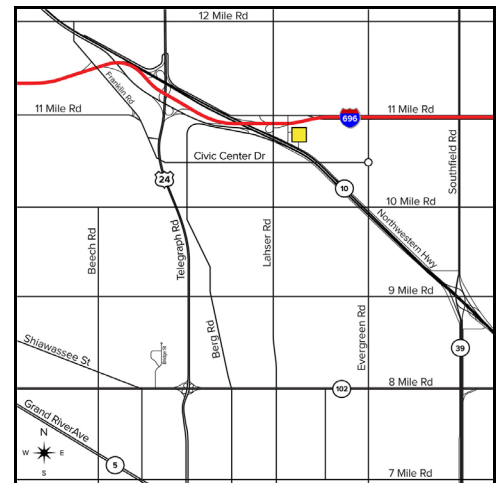
Current Tenants: TD Auto Finance, Telemus, Nemak, Goodman Acker P.C.

PRICING INFORMATION

Lease Rate: \$14.50 NNN	Rentable/Usable: Rentable	Impr Allowance: Negotiable
Lease Term: 3-10 Years	Total Taxes: TBD	Deposit: Neg.
Options: N/A	Parcel #: 24-22-176-012	

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. Companion 9-story tower to the successful Oakland Towne Square- Phase I. Amenities include Towne Square Food & Spirits restaurant, conference center, fitness center, cyber lounge, cafeteria, car wash/detailing, shoe shine, full-service banking, postal services and on-site management. (6) Car charging stations. Estimated expenses \$12.30 per sq. ft. plus electric.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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