



Office For Sale or Lease

Property Name:**Location:** 21599 W. Eleven Mile Road, Suite: #100**City, State:** Southfield, MI**Cross Streets:** I-696**County:** Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	8,520	Total Available Sq. Ft.:	3,000	Class:	C
Typical Floor Plate:	8,520	Min / Max Cont. Sq. Ft.:	3,000 / 3,000	No. of Floors:	1

PROPERTY INFORMATION

Zoning:	Office	Parking:	Ample
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Security Systems:	No
Roof:	N/A	Restrooms:	Yes
Floors / Covering:	N/A / N/A	Sprinklers:	Yes
Heating:	Gas	Signage:	Monument
Air-Conditioning:	Fully	Delivery Area:	Yes
Ceiling Height:	10'	Date Available:	Immediate
Year Built:	1974 (Retrofit: 1994)	Acreage:	1.299

Current Tenants:

PRICING INFORMATION

Lease Rate:	\$18.00 NNN	Rentable/Usable:	N/A	Lease Term:	N/A
Sale Price:	\$1,200,000 (\$140.85/sqft)	Total Taxes:	\$30,548 (2024/25)	Impr Allowance:	N/A
Options:	N/A	Parcel #:	76-24-22-103-009	Deposit:	N/A

Tenant Responsibility:

Comments: On-site management. Quality custom buildout. 3,000 sq. ft. available immediately.

**Broker:** SIGNATURE ASSOCIATES**Agent(s):**

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