



**SIGNATURE ASSOCIATES**  
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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

<b>Total Building Sq. Ft.:</b> 181,724	<b>Total Available Sq. Ft.:</b> 27,898	<b>Class:</b> A
<b>Typical Floor Plate:</b> 20,554	<b>Min / Max Cont. Sq. Ft.:</b> 691 / 7,370	<b>No. of Floors:</b> 9

### PROPERTY INFORMATION

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

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

### PRICING INFORMATION

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