

FOR LEASE FOUR WEST 11



27350 W ELEVEN MILE ROAD SOUTHFIELD, MI 48034

PROPERTY HIGHLIGHTS:

- Ideal corporate HQ with ability to add tech center on the site
- Full building available for ±159,207 SF of office
- 10-story building with abundant windows
- Open full floorplates are ±16,000 SF
- Prominent building signage available visible from 11 Mile Rd and I-696
- Ability to expand on the site
- Major interior and exterior renovations completed in 2020
- Dedicated surface parking lots surrounding the building with easy access to all building entrances
- Two truck wells in shipping in receiving area
- Located in the heart of Southfield office market with proximity to all area freeways: I-696, Northwestern Hwy, John C Lodge Fwy

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FOR MORE INFORMATION PLEASE CONTACT:



JARED FRIEDMAN
jared.friedman@freg.com



ROBERT GAGNIUK
robert.gagniuk@freg.com



JORDAN FRIEDMAN
jordan.friedman@freg.com

248.324.2000

eCODE 337



FOUR WEST 11 LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
W 11 Mile Rd & Summerdale Dr E	6,295
Inkster Rd & W 11 Mile Road	9,282
W 11 Mile Rd & American Dr E	17,990
I-696 Franklin Rd NE	151,779

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,686	63,863	206,952
Total Households	3,719	30,170	92,711
Average HH Income	\$84,693	\$85,433	\$92,647