

OFFICE PROPERTY // FOR LEASE

MOVE-IN READY OFFICE SUITES AT CANTON BUSINESS PLAZA

2200 N CANTON CENTER RD
CANTON TWP, MI 48188



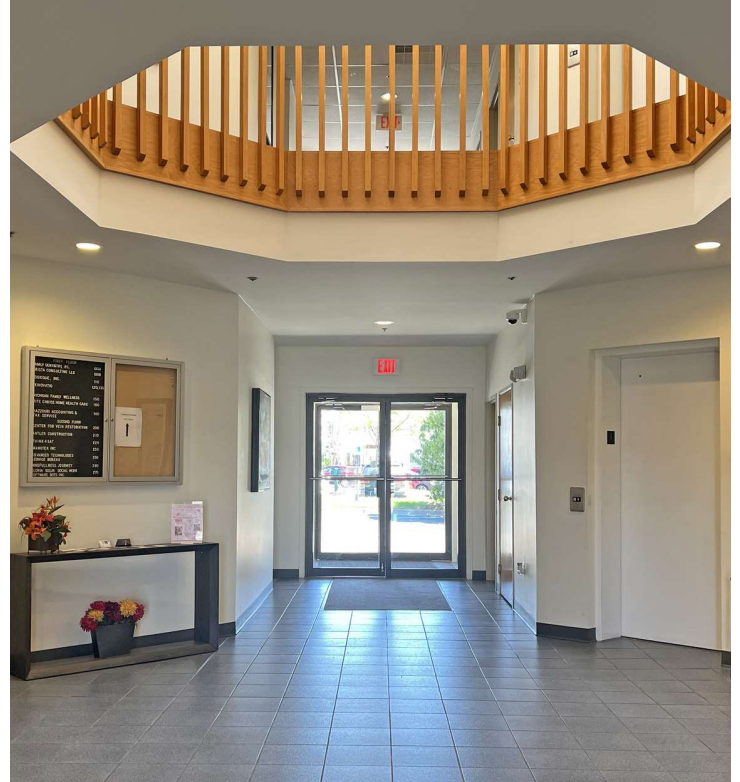
- 1,150-1,325 SF Plug-and-play office suites
- Immediate occupancy
- Monument signage for brand visibility
- Multiple entry points for convenient access
- High-traffic location just south of Ford Rd with over, 28,800 VPD
- Surrounded by major retailers and business services
- Diversified tenant mix includes health services, business service, and health care
- Quick access to I-275



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Lease Rate	\$18 SF/YR (MG)
-------------------	------------------------

OFFERING SUMMARY

Building Size:	26,000 SF
Available SF:	1,150 - 1,325 SF
Lot Size:	2.07 Acres
Year Built:	1990
Zoning:	Office
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	28,829

PROPERTY OVERVIEW

Discover affordable office space available for lease at 2200 N Canton Center Rd in Canton Twp, MI. These 1,150-1,325 SF plug-and-play office suites offer immediate occupancy and a range of amenities to support your business. With monument signage for brand visibility, multiple entry points for convenient access, abundant parking, and a high-traffic location just south of Ford Rd with over 28,800 VPD, this property provides an ideal environment to thrive. The diversified tenant mix includes health services, business services, and healthcare, creating a dynamic and vibrant professional community. Take advantage of this opportunity to elevate your business in a well-equipped and strategically located commercial space.

LOCATION OVERVIEW

Located on Canton Center Road, just south of Ford Road, Canton Business Plaza is a standalone office building totaling 26,000 SF. The property is conveniently situated near a variety of nearby restaurants, grocery stores, and retail options.

PROPERTY HIGHLIGHTS

- 1,150-1,325 SF Plug-and-play office suites
- Monument signage for brand visibility
- Multiple entry points for convenient access

2200 N CANTON CENTER RD, CANTON TWP, MI 48188 // FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,150 - 1,325 SF	Lease Rate:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2200 N Canton Center Rd, Suite 170	Available	1,150 SF	Modified Gross	\$18.00 SF/yr	-
2200 N Canton Center Rd, Suite 260	Available	1,325 SF	Modified Gross	\$18.00 SF/yr	-

2200 N CANTON CENTER RD, CANTON TWP, MI 48188 // FOR LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

Billy Stacy ASSOCIATE

D: 248.663.0507 | C: 248.835.9801

billy@pacommercial.com

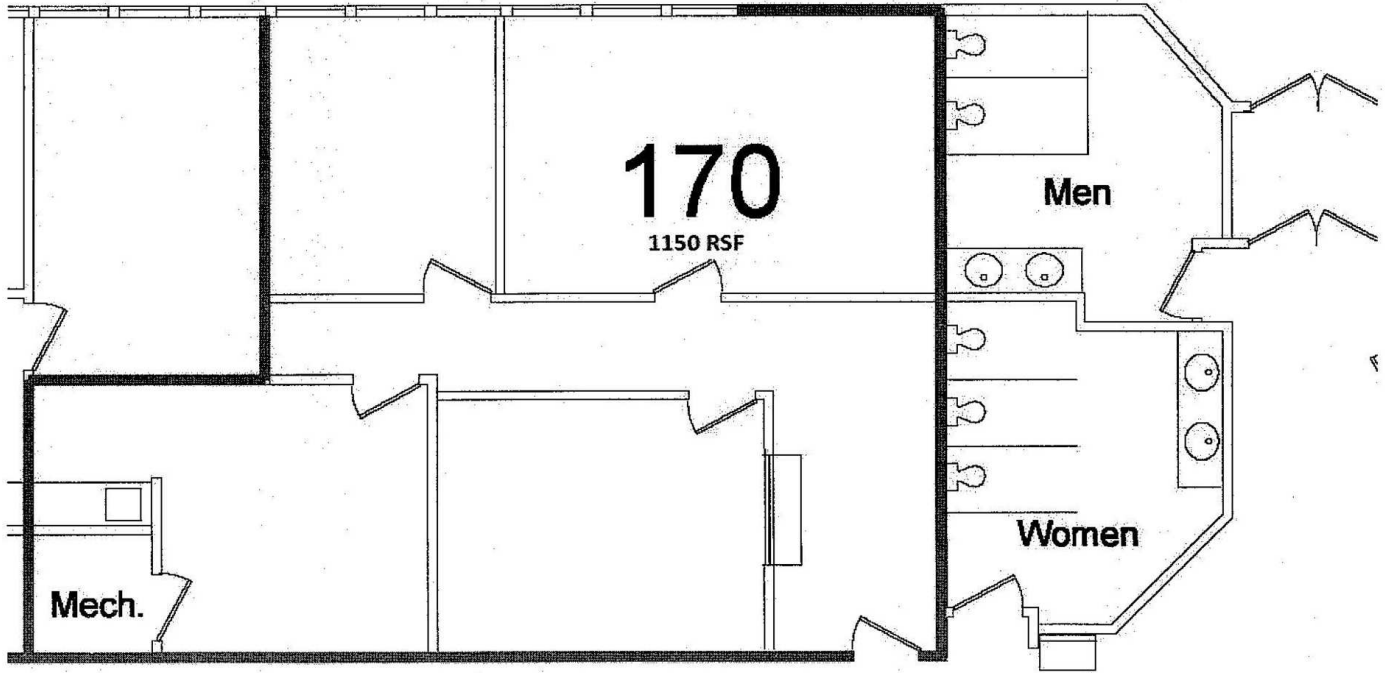
Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | C: 248.987.5418

dan@pacommercial.com

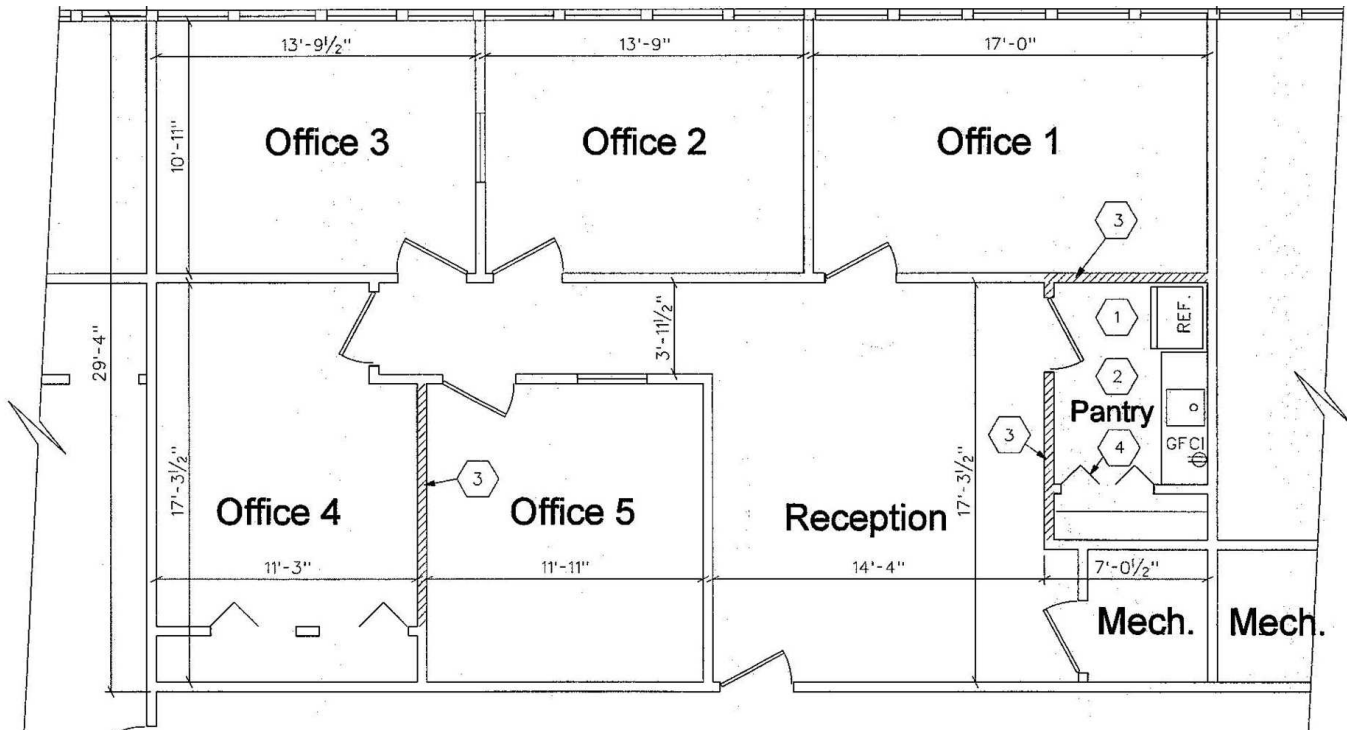
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLANS



Suite 170

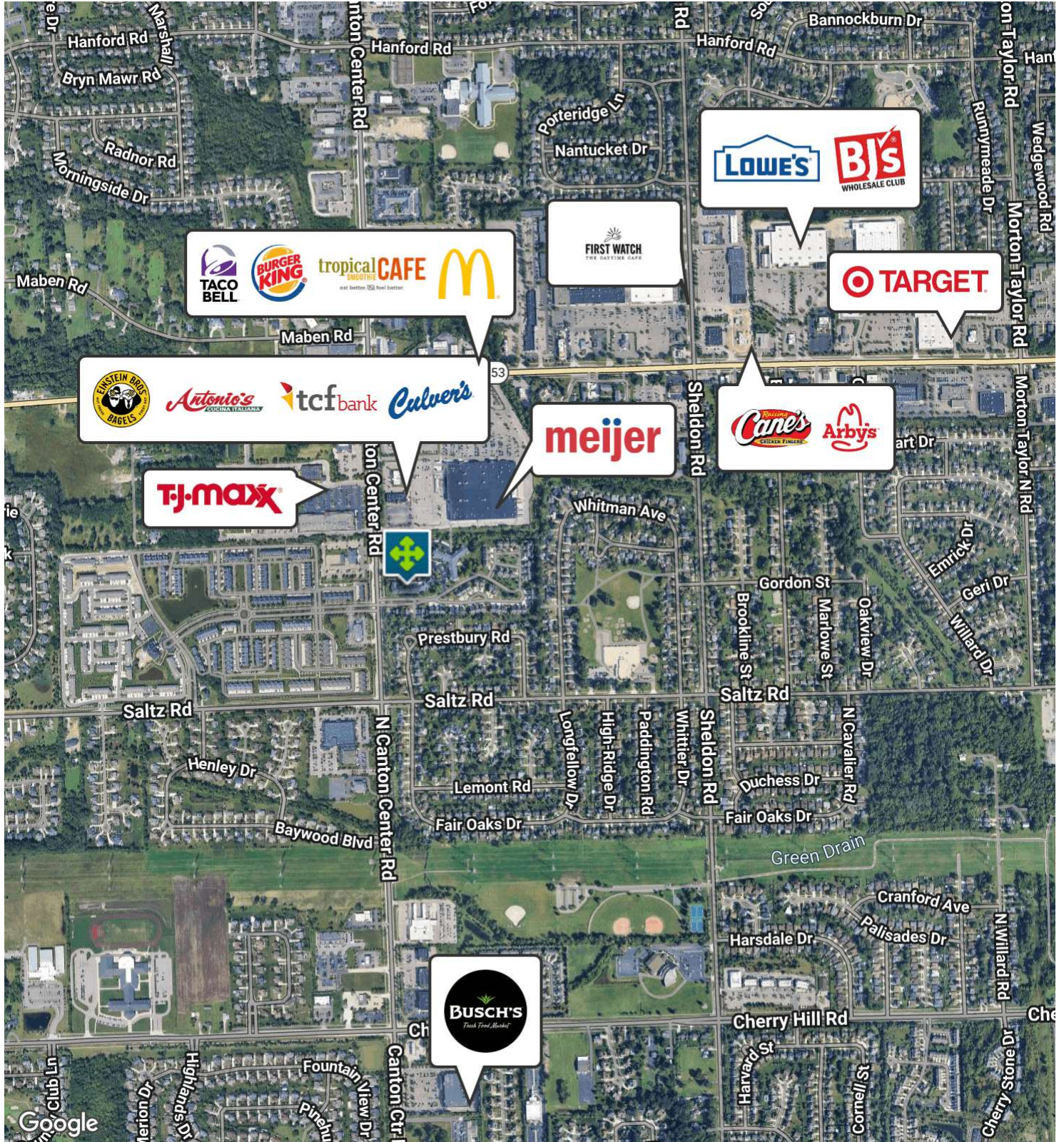
CORRIDOR



Suite 260

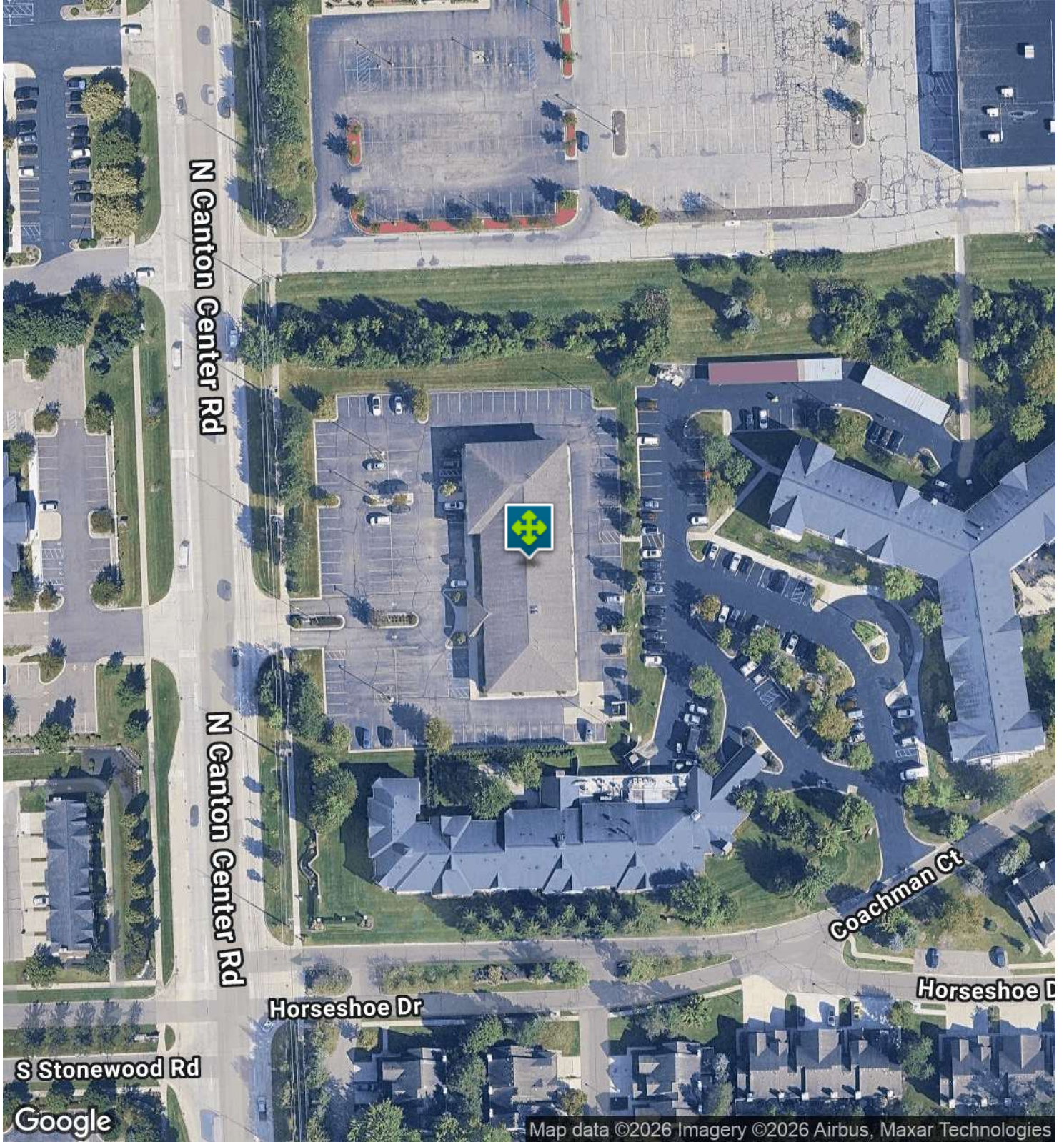
Common Hall

RETAILER MAP



2200 N CANTON CENTER RD, CANTON TWP, MI 48188 // FOR LEASE

AERIAL MAP



Billy Stacy ASSOCIATE

D: 248.663.0507 | C: 248.835.9801

billy@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE

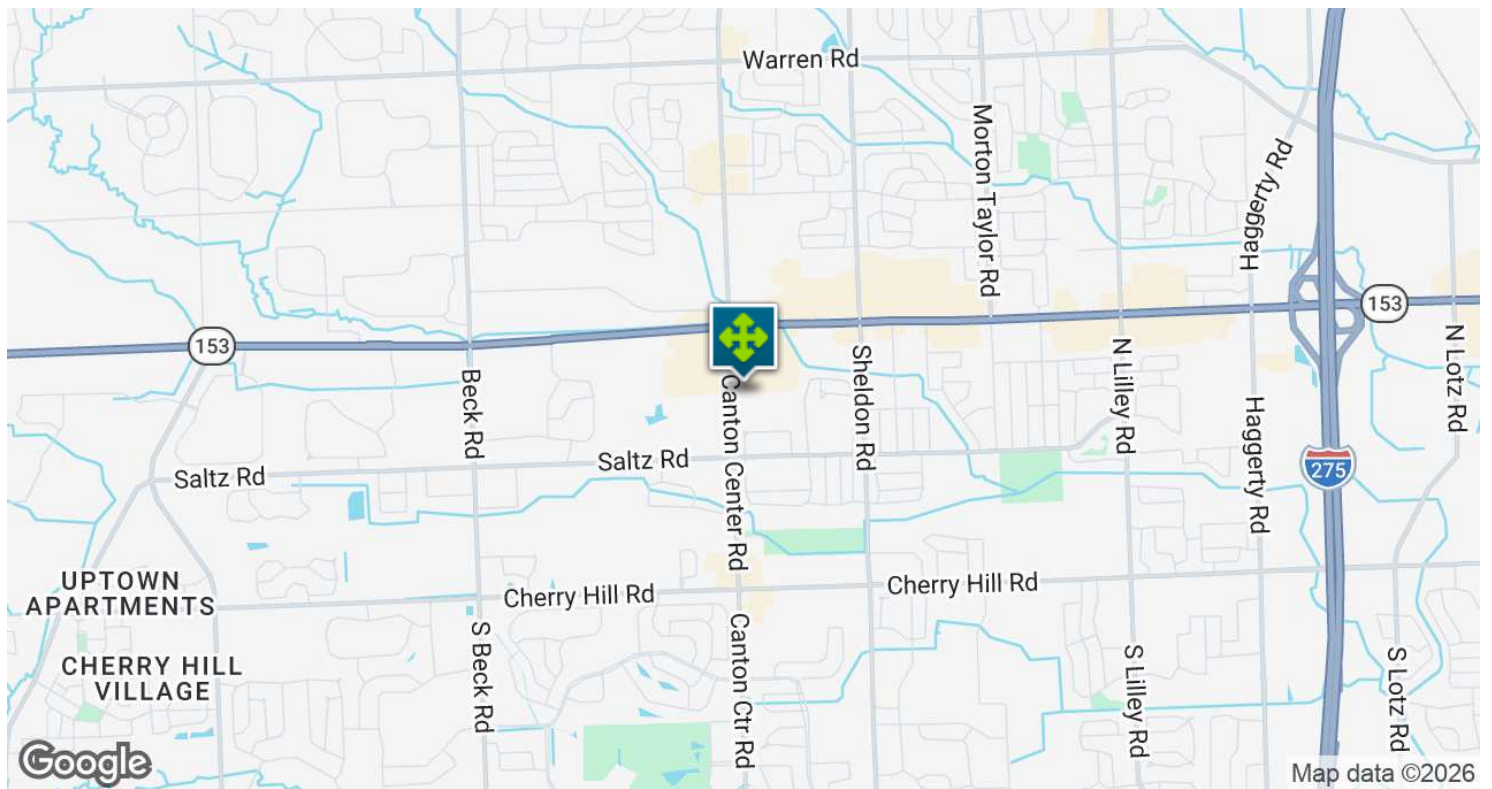
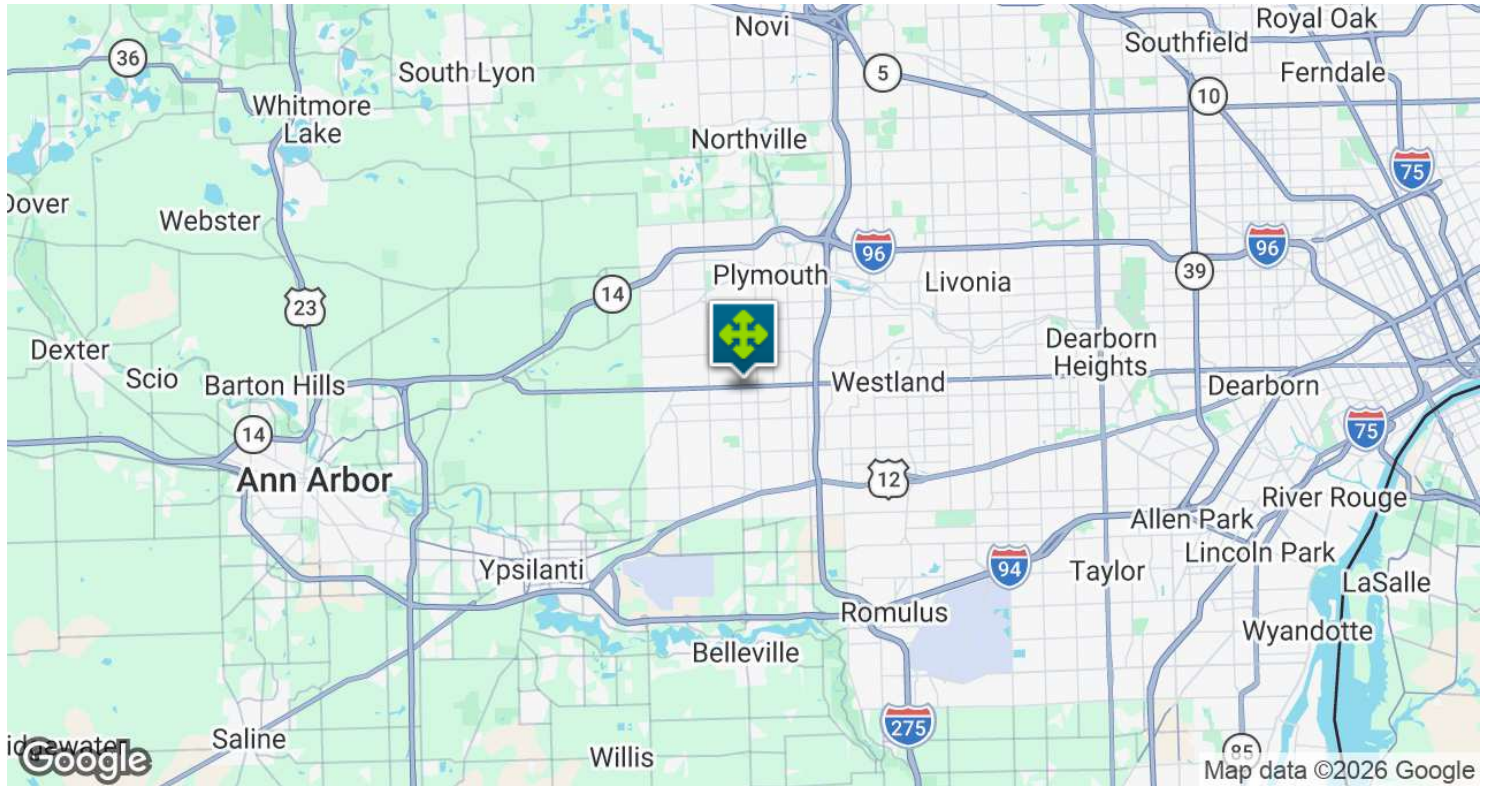
D: 248.987.5418 | C: 248.987.5418

dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2200 N CANTON CENTER RD, CANTON TWP, MI 48188 // FOR LEASE

LOCATION MAP



Billy Stacy ASSOCIATE

D: 248.663.0507 | C: 248.835.9801

billy@pacommercial.com

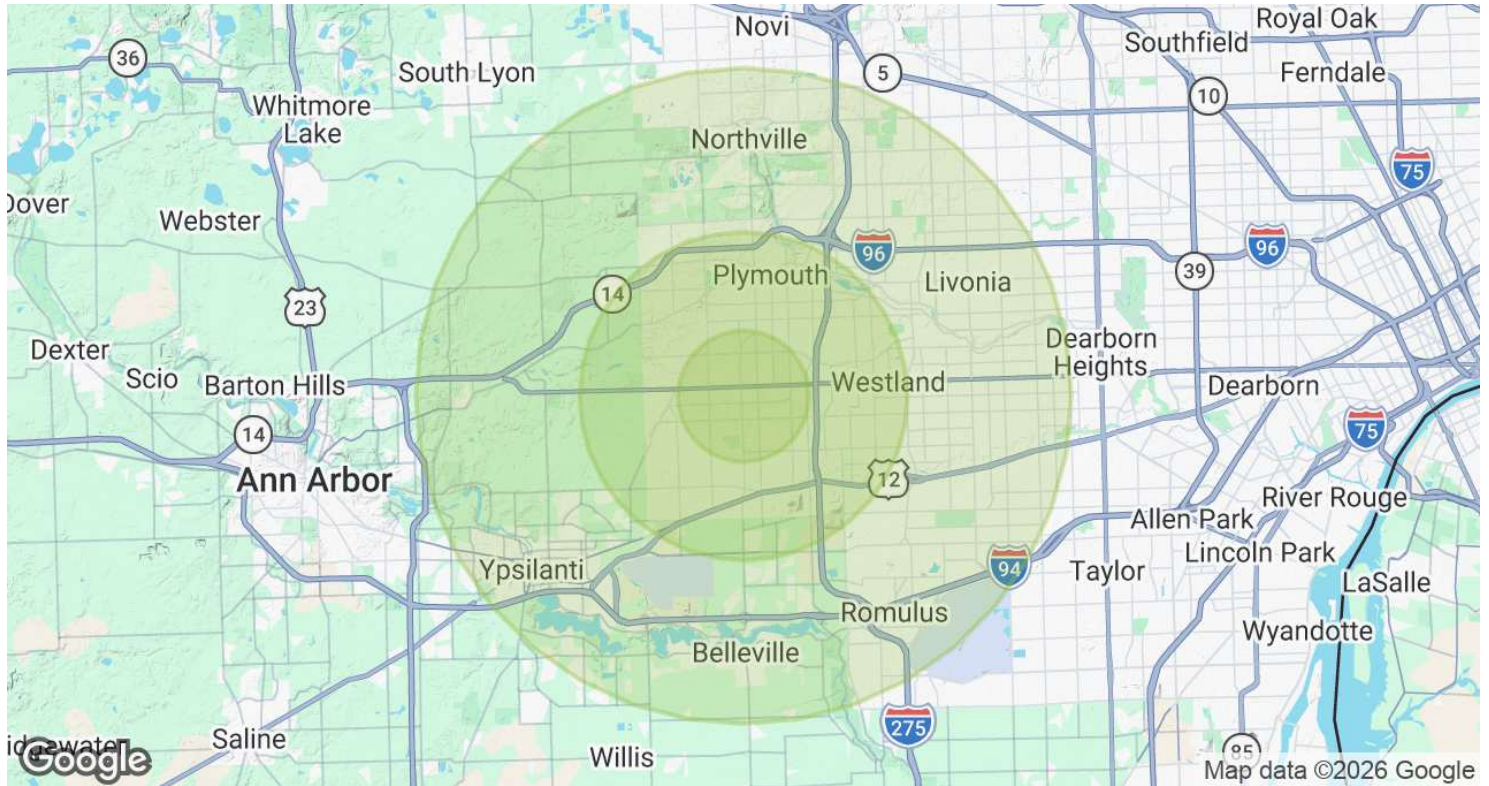
Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | C: 248.987.5418

dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	46,627	173,057	583,277
Average Age	42.2	42.1	40.8
Average Age (Male)	40.9	40.3	39.6
Average Age (Female)	42.8	43.1	42.0
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	16,445	67,624	232,878
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$151,452	\$128,143	\$111,135
Average House Value	\$374,675	\$350,935	\$304,418

2023 American Community Survey (ACS)

2200 N CANTON CENTER RD, CANTON TWP, MI 48188 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Billy Stacy

ASSOCIATE

D: 248.663.0507

C: 248.835.9801

billy@pacommercial.com



Dan Blugerman, CCIM

SENIOR ASSOCIATE

D: 248.987.5418

C: 248.987.5418

dan@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.