



## Office For Lease

**Property Name:** Angstrom Office Center  
**Location:** 25300 - 25330 Telegraph Road  
**City, State:** Southfield, MI  
**Cross Streets:** 10 Mile Road  
**County:** Oakland

### BUILDING SIZE / AVAILABILITY

|                                        |                                                  |                         |
|----------------------------------------|--------------------------------------------------|-------------------------|
| <b>Total Building Sq. Ft.:</b> 300,000 | <b>Total Available Sq. Ft.:</b> 243,400          | <b>Class:</b> A         |
| <b>Typical Floor Plate:</b> 25,000     | <b>Min / Max Cont. Sq. Ft.:</b> 25,000 / 243,400 | <b>No. of Floors:</b> 6 |

### PROPERTY INFORMATION

|                                          |                                  |
|------------------------------------------|----------------------------------|
| <b>Zoning:</b> RC (Regional Center)      | <b>Parking:</b> 1,235            |
| <b>Exterior Construction:</b> Brick      | <b>Power:</b> Ample              |
| <b>Structural System:</b> Steel          | <b>Security Systems:</b> Yes     |
| <b>Roof:</b> Membrane                    | <b>Restrooms:</b> Yes            |
| <b>Floors / Covering:</b> Tile / Carpet  | <b>Sprinklers:</b> Yes           |
| <b>Heating:</b> Yes                      | <b>Signage:</b> Yes              |
| <b>Air-Conditioning:</b> Yes             | <b>Delivery Area:</b> Yes        |
| <b>Ceiling Height:</b> 9'                | <b>Date Available:</b> Immediate |
| <b>Year Built:</b> 1989 (Retrofit: 1994) | <b>Acreage:</b> 14.61            |

**Current Tenants:**

### PRICING INFORMATION

|                                |                                           |                            |
|--------------------------------|-------------------------------------------|----------------------------|
| <b>Lease Rate:</b> \$16.95 G+E | <b>Rentable/Usable:</b> Rentable          | <b>Impr Allowance:</b> TBD |
| <b>Lease Term:</b> TBD         | <b>Total Taxes:</b> \$432,399.64 (2025/2) | <b>Deposit:</b> TBD        |
| <b>Options:</b> TBD            | <b>Parcel #:</b> 24-20-476-021            |                            |

**Tenant Responsibility:** TBD

**Comments:** Premier Class A office complex. Great central location with quick access to I-696. New full building generators. High visibility signage opportunities. New ownership and on-site management. Abundant parking with 1,235 surface spaces.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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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.