



**SIGNATURE
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Office For Sale or Lease

Property Name: The Copper Building
Location: 23800 Orchard Lake Road
City, State: Farmington/F. Hills, MI
Cross Streets: S. of 10 Mile Road
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 30,000	Total Available Sq. Ft.: 5,566	Class: B
Typical Floor Plate: 15,000	Min / Max Cont. Sq. Ft.: 599 / 3,007	No. of Floors: 2

PROPERTY INFORMATION

Zoning: BI	Parking: Ample
Exterior Construction: N/A	Power: Ample
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: Yes
Air-Conditioning: Yes	Delivery Area: Yes
Ceiling Height: 10'	Date Available: Immediate
Year Built: 1980	Acreage: N/A

Current Tenants:

PRICING INFORMATION

Lease Rate: \$22.95 G+U	Rentable/Usable: N/A	Lease Term: N/A
Sale Price: \$4,800,000 (\$160.00/sqft)	Total Taxes: \$71,337.04 (2025)	Impr Allowance: N/A
Options: N/A	Parcel #: 23-26-102-048	Deposit: N/A

Tenant Responsibility:

Comments: Recently renovated, The Copper Building at 23800 Orchard Lake Road in Farmington Hills offers 30,000 sq. ft. of office/medical space for sale or lease, with suites ranging from 599 to 3,007 sq. ft. Just minutes from I-696 and Corewell Health Farmington Hills Hospital, the property is ideal for medical, office users, or an owner-occupant looking to invest and operate under one roof. On-site pharmacy. The modern lobby and common areas, abundant parking, and prime Orchard Lake Road address with monument signage make this a turn-key, highly desirable property.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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