



ARBORETUM WEST

1,506 - 21,912 SF PREMIER
OFFICE SPACE AVAILABLE
FOR LEASE

34705 W 12 MILE RD
FARMINGTON HILLS, MI

CBRE



Built in 1988, Arboretum West is a 117,998 SF three-story office building located in prestigious Oakland County on 12 Mile Road. The property boasts stunning landscaping, updated office space, unbeatable amenities, and convenient access to all that bustling Farmington Hills has to offer. The building was acquired by New Jersey-based Trasco Realty in July 2022; they pride themselves in developing lasting partnerships with Tenants and providing a first-class experience throughout the entire real estate process.

AMENITIES COMING SOON

- + Building conference room with seating for 32 people
- + Tenant game room with soft seating/collab areas
- + Fitness center with state-of-the-art equipment, locker rooms and showers



117,998 SF
across three
stories



Ability to add
~1,838 SF lab/
testing area with
grade level door
on the first floor.



489 parking
spaces
(4.4/1,000 SF)



LEASE RATE

\$17.75/SF Gross + Suite Electric

+ Base year for Operating Expenses & Real Estate Taxes

UNBEATABLE AMENITIES



Beautiful central atrium with common lounge space and garden on the first floor



Stunning landscaping across the property



Market tenant improvement packages



On-site dedicated property manager and building engineer



5-day per week janitorial included



First floor common area security cameras



Lobby directory and suite entry signage available for Tenant wayfinding

24/7/365 door access at North and South entrances



Grab-n-go marketplace on the first floor restocked weekly with fresh foods

AMENITIES COMING
Q1 2024!



Conference Room



Tenant Lounge



Tenant Game Room



Fitness Room



AMENITY FLOOR PLAN

AVAILABILITIES

SUITE 200 21,912 SF

SUITE 202 2,510 SF

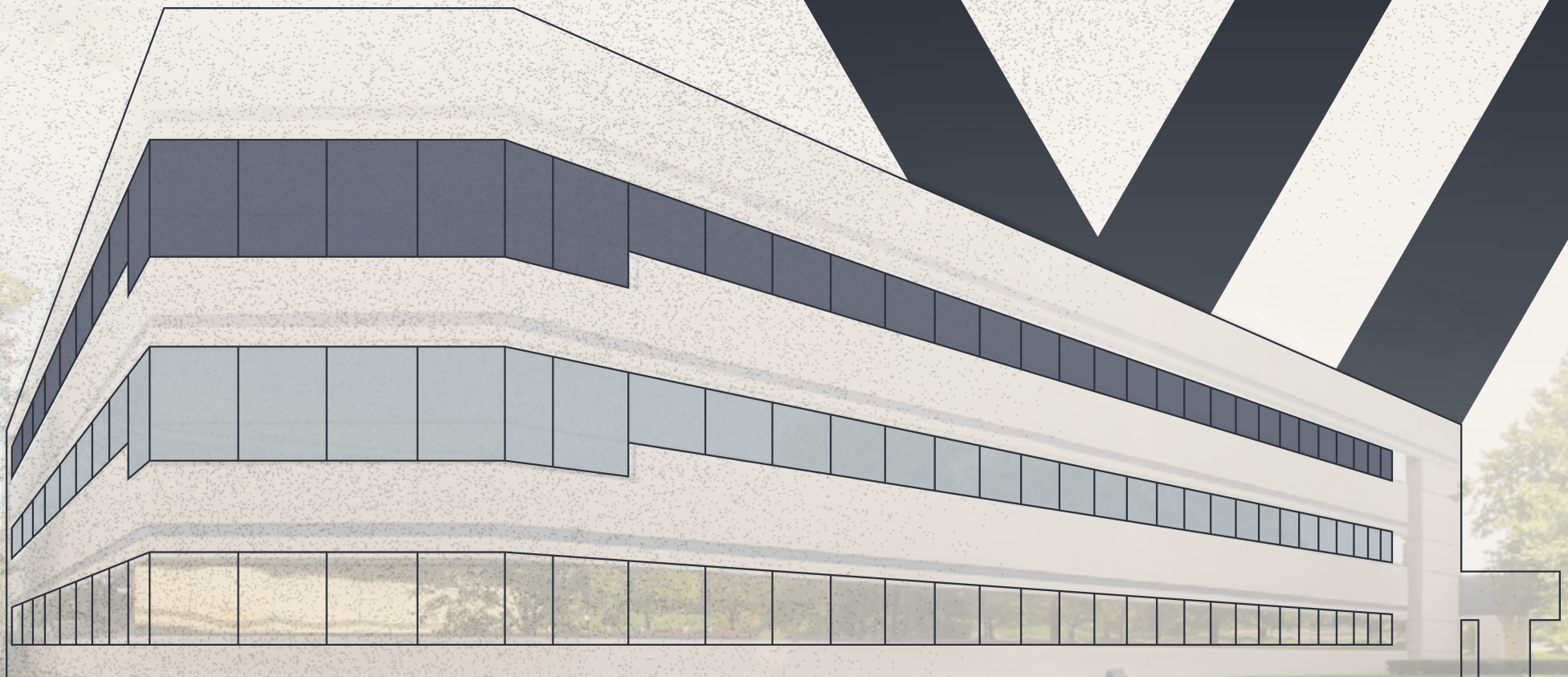
SUITE 301 2,346 SF

SUITE 305* 1,506 SF

SUITE 311* 3,443 SF

SUITE 375* 6,603 SF

* Suites 305, 311, and 375 can be combined for a total of 11,552 contiguous SF



FOOD

- 1 McDonald's
- 2 Jersey Mike's
- 3 Qdoba Mexican Grill
- 4 Dairy Queen
- 5 McDonald's
- 6 Jimmy John's
- 7 Qdoba Mexican Grill
- 8 Panera Bread
- 9 Leo's Coney Island
- 10 Potbelly Sandwich Works
- 11 Happy's Pizza
- 12 Dunkin' Donuts
- 13 Ruby Tuesday
- 14 Ninja Sushi
- 15 Leo's Coney Island
- 16 Buffalo Wild Wings
- 17 California Pizza Kitchen
- 18 J. Alexander's
- 19 Champps Americana
- 20 New Mandarin Garden
- 21 Little Caesars
- 22 Jet's Pizza

RETAIL

- 1 Kroger
- 2 Whole Foods Market
- 3 AT&T
- 4 CVS
- 5 Rite Aid
- 6 Walgreens
- 7 PetSmart
- 8 Bath and Body Works
- 9 ULTA
- 10 Old Navy
- 11 HomeGoods
- 12 Kohl's
- 13 Buy Buy Baby
- 14 Marshalls
- 15 T.J. Maxx
- 16 Five Below
- 17 Dunham's Sports
- 18 Dollar Tree
- 19 DSW

FITNESS

- 1 Anytime Fitness
- 2 YMCA

HOTEL

- 1 Holiday Inn Express
- 2 Courtyard by Marriott
- 3 Holiday Inn

MEDICAL

- 1 Henry Ford Health

BANKS & CREDIT UNIONS

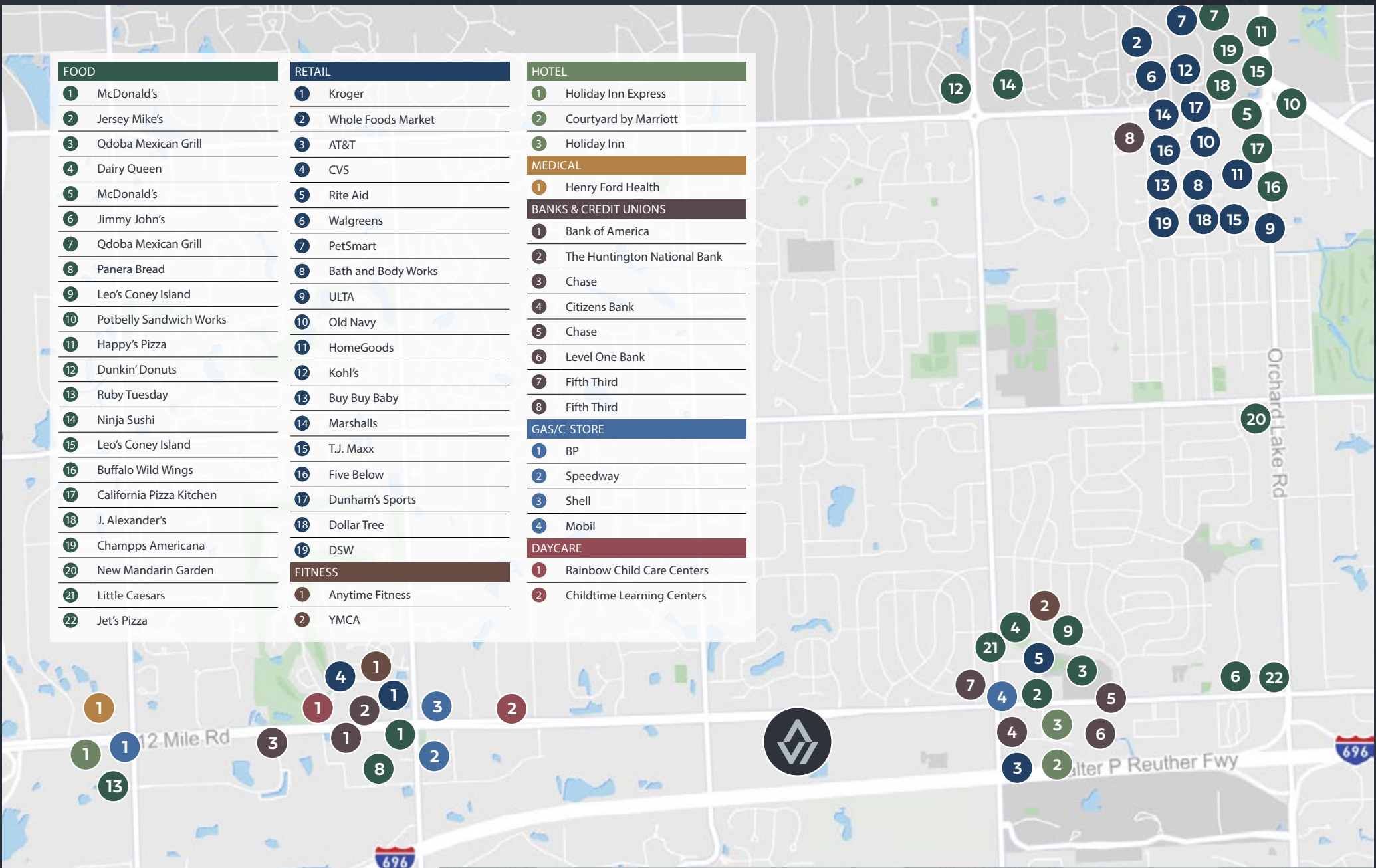
- 1 Bank of America
- 2 The Huntington National Bank
- 3 Chase
- 4 Citizens Bank
- 5 Chase
- 6 Level One Bank
- 7 Fifth Third
- 8 Fifth Third

GAS/C-STORE

- 1 BP
- 2 Speedway
- 3 Shell
- 4 Mobil

DAYCARE

- 1 Rainbow Child Care Centers
- 2 Childtime Learning Centers



EXCELLENT ACCESS AND AREA AMENITIES

35 MINUTES TO AUBURN HILLS

APPROX. 30 MINUTES TO DTW AIRPORT, DOWNTOWN DETROIT, AND DEARBORN AND WARREN

EASY ACCESS TO FREEWAYS AT ORCHARD LAKE ROAD (I-696) AND M-5 CONNECTOR PROVIDING CONNECTIVITY TO I-96, I-696, AND M-14 (ANN ARBOR)





ARBORETUM WEST

BRANDON CARNEGIE

Vice President

+1 248 351 2054

brandon.carnegie@cbre.com

AJ RICH

Senior Associate

+1 248 936 6860

aj.rich@cbre.com

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PMStudio_August2023

CBRE

