

OFFICE PROPERTY // FOR SUBLEASE

# EXECUTIVE SUITES AT HIGH-IMAGE BUILDING ON TELEGRAPH

1668 S TELEGRAPH RD

BLOOMFIELD TOWNSHIP, MI 48302



- Two suites available: 140 & 600 SF
- Great for an accountant, financial planner, tutor, etc.
- Excellent location close to Bloomfield Hills
- Close to restaurants, shopping, business services
- Short-term lease preferred

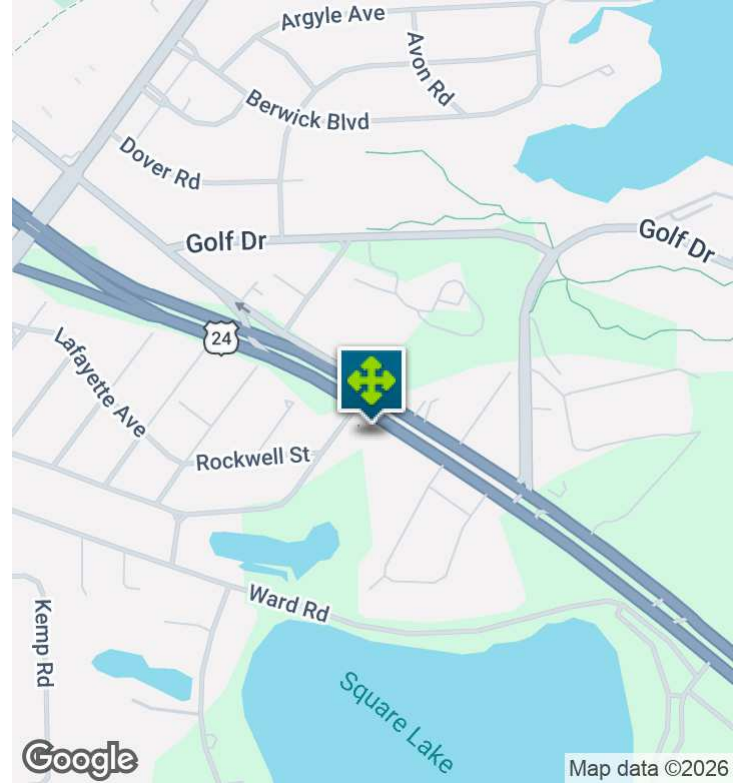


26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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1668 S TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$500 - 1,400 PER MONTH (GROSS)</b>
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## PROPERTY OVERVIEW

Quiet professional, office suites available inside a suite leased by Blue River Financial. Lobby, conference room, and office amenities are included. Ideal location for an accountant, financial planner, manufacturer's agent, etc.. All utilities and janitorial are included. Short-term lease preferred.

## OFFERING SUMMARY

<b>Building Size:</b>	24,536 SF
<b>Available SF:</b>	140 - 600 SF
<b>Lot Size:</b>	0.99 Acres
<b>Year Built:</b>	1998
<b>Zoning:</b>	O-1 Office Building District
<b>Market:</b>	Detroit
<b>Submarket:</b>	North Oakland
<b>Traffic Count:</b>	61,411

## LOCATION OVERVIEW

Conveniently located on the south side of Telegraph Rd, east of Orchard Lake Rd . Easy access to many communities in Oakland County and just minutes from I-75 and M-59.

## PROPERTY HIGHLIGHTS

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- Short-term lease preferred

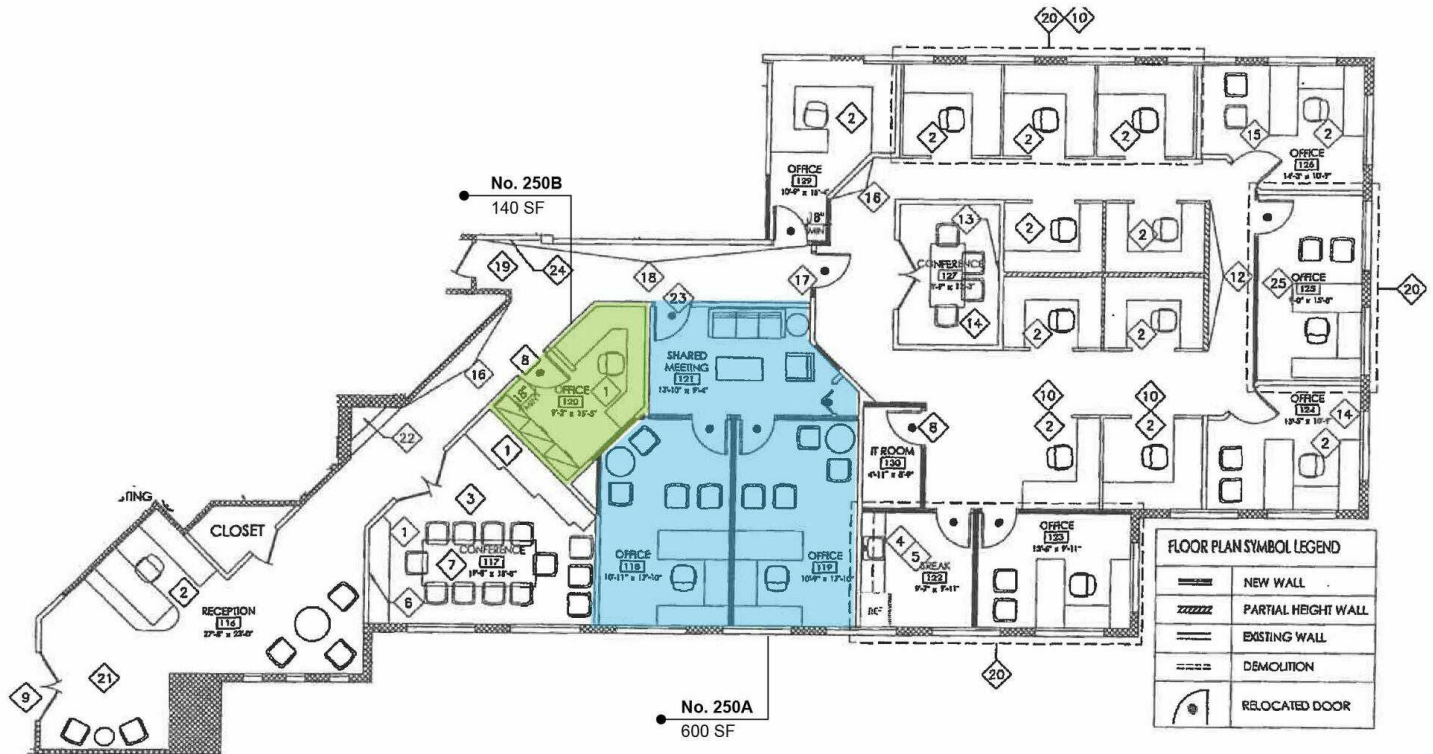


**Kevin Bull** SENIOR ASSOCIATE  
D: 248.358.5361 | C: 248.895.9972  
kevin@pacommercial.com

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# LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	Gross	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	140 - 600 SF	<b>Lease Rate:</b>	\$500 - \$1,400 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1668 S Telegraph Rd , Suite 250A	Available	600 SF	Gross	\$1,400 per month	-
1668 S Telegraph Rd, Suite 250B	Available	140 SF	Gross	\$500 per month	-

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BUILDING LOBBY PHOTOS



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**Kevin Bull** SENIOR ASSOCIATE  
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kevin@pacommercial.com

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# ADDITIONAL PHOTOS



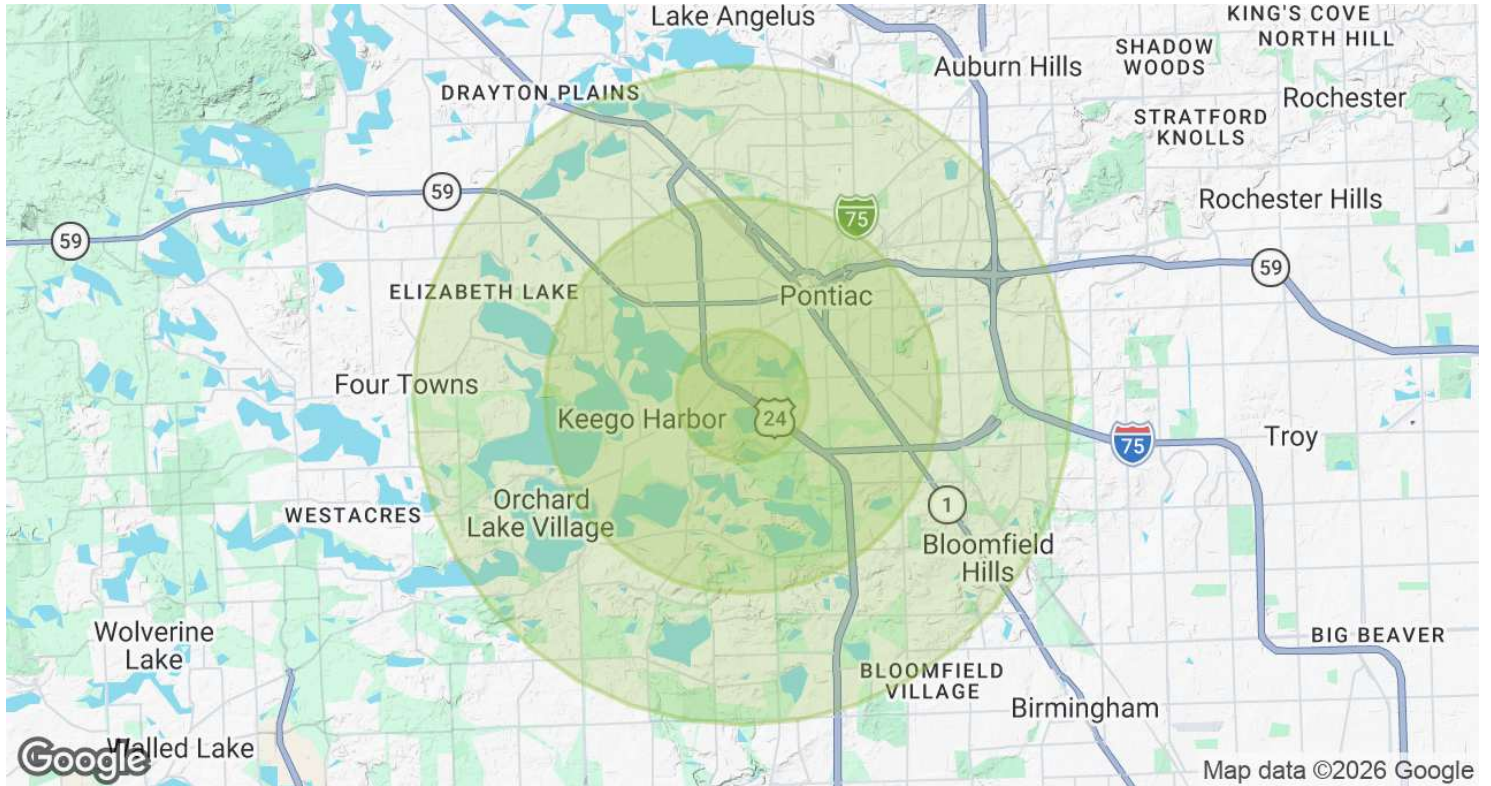
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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,729	66,688	167,806
Average Age	41.1	37.3	37.8
Average Age (Male)	39.9	35.8	36.7
Average Age (Female)	42.7	38.8	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,675	26,320	65,679
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$72,391	\$76,490	\$85,244
Average House Value	\$319,692	\$188,601	\$252,734

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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SENIOR ASSOCIATE  
D: 248.358.5361  
C: 248.895.9972  
kevin@pacommercial.com

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F: 248.358.5300

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