

OFFICE PROPERTY // FOR LEASE

922 - 2,772 SF OFFICE/HIGH-TECH IN FARMINGTON HILLS

36520 - 36528 GRAND RIVER AVE
FARMINGTON HILLS, MI 48335



- 922 - 2,772 SF office/high-tech available
- Private entry suits
- Overhead doors available on some suites
- New owner has made many upgrades
- Opportunity for signage

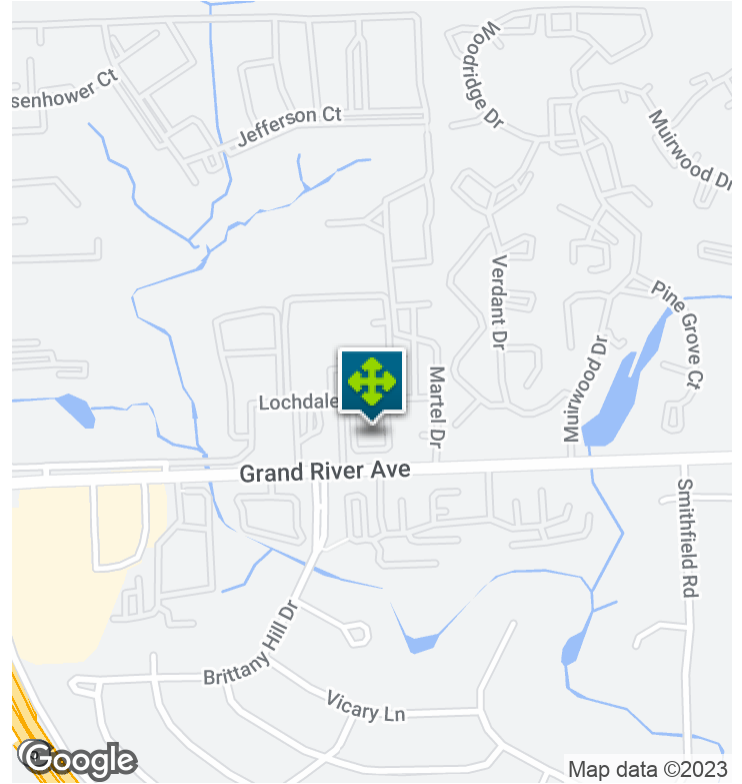


P.A. COMMERCIAL
Corporate & Investment Real Estate

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:	922 - 2,772 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:	922 - 2,772 SF	Lease Rate:	\$16.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
38528 Grand River, Suite A1	Available	922 - 2,772 SF	Modified Gross	\$17.00 SF/yr	Office
38528 Grand River, Suite 103	Available	1,850 - 2,772 SF	Modified Gross	\$16.00 SF/yr	Office/High Tech
36520 Grand River, Suite 104	Available	1,484 - 2,772 SF	Modified Gross	\$16.00 SF/yr	Office/Medical



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Corporate & Investment Real Estate

Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | C: 248.701.9001

dan@pacommercial.com

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ADDITIONAL PHOTOS



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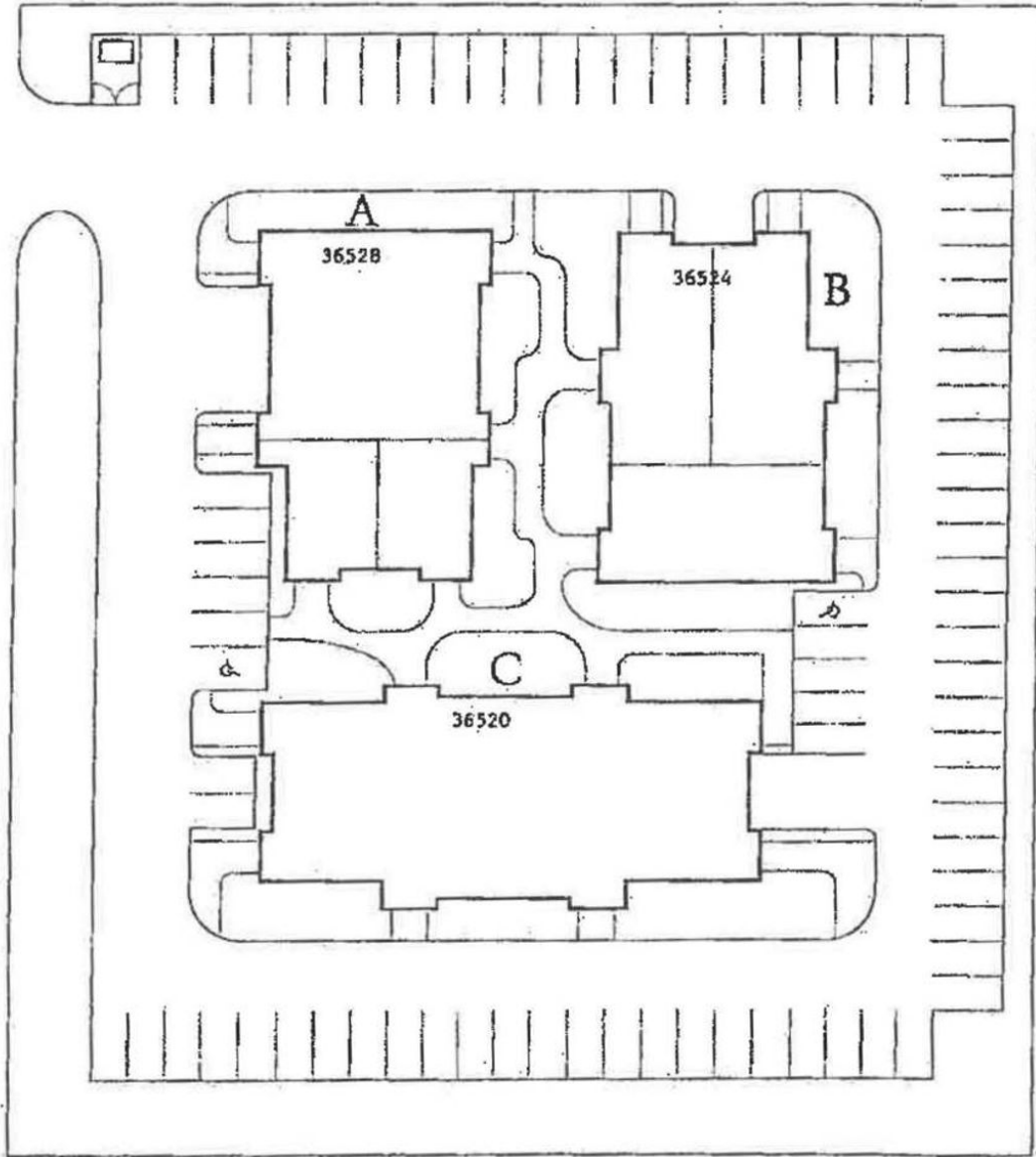
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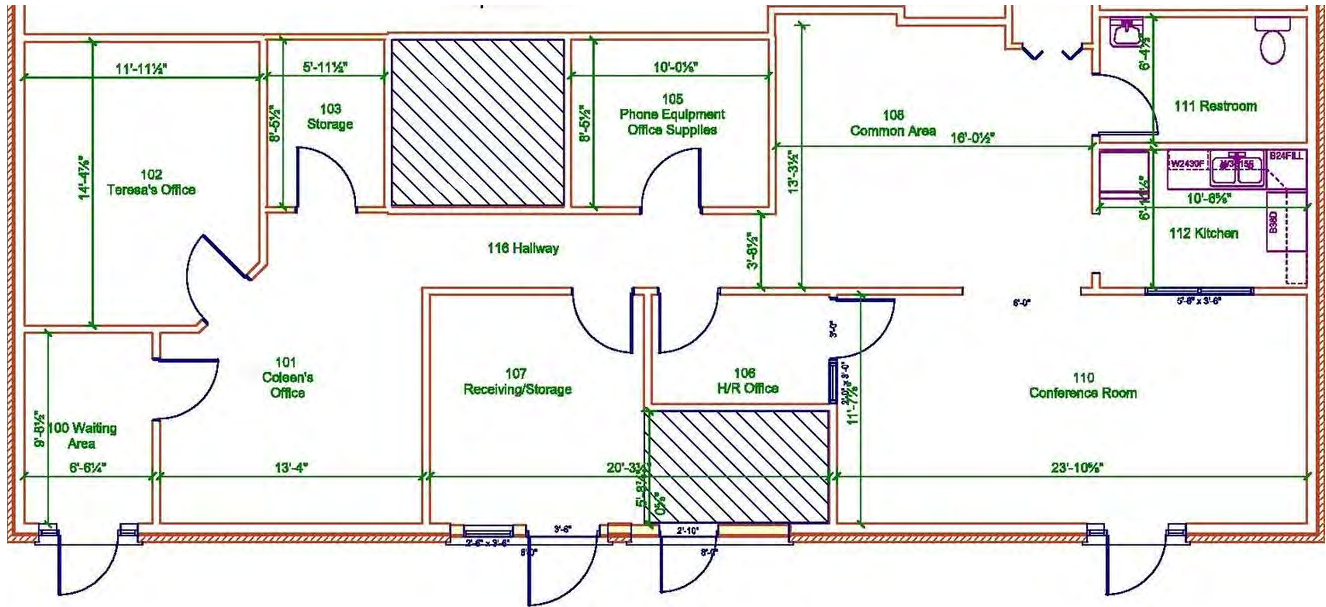
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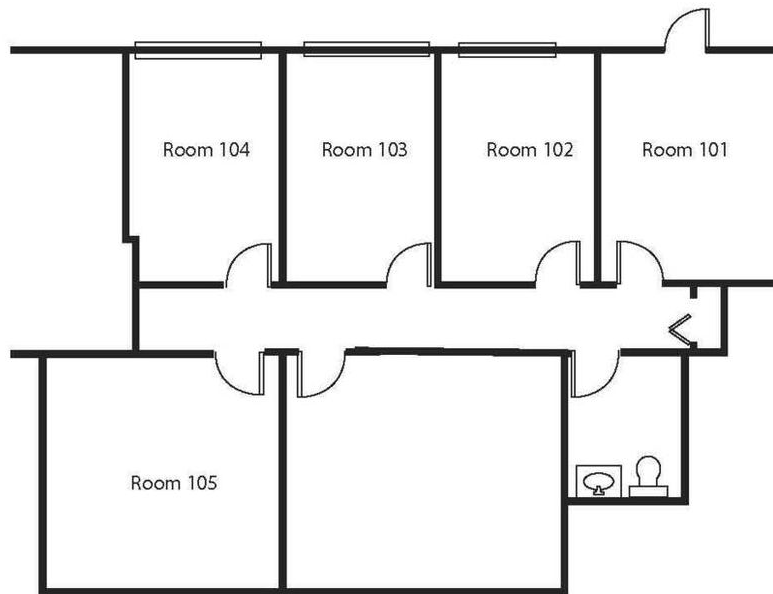
SITE PLAN



FLOOR PLANS



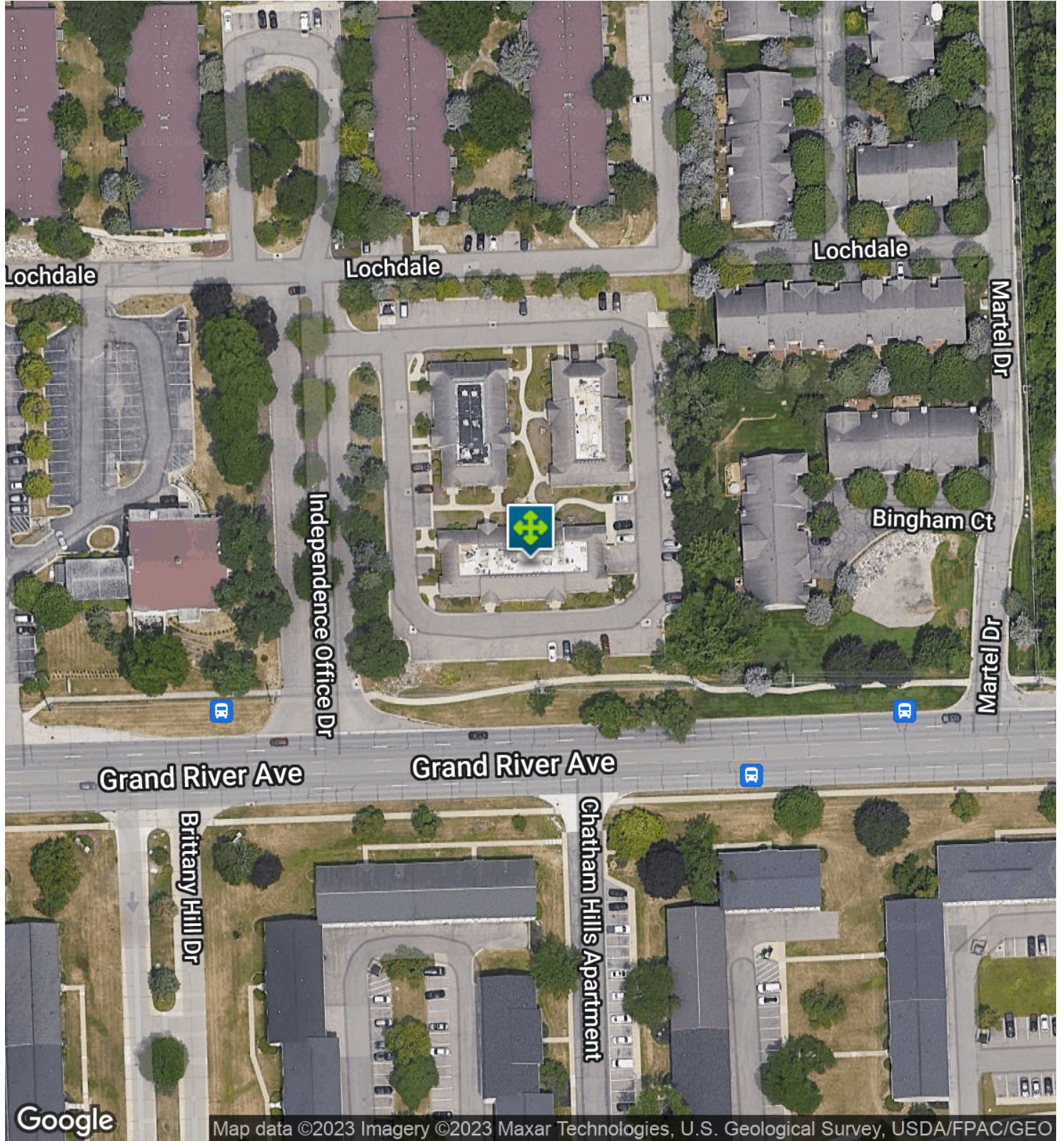
Building A, Suite 103



Building C, Suite 104

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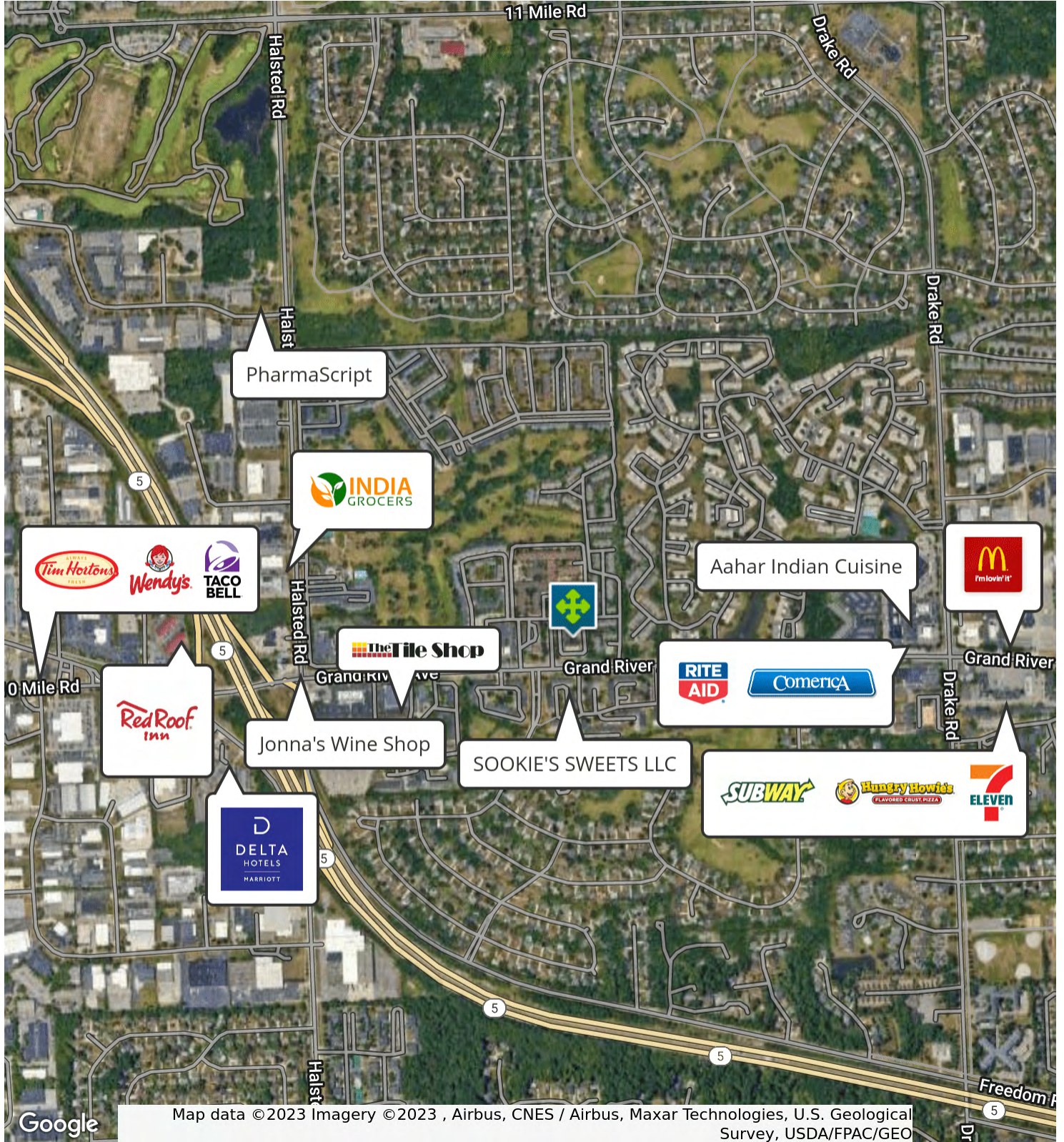
AERIAL MAP



Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

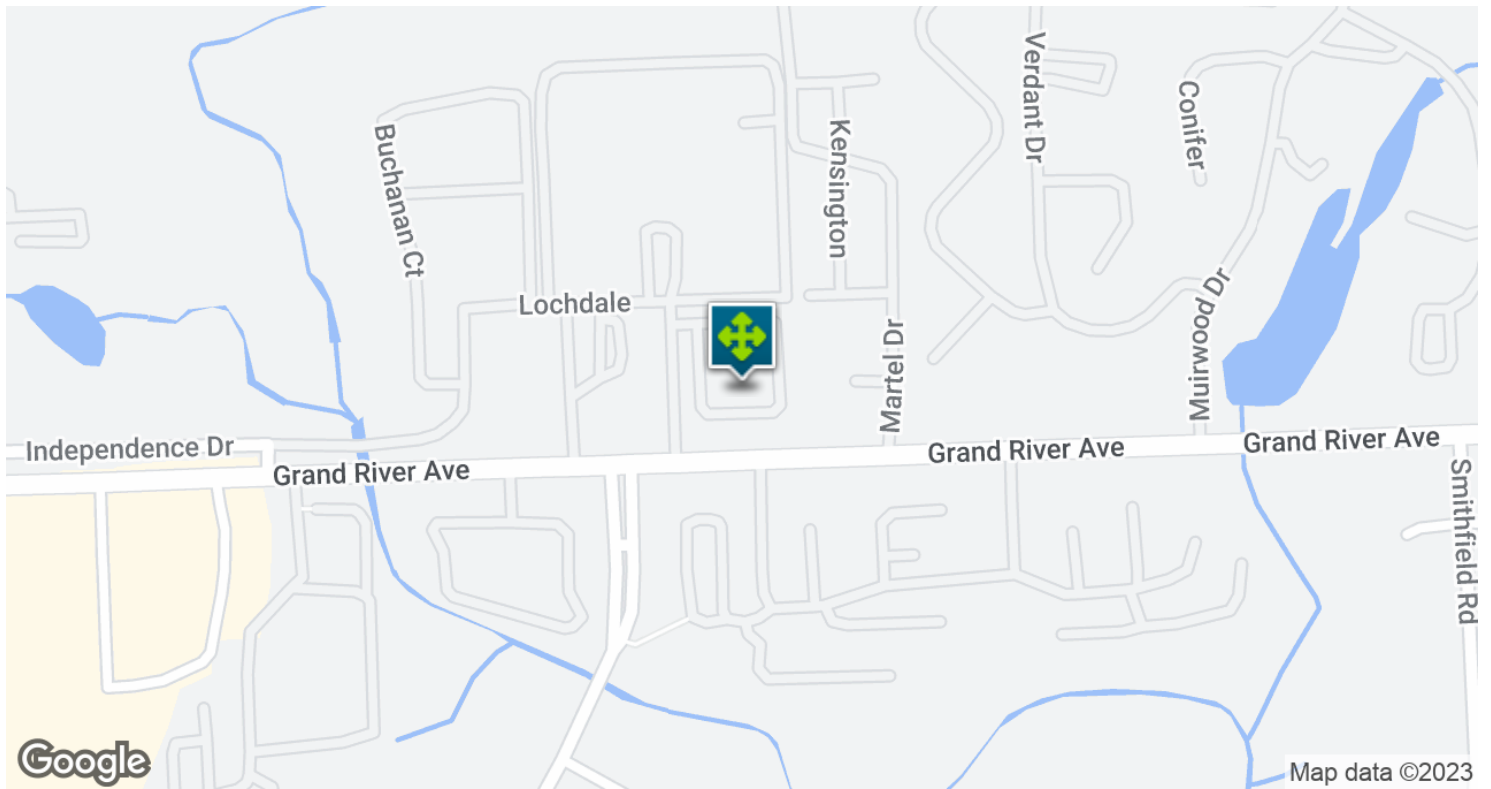
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RETAILER MAP

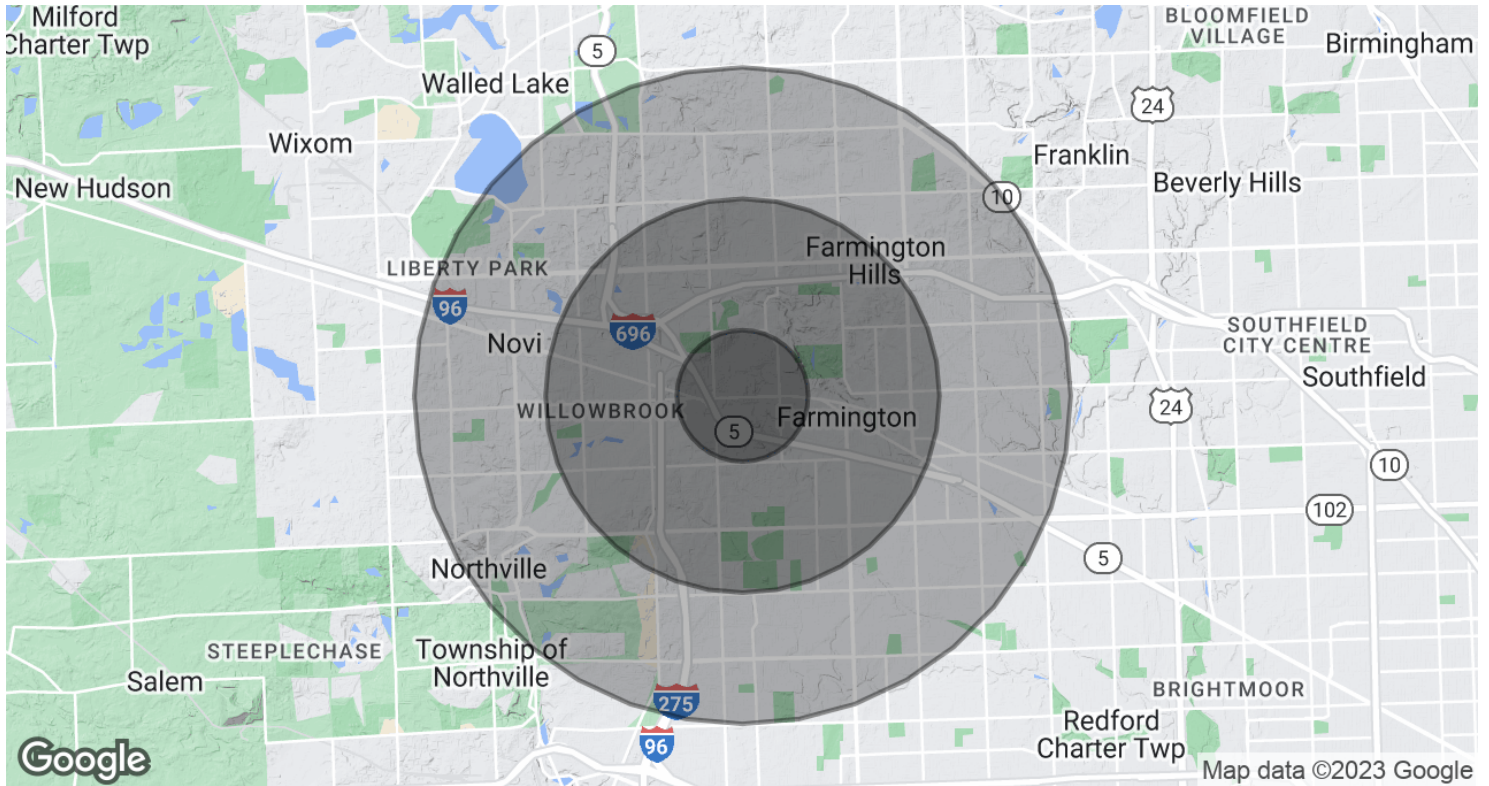


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LOCATION MAP



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



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