

Office For Lease

Property Name:	River Park
Location:	26026 Telegraph Road, Suite: #201
City, State:	Southfield, MI
Cross Streets:	Civic Center Drive
County:	Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	20,826	**Total Available Sq. Ft.:**	3,761	**Class:**	B
Typical Floor Plate:	10,413	**Min / Max Cont. Sq. Ft.:**	3,761 / 3,761	**No. of Floors:**	2

PROPERTY INFORMATION

Zoning:	OS	**Parking:**	Ample
Exterior Construction:	Brick	**Power:**	Ample
Structural System:	Steel	**Security Systems:**	No
Roof:	N/A	**Restrooms:**	Yes
Floors / Covering:	N/A / N/A	**Sprinklers:**	Yes
Heating:	Yes	**Signage:**	Building & Monument
Air-Conditioning:	Yes	**Delivery Area:**	N/A
Ceiling Height:	N/A	**Date Available:**	Immediate
Year Built:	2001	**Acreage:**	N/A

Current Tenants: Risk Strategies

PRICING INFORMATION

Lease Rate:	$23.95 G+E	**Rentable/Usable:**	Rentable	**Impr Allowance:**	N/A
Lease Term:	N/A	**Total Taxes:**	$64,653.80 (2025/26)	**Deposit:**	N/A
Options:	N/A	**Parcel #:**	24-20-226-014		

Tenant Responsibility: Gas, Electric & Janitorial

Comments:
- 3,761 RSF available
- Beautifully finished and upgraded, furnished suite
- 2-story building offering phenomenal design and materials
- Overlooks a river and wooded riverbank
- An ideal location, this opportunity is perfect for a corporate headquarters
- Parking on both sides of the building
- Built in 2001
- Lease Rate: $23.95/sq. ft. G+E



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.