

## Hunter's Square Office Building

31555 W 14 Mile Rd Farmington Hills, MI 48334



# FOR LEASE

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248.476.3700

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Lease Rate: \$18.50 SF/yr (Gross + Electric)

### DESCRIPTION

Hunter's Square is a three story 57,000 square foot multi tenant office building prominently located at 14 Mile Rd and Orchard Lake Rd. Hunter's Square provides a Class A environment with well appointed common areas, while also allowing for ease of travel to surrounding restaurants, retailers, and hotels. The property is located on 14 Mile Road just west of Orchard Lake Road, and only 2 miles from I-696.

### PROPERTY HIGHLIGHTS

- Professionally managed, three story multi-tenant office building
- Many recent upgrades
- Abundant parking field with the capacity to allow for medical office uses
- Proximity to Orchard Lake Rd with many nearby restaurants, retail stores, hotels, and points of interest
- B-2 zoning allows a multitude of uses and more flexibility than a typical office building

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### BUILDING INFORMATION

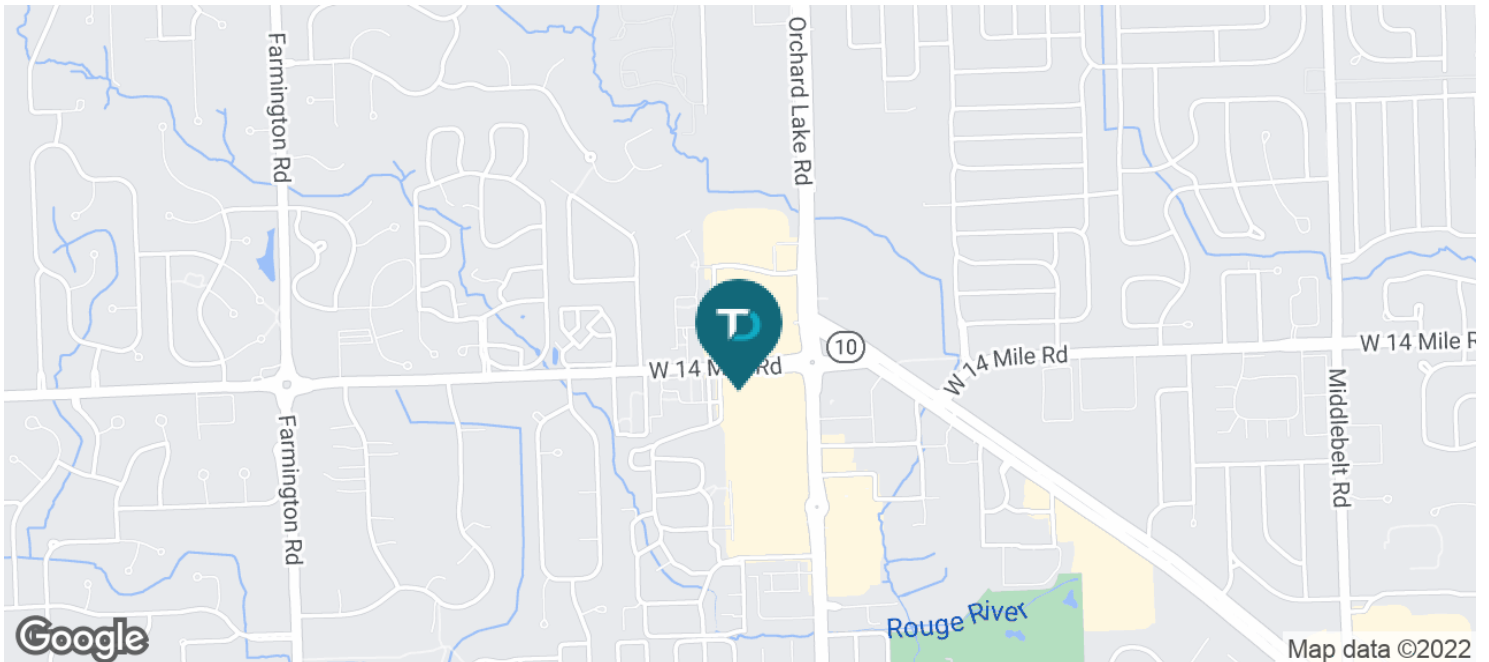
|                   |   |
|-------------------|---|
| Price/SF:         | \$18.50/SF Gross + Electric   |
| Availability:     | Suite 110 - 4,000 - 9,005 SF<br>Suite 211 - 2,845 SF (available May 1, 2023)<br>Suite 311 - 746 SF (available July, 2022) |
| Building Size:    | 57,000 SF   |
| Year Built:       | 1980  |
| Number of Floors: | 3   |
| Utilities:        | City water and sewer  |
| Parking:          | 350 spaces  |

### PROPERTY INFORMATION

|                    |  |
|--------------------|--|
| Property Type:     | Office   |
| Property Subtype:  | Office Building  |
| Zoning             | B-2  |
| Traffic Count:     | 23,706 Vehicles/Day on W 14 Mile Rd; 30,104 Vehicles/Day on Orchard Lake Rd (Costar, 2020) |
| Legal Description: | Available upon request   |
| APN:               | 23-03-226-019  |

### LOCATION INFORMATION

Located on the south side of 14 Mile Rd, just west of Orchard Lake Rd in Farmington Hills, MI



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### Suite 110 9,005 rentable square feet

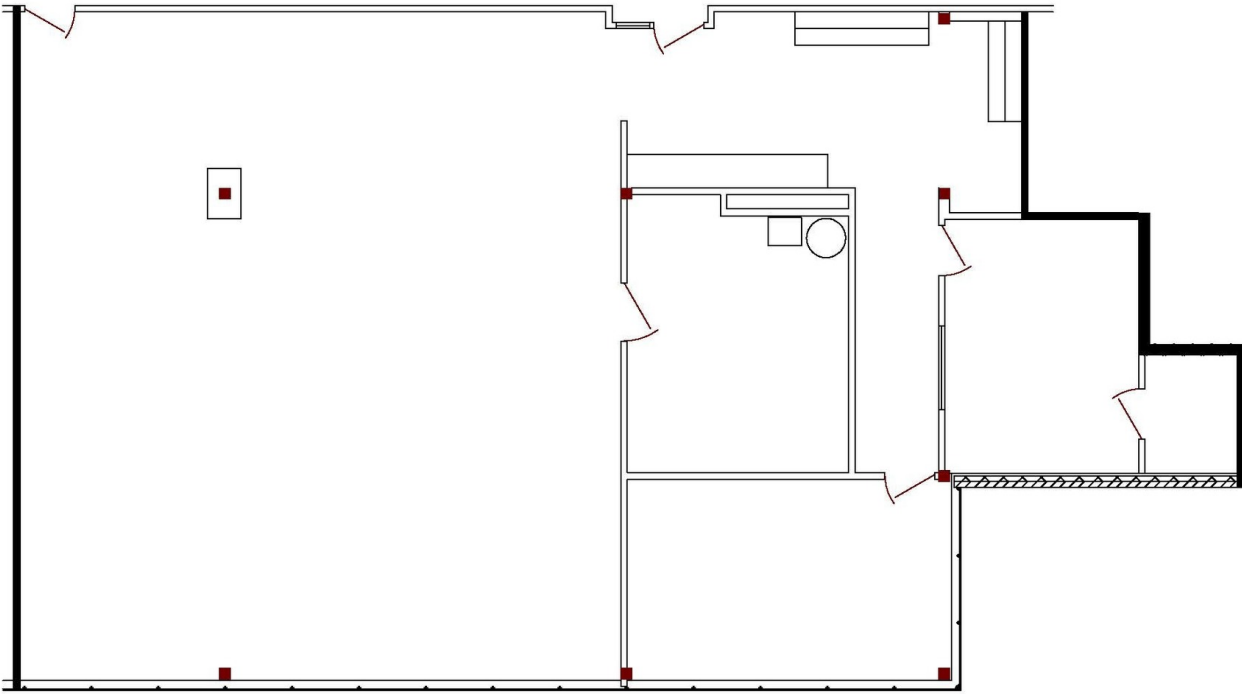


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## Hunter's Square Office Building

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### Hunters Square Office Building Suite 211 approx. 2,845 rentable sq. ft.



Minasian Management Company  
248-348-4000  
Manager@Mindevcc.com

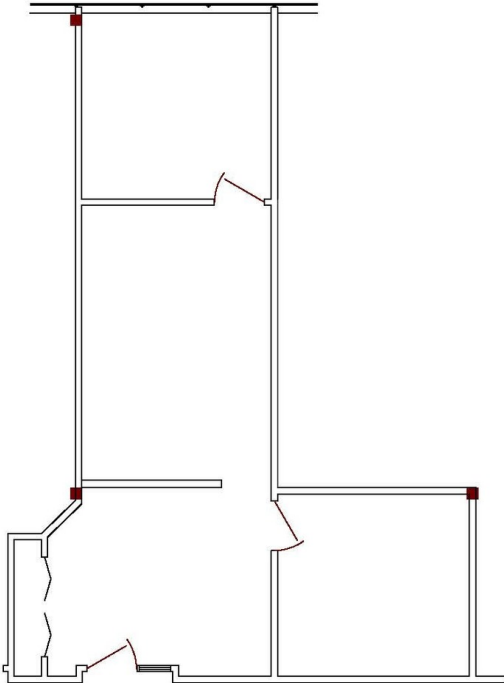


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## Hunter's Square Office Building

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**Hunters Square Office Building**  
Suite 311  
746 rentable sq. ft.



**Minasian Management Company**  
248-348-4000  
Manager@Mindevco.com



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### DEMOGRAPHIC INFORMATION

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 8,030     | 64,644    | 167,681   |
| Median age          | 47.5      | 43.7      | 43.3      |
| Total households    | 3,477     | 24,858    | 66,670    |
| Average HH income   | \$99,942  | \$111,934 | \$114,927 |
| Average house value | \$274,767 | \$304,099 | \$316,022 |

