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Office For Lease

Property Name: Oakland Towne Square - Phase II
Location: Two Towne Square
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.:**	29,137	**Class:**	A
Typical Floor Plate:	20,554	**Min / Max Cont. Sq. Ft.:**	691 / 7,370	**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

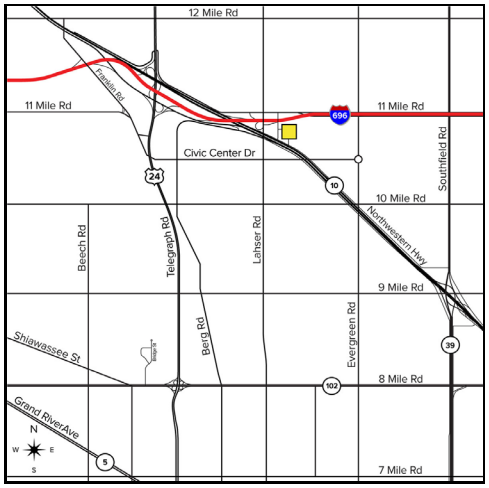
Current Tenants: TD Auto Finance, Telemus, Nemak, Goodman Acker P.C.

PRICING INFORMATION

Lease Rate:	$14.95 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

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.