

OFFICE PROPERTY // FOR LEASE

1,480 - 3,500 SF OFFICE/HIGH-TECH IN FARMINGTON HILLS

36520 - 36528 GRAND RIVER AVE
FARMINGTON HILLS, MI 48335



- 1,480 - 3,500 SF office/high-tech available
- Private entry suits
- Overhead doors available on some suites
- New owner has made many upgrades
- Opportunity for signage



P.A. COMMERCIAL
Corporate & Investment Real Estate

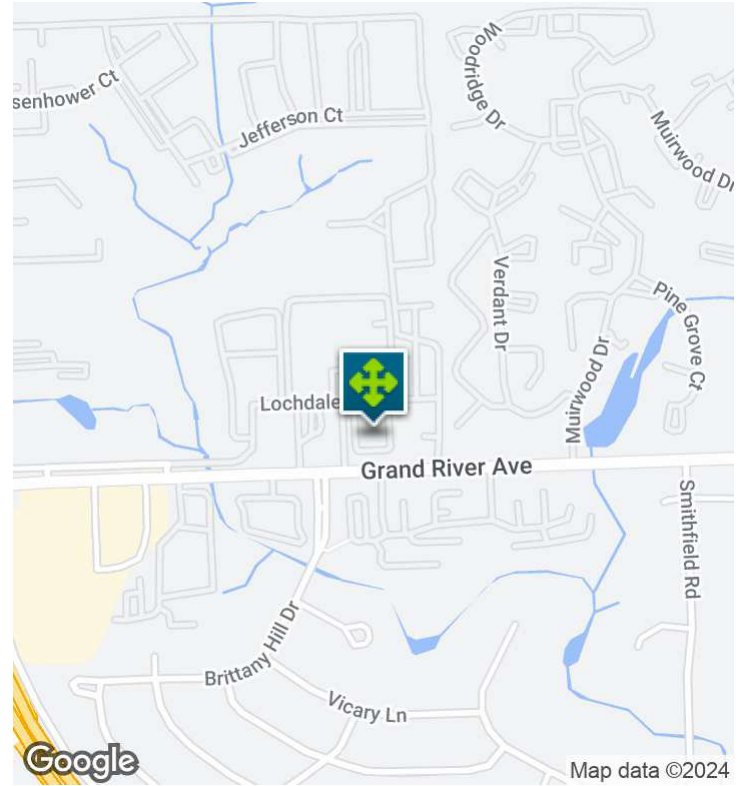
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$16.00 - 17.00 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	6,020 SF
Available SF:	1,484 - 3,484 SF
Lot Size:	2.2 Acres
Year Built:	1995
Zoning:	Office (OS-1)
Market:	Detroit
Submarket:	Farmington/ Farmington Hills
Traffic Count:	37,761

PROPERTY OVERVIEW

Office and high-tech space in an attractive upscale office park with a private courtyard. The suites have private entrances, feature high ceilings and several units have overhead doors. Convenient parking and nearby to restaurants and shopping.

LOCATION OVERVIEW

Located on the north side of Grand River Ave, just east of M-5. This is a professional office area close to I-275 and I-696 with many restaurants nearby.

PROPERTY HIGHLIGHTS

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,484 - 3,484 SF	Lease Rate:	\$16.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
36524 Grand River Ave	Available	3,484 SF	Modified Gross	\$17.00 SF/yr	Office
36528 Grand River Ave, Suite 103	Available	1,850 SF	Modified Gross	\$16.00 SF/yr	Office/High Tech
36520 Grand River Ave, Suite 104	Available	1,484 SF	Modified Gross	\$16.00 SF/yr	Office/Medical

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ADDITIONAL PHOTOS



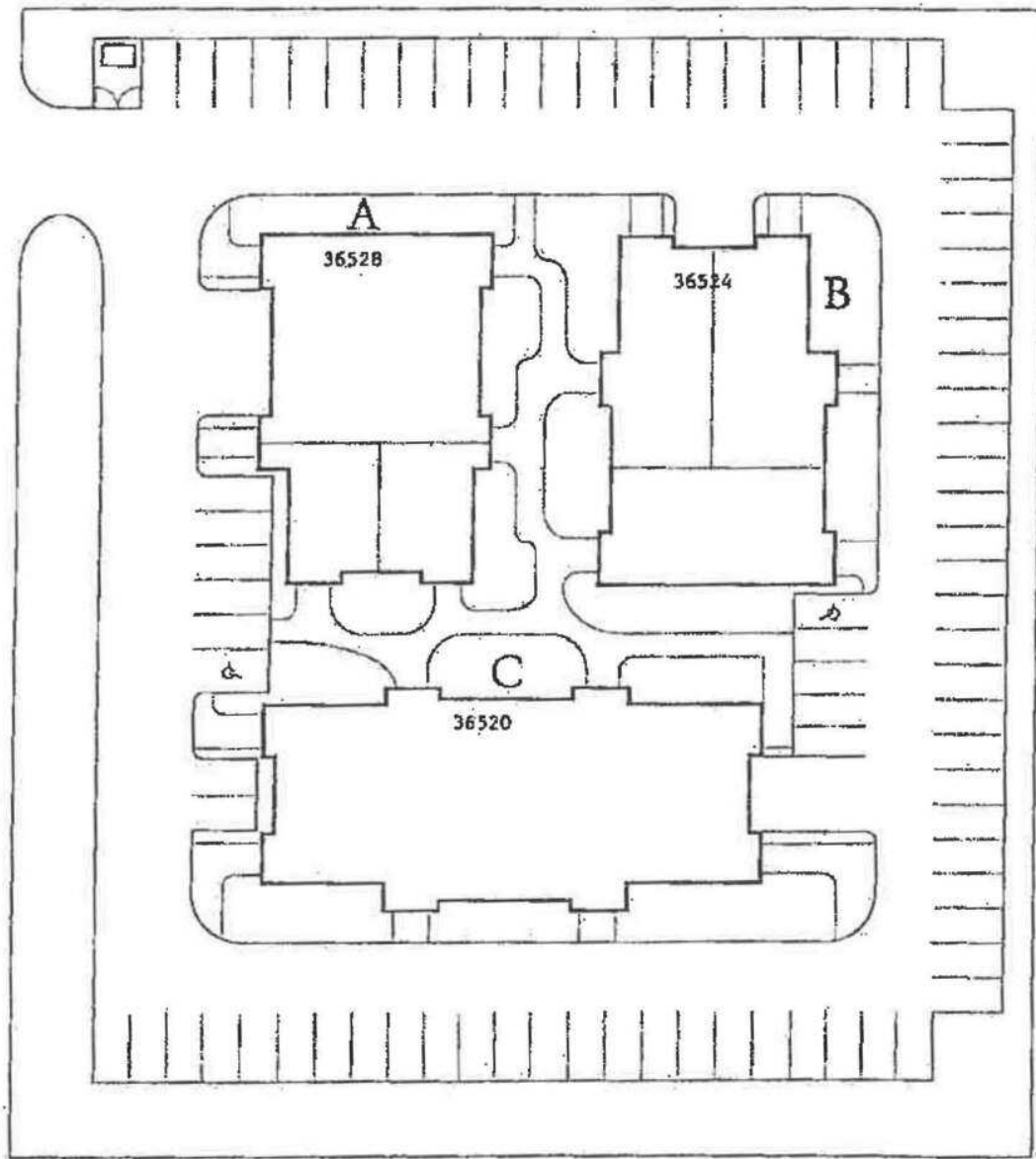
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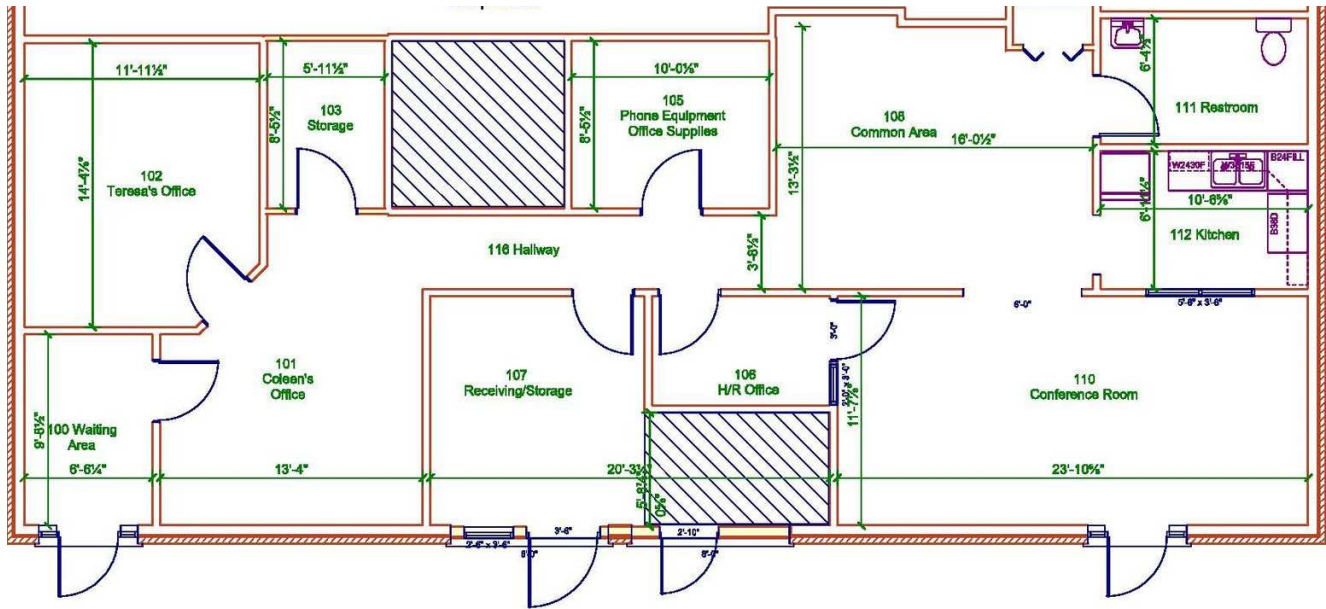


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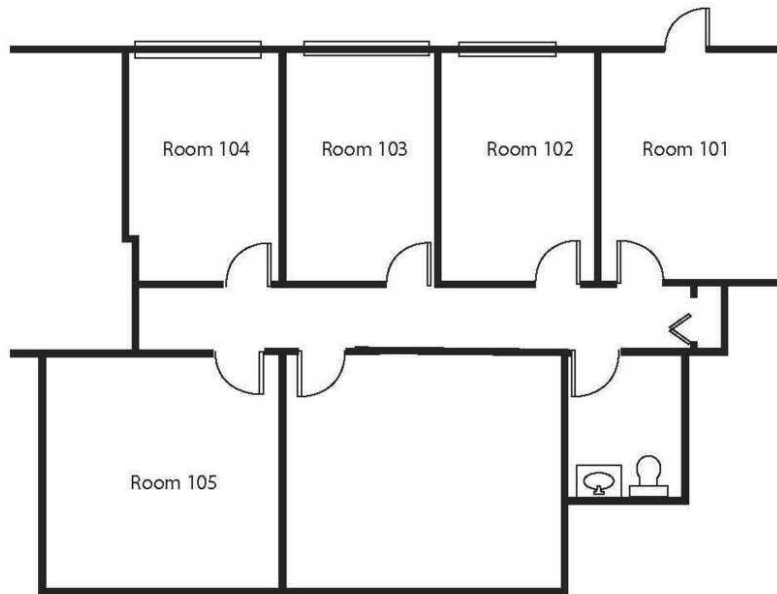
SITE PLAN



FLOOR PLANS



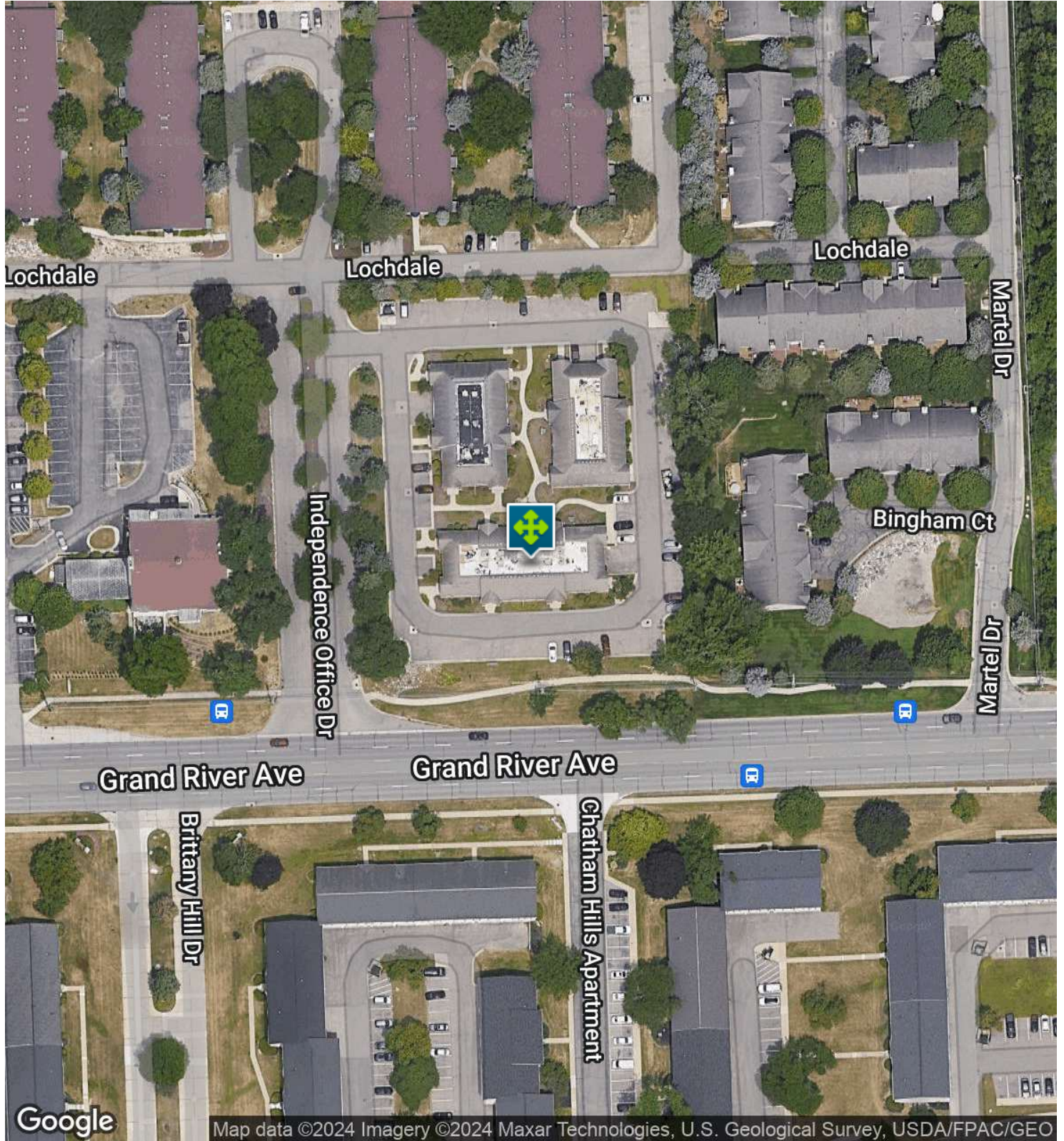
Building A, Suite 103



Building C, Suite 104

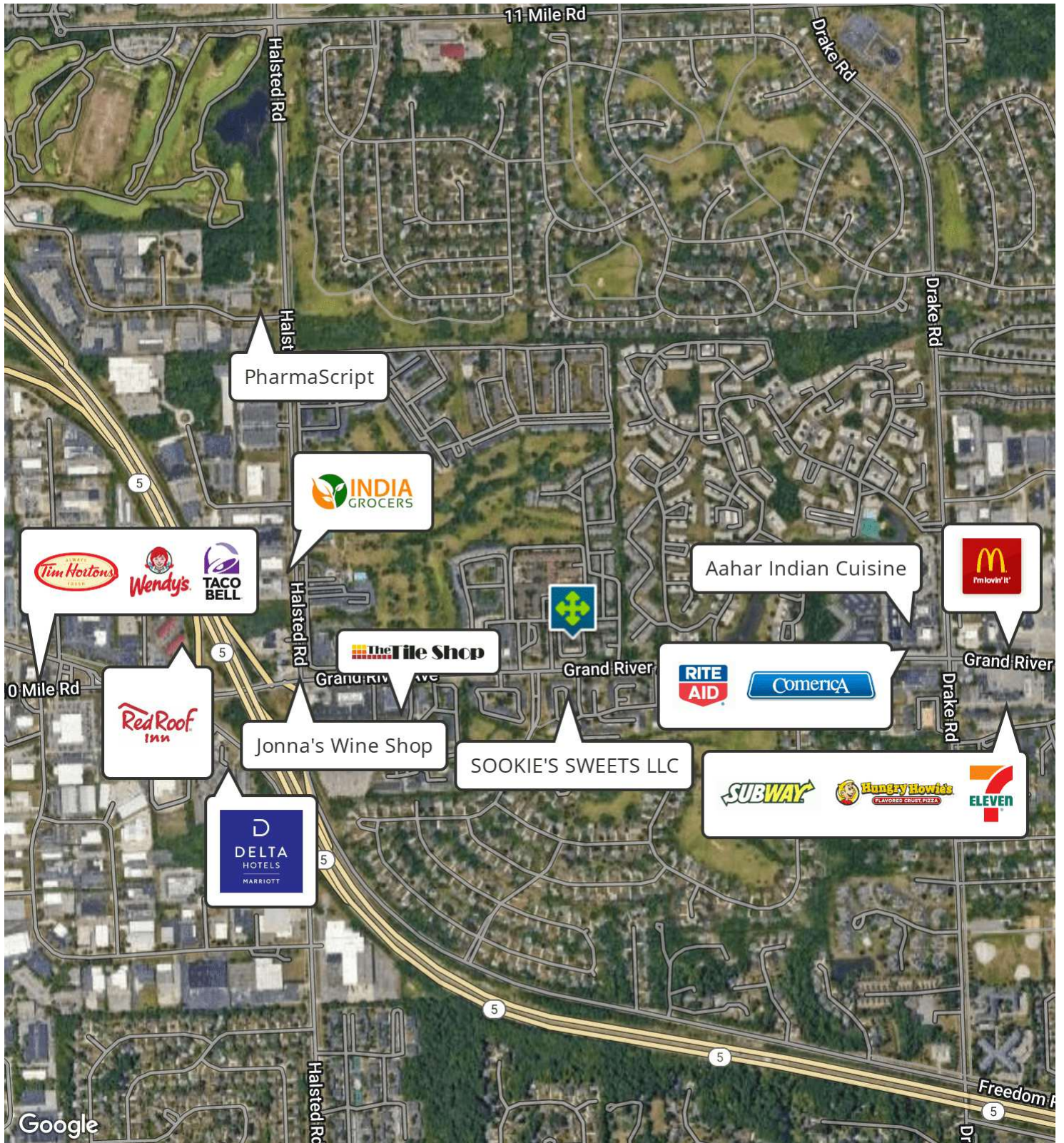
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AERIAL MAP



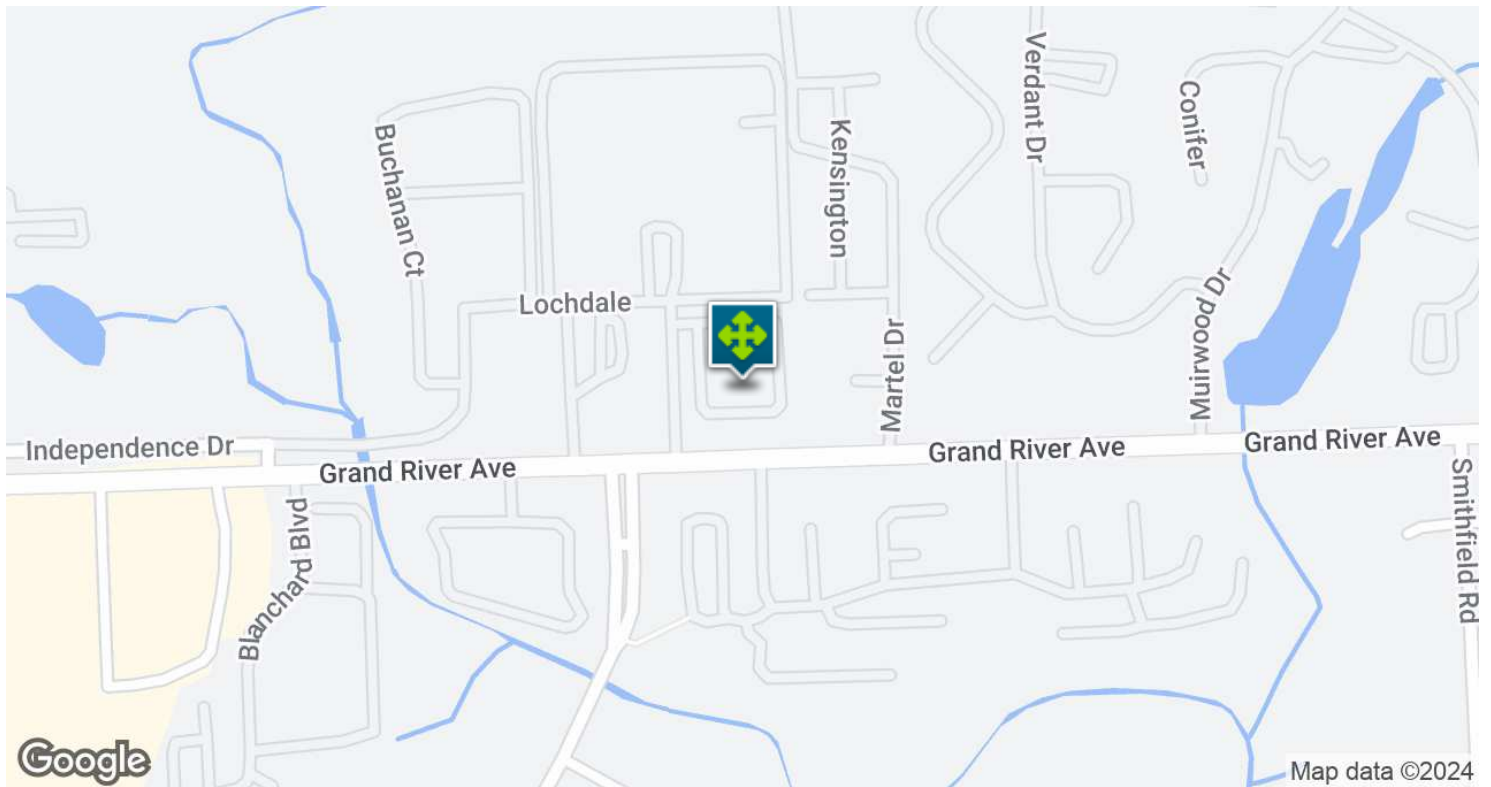
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RETAILER MAP

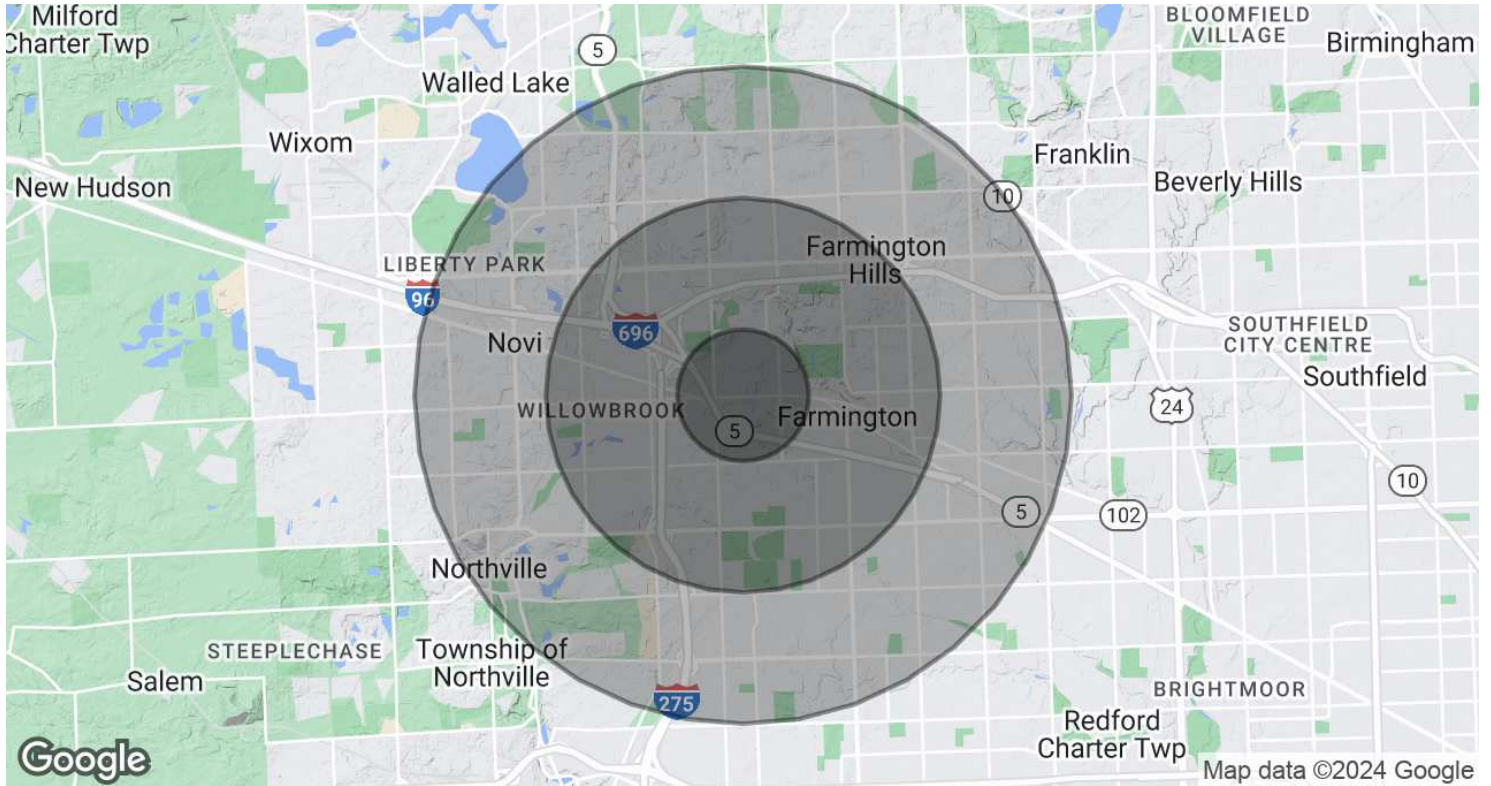


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,228	68,492	192,952
Average Age	36.3	43.5	45.6
Average Age (Male)	34.4	41.0	43.7
Average Age (Female)	39.3	45.6	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,405	31,031	85,798
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$93,875	\$112,443	\$108,598
Average House Value	\$192,072	\$239,176	\$249,925

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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