



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.: 7,198	Class: B
Typical Floor Plate:	Min / Max Cont. Sq. Ft.: 1,792 / 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: Immediate
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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