


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

# Office For Lease

**Property Name:** Berkley Village Center
**Location:** 3642 - 3646 Twelve Mile Road
**City, State:** Berkley, MI
**Cross Streets:** E. of Greenfield Road
**County:** Oakland

## BUILDING SIZE / AVAILABILITY

| | | | | | |
|---|---|---|---|---|---|
| **Total Building Sq. Ft.:** | 20,000 | **Total Available Sq. Ft.:** | 10,000 | **Class:** | A |
| **Typical Floor Plate:** | 10,000 | **Min / Max Cont. Sq. Ft.:** | 5,000 / 10,000 | **No. of Floors:** | 2 |

## PROPERTY INFORMATION

| | | | |
|---|---|---|---|
| **Zoning:** | B-1 | **Parking:** | 55 |
| **Exterior Construction:** | Brick | **Power:** | N/A |
| **Structural System:** | Block | **Security Systems:** | No |
| **Roof:** | N/A | **Restrooms:** | Yes |
| **Floors / Covering:** | N/A / N/A | **Sprinklers:** | Yes |
| **Heating:** | Yes | **Signage:** | Pylon & Building |
| **Air-Conditioning:** | Yes | **Delivery Area:** | N/A |
| **Ceiling Height:** | 15' | **Date Available:** | Immediate |
| **Year Built:** | 2008 | **Acreage:** | 0.91 |

**Current Tenants:**

## PRICING INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Lease Rate:** | Contact Broker | **Rentable/Usable:** | N/A | **Impr Allowance:** | N/A |
| **Lease Term:** | 5 Years | **Total Taxes:** | $38,852.27 (2024) | **Deposit:** | N/A |
| **Options:** | N/A | **Parcel #:** | 25-07-383-037 | | |

**Tenant Responsibility:**

**Comments:** Flexible second floor space. Open area with elevator access and fire suppression in place. Ideal for office, medical, or professional service users.




**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**
Richard Pifer, (248) 799-3158, rpifer@signatureassociates.com
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.