

FOR SALE

MULTI-TENANT OFFICE INVESTMENT



20411 W 12 MILE ROAD

SOUTHFIELD, MI 48076

PROPERTY HIGHLIGHTS:

- 16,240 SF 2-story best in class multi-tenant office building
- Recently updated common areas with modern finishes and materials
- Stable occupancy - 100% occupied including quality service, general office and medical tenants
- Tenant suites updated including flooring and lighting
- Newer capital improvements include new roof and soffit (2024), HVAC (2023-2025), parking lot (2025), exterior painting (2022)
- \$184,000 NOI projected in 2026
- Full basement partially finished available for lease for additional upside
- Over parked surface parking lot with 6.3/1,000 SF parking spaces available
- Central Southfield located on the south side of 12 mile road ½ mile west of Evergreen Road

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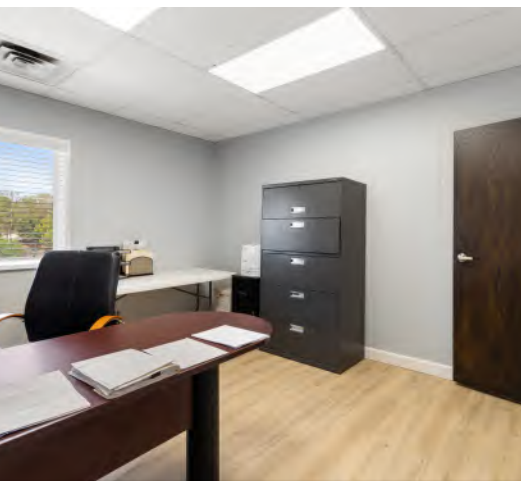
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20411 W 12 MILE ROAD
EXTERIOR PROPERTY PHOTOS



20411 W 12 MILE ROAD
INTERIOR PROPERTY PHOTOS



20411 W 12 MILE ROAD RETAILER MAP

