



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name: Quadrangle Building
Location: 31550 Northwestern Highway
City, State: Farmington/F. Hills, MI
Cross Streets: At Middlebelt Road
County: Oakland

BUILDING SIZE / AVAILABILITY

| | | |
|---------------------------------------|---|-------------------------|
| Total Building Sq. Ft.: 40,000 | Total Available Sq. Ft.: 5,406 | Class: B |
| Typical Floor Plate: | Min / Max Cont. Sq. Ft.: 1,908 / 3,498 | No. of Floors: 2 |

PROPERTY INFORMATION

| | |
|---|---|
| Zoning: Office | Parking: Ample/Surface |
| Exterior Construction: Glass EIFS | Power: N/A |
| Structural System: Steel | Security Systems: Yes, Building Access |
| Roof: N/A | Restrooms: M/W |
| Floors / Covering: Concrete / Carpet | Sprinklers: Yes |
| Heating: Baseboard | Signage: N/A |
| Air-Conditioning: 100% | Delivery Area: N/A |
| Ceiling Height: 8'6" | Date Available: 10/1/2025 |
| Year Built: 1971 (Retrofit: 1988) | Acreage: N/A |

Current Tenants:

PRICING INFORMATION

| | | |
|--------------------------------|---|-----------------------------------|
| Lease Rate: \$19.00 G+E | Rentable/Usable: Rentable | Impr Allowance: Negotiable |
| Lease Term: 5 Years | Total Taxes: \$74,180.49 (2024/25) | Deposit: Yes |
| Options: N/A | Parcel #: 22-23-01-301-021 | |

Tenant Responsibility:

Comments: First floor suites in exceptional building with on-site ownership/management. Citizen State Bank branch in building. Ample parking. Excellent management and premium finishes.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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