

Medical-Office Suites - 570 to 5,000 square feet

28124 Orchard Lake Rd, Farmington Hills, MI 48334



Listing ID: 30665962
Status: Active
Property Type: Office For Lease
Office Type: Medical, Office Building
Contiguous Space: 570 - 5,000 SF
Total Available: 9,593 SF
Lease Rate: \$14.85 PSF (Annual)
Base Monthly Rent: \$705.38 - 1,608
Lease Type: Modified Gross
Ceiling: 8 ft.



Overview/Comments

Great location just north of I-696 & 12 Mile Road. Beautiful building with signage available for a small office user.

Located on the East side of Orchard Lake Rd, just North of 12 Mile Rd and I-696 in Farmington Hills, MI.

More Information Online

<https://cie.cpix.net/listing/30665962>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Farmington Hills, MI	Gross Building Area:	10,727 SF
Tax ID/APN:	22-23-11-351-042	Building/Unit Size (RSF):	10,727 SF
Office Type:	Medical, Office Building	Usable Size (USF):	9,185 SF
Zoning:	OS-2	Core Factor:	0.85%
Building Name:	Fabex Building	Land Area:	0.88 SF
Class of Space:	Class A		

Available Space

Status:	Pending	Date Available:	11/12/2020
Suite/Unit Number:	100	Lease Term (Months):	24 Months
Suite Floor/Level:	ground	Lease Rate:	\$14.85 PSF (Annual)
Space Available:	4,593 SF	Lease Type:	Modified Gross
Minimum Divisible:	4,593 SF	Conference Rooms:	2
Maximum Contiguous:	4,593 SF	Offices:	18
Space Subcategory 1:	Medical	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Office Building	Parking Spaces:	20
Space Type:	Relet		

Space Description Well maintained Class A interior with attractive and recent finishes. fixtures, carpet, wall finishes, ceiling and lighting are all suitable for a Medical Office or Office space for tenants seeking a space that will make a positive impression on their clients. The lease rate is \$14.85 / s.f. + pro-rated utilities and includes NNN costs. Lease rate is for the space as is. Landlord is willing to consider a build to suit lease with buildout costs amortized at market interest rates over the lease term. The space included pylon signage. The Landlord is willing to offer Signature Sign Rights on Building exterior facade for \$450.00 per month for a signage lease.

Available Space

Status:	Pending	Date Available:	11/12/2020
Suite/Unit Number:	101	Lease Term (Months):	24 Months
Suite Floor/Level:	1	Lease Rate:	\$14.85 PSF (Annual)
Space Available:	1,300 SF	Lease Type:	Modified Gross
Minimum Divisible:	1,300 SF	Conference Rooms:	1
Maximum Contiguous:	5,000 SF	Offices:	4
Space Subcategory 1:	Medical	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Office Building	Parking Spaces:	5
Space Type:	Relet	Rent Escalators:	Percentage Lease

Space Description Well maintained Class A interior with attractive and recent finishes. fixtures, carpet, wall finishes, ceiling and lighting are all suitable for a Medical Office or Office space for tenants seeking a space that will make a positive impression on their clients. The lease rate is \$14.85 / s.f. + pro-rated utilities and includes NNN costs. Lease rate is for the space as is. Landlord is willing to consider a build to suit lease with buildout costs amortized at market interest rates over the lease term. The space included pylon signage. The Landlord is willing to offer Signature Sign Rights on Building exterior facade for \$450.00 per month for a signage lease.

Available Space

Suite/Unit Number:	102	Date Available:	11/12/2020
Suite Floor/Level:	ground	Lease Term (Months):	24 Months
Space Available:	1,330 SF	Lease Rate:	\$14.85 PSF (Annual)
Minimum Divisible:	670 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,000 SF	Conference Rooms:	1
Space Subcategory 1:	Medical	Offices:	4
Space Subcategory 2:	Office Building	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	5

Space Description Well maintained Class A interior with attractive and recent finishes. fixtures, carpet, wall finishes, ceiling and lighting are all suitable for a Medical Office or Office space for tenants seeking a space that will make a positive impression on their clients. The lease rate is \$14.85 / s.f. + pro-rated utilities and includes NNN costs. Lease rate is for the space as is. Landlord is willing to consider a build to suit lease with buildout costs amortized at market interest rates over the lease term. The space included pylon signage. The Landlord is willing to offer Signature Sign Rights on Building exterior facade for \$450.00 per month for a signage lease.

Available Space

Status:	Pending	Space Type:	Relet
Suite/Unit Number:	107	Date Available:	11/12/2020
Space Available:	570 SF	Lease Term (Months):	24 Months
Minimum Divisible:	570 SF	Lease Rate:	\$14.85 PSF (Annual)
Maximum Contiguous:	570 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Medical	Offices:	1
Space Subcategory 2:	Office Building	Parking Spaces:	2

Space Description Well maintained Class A interior with attractive and recent finishes. fixtures, carpet, wall finishes, ceiling and lighting are all suitable for a Medical Office or Office space for tenants seeking a space that will make a positive impression on their clients. The lease rate is \$14.85 / s.f. + pro-rated utilities and includes NNN costs. Lease rate is for the space as is. Landlord is willing to consider a build to suit lease with buildout costs amortized at market interest rates over the lease term. The space included pylon signage. The Landlord is willing to offer Signature Sign Rights on Building exterior facade for \$450.00 per month for a signage lease.

Available Space

Suite/Unit Number:	110	Date Available:	11/12/2020
Suite Floor/Level:	ground	Lease Term (Months):	24 Months
Space Available:	1,800 SF	Lease Rate:	\$14.85 PSF (Annual)
Minimum Divisible:	1,800 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,000 SF	Conference Rooms:	1
Space Subcategory 1:	Medical	Offices:	7
Space Subcategory 2:	Office Building	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	7

Space Description Well maintained Class A interior with attractive and recent finishes. fixtures, carpet, wall finishes, ceiling and lighting are all suitable for a Medical Office or Office space for tenants seeking a space that will make a positive impression on their clients. The lease rate is \$14.85 / s.f. + pro-rated utilities and includes NNN costs. Lease rate is for the space as is. Landlord is willing to consider a build to suit lease with buildout costs amortized at market interest rates over the lease term. The space included pylon signage. The Landlord is willing to offer Signature Sign Rights on Building exterior facade for \$450.00 per month for a signage lease.

Area & Location

Property Located Between:	Twelve Mile & 13 Mile Road
Property Visibility:	Excellent

Building Related

Total Number of Buildings:	1	Exterior Description:	Brick with metal
Number of Stories:	1	Parking Ratio:	3.9 (per 1000 SF)
Typical SF / Floor:	10,727 SF	Parking Type:	Surface
Year Built:	1984	Parking Description:	Asphalt parking lot. ADA compliant entrance on south side.
Roof Type:	Flat	Total Parking Spaces:	42
Construction/Siding:	Brick/Aluminum Siding		

Ceiling Height:	8	Heat Type:	Natural Gas
Loading Doors:	0	Heat Source:	Central
Loading Docks:	0	Air Conditioning:	Package Unit
Passenger Elevators:	0	Internet Access:	Cable
Freight Elevators:	0	Interior Description:	Nicely decorated commercial space in excellent condition
Sprinklers:	Wet		

Land Related

Zoning Description:	OS-2
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	28124 Orchard Lake Rd, Farmington Hills, MI 48334	MSA:	Detroit-Warren-Dearborn
County:	Oakland	Submarket:	Farmington / Farm Hills



Property Images



Exterior-L



image-3-ext



Sign rights



Suite 102



image-4-ext



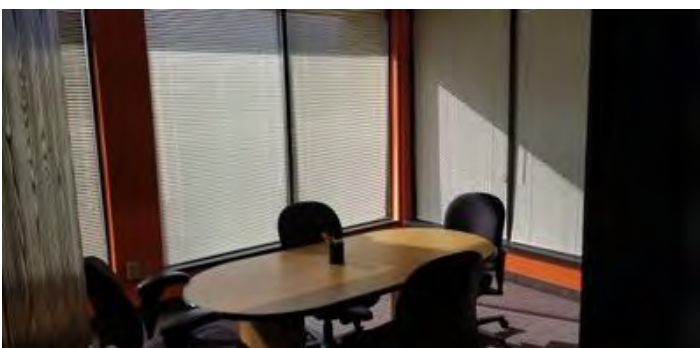
Suite 107



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Suite 110



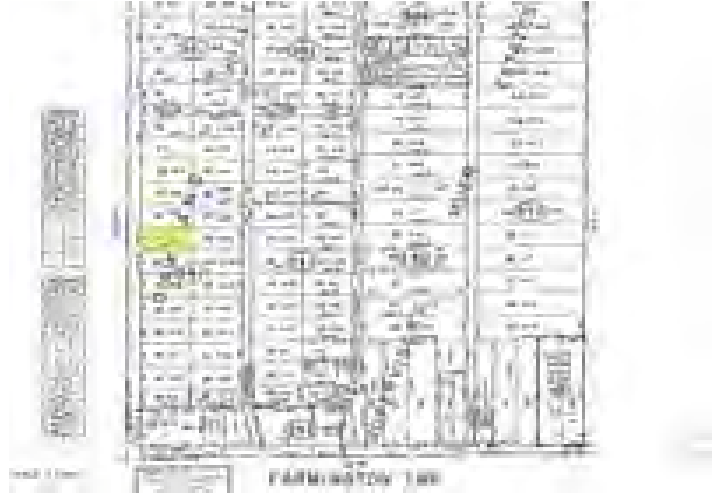
Suite 101 Conference Room



image-5-ext



map view-28124 orch lk



parcel view-28124 orch lk

Property Contacts



Joe Arnold, CCIM

St. Arnold Commercial
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joe@saintarnoldcommercial.com

28124 Orchard Lake Rd



Medical Office -
Farmington/Farm Hills
Submarket
Farmington Hills, MI 48334

10,727 SF RBA 0.88 AC Lot 1984 Built 570 - 5,000 Available SF 5,000 Max Contig SF \$13.35/NNN Asking Rent

Building

Type	3 Star Office		
Location	Suburban		
RBA	10,727 SF	Year Built	1984
Stories	1	Tenancy	Multi
Typical Floor	10,727 SF	Owner Occup	No
Class	B	Elevators	None
Construction	Masonry		
Taxes	\$1.21/SF (2019)		
Walk Score®	Somewhat Walkable (54)		
Transit Score®	Minimal Transit (0)		
Parking Ratio	3.92/1,000 SF		
Parking Type	Spaces		
Surface	42		

Land

Land Acres	0.88 AC	Land SF	38,333 SF
Bldg FAR	0.28		
Zoning	OS-2		
Parcel	23-11-351-042		

Tenants

Name	Space Occupied
Novadebt	3,837 SF
First State Bank	2,200 SF
Legacy Financial Partners	2,080 SF
Orchard Dental Group	750 SF
Silverside Management LLC	500 SF

2 Other Tenants

About the Owner

Harold Moore
20 Lynwood Dr
Battle Creek, MI 49015
United States
(269) 964-7822
Since Aug 27, 2019

Building Notes

Great location just north of I-696 & 12 Mile Road. Beautiful building with signage available for a small office user.
Located on the East side of Orchard Lake Rd, just North of 12 Mile Rd and I-696 in Farmington Hills, MI.

Public Transportation

Airport	Drive	Distance
Detroit City Airport	34 min	23.7 mi
Detroit Metropolitan Airport	37 min	29.3 mi

For Lease

Smallest Space	570 SF	Office/Med Avail	5,000 SF
Max Contiguous	5,000 SF		
# of Spaces	4		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$13.35		
Service Type	Triple Net		
CAM	Withheld		

Space

Floor	Available	Use	Rent	Services
P 1st	1,300 SF	Off/Med	\$13.35	NNN
P 1st	1,330 SF	Off/Med	\$13.35	NNN
P 1st	570 SF	Off/Med	\$13.35	NNN
P 1st	1,800 SF	Off/Med	\$13.35	NNN

Leasing Activity

Sign D...	Leased	Use	Rent	Services	Rent T...
Feb 2017	1,379 SF	Office	\$16.00	MG	Asking
Sep 2014	2,200 SF	Office	\$15.00	MG	Asking
Dec 2007	417 SF	Off/Ret	\$20.00	+ELEC	Effective
Nov 2006	3,417 SF	Office	-	-	-
Oct 2004	757 SF	Office	\$20.00 - 22.00	+ELEC	Asking

6 Other Lease Comps

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↓ -20.5%
Submarket 2-4 Star	9.8%	↑ 1.1%
Market Overall	10.9%	↑ 1.1%

Market Rent Per Area

Subject Property	\$20.21/SF	↑ 19.0%
Submarket 2-4 Star	\$20.58/SF	↓ -0.3%
Market Overall	\$20.84/SF	↓ -0.5%

Submarket Leasing Activity

12 Mo. Leased	277,158 SF	↓ -61.1%
Months on Market	22.6	↓ -1.4 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume	\$16.49M	\$39.55M
12 Mo. Price Per Area	\$114/SF	\$113/SF

Property Contacts

True Owner	Harold Moore
Recorded Owner	HKM LLC
Owner Type	Individual
Developer	Minasian Development Corporation

Primary Leasing St. Arnold Commercial Realty

Assessment

2020 Assessment

Total Value \$445,200 \$11.61/SF

Location

Zip	48334
Submarket	Farmington/Farm Hills
Submarket Cluster	Bloomfield
Location Type	Suburban
Market	Detroit
County	Oakland
State	Michigan
CBSA	Detroit-Warren-Dearborn, MI
DMA	Detroit, MI

Demographics

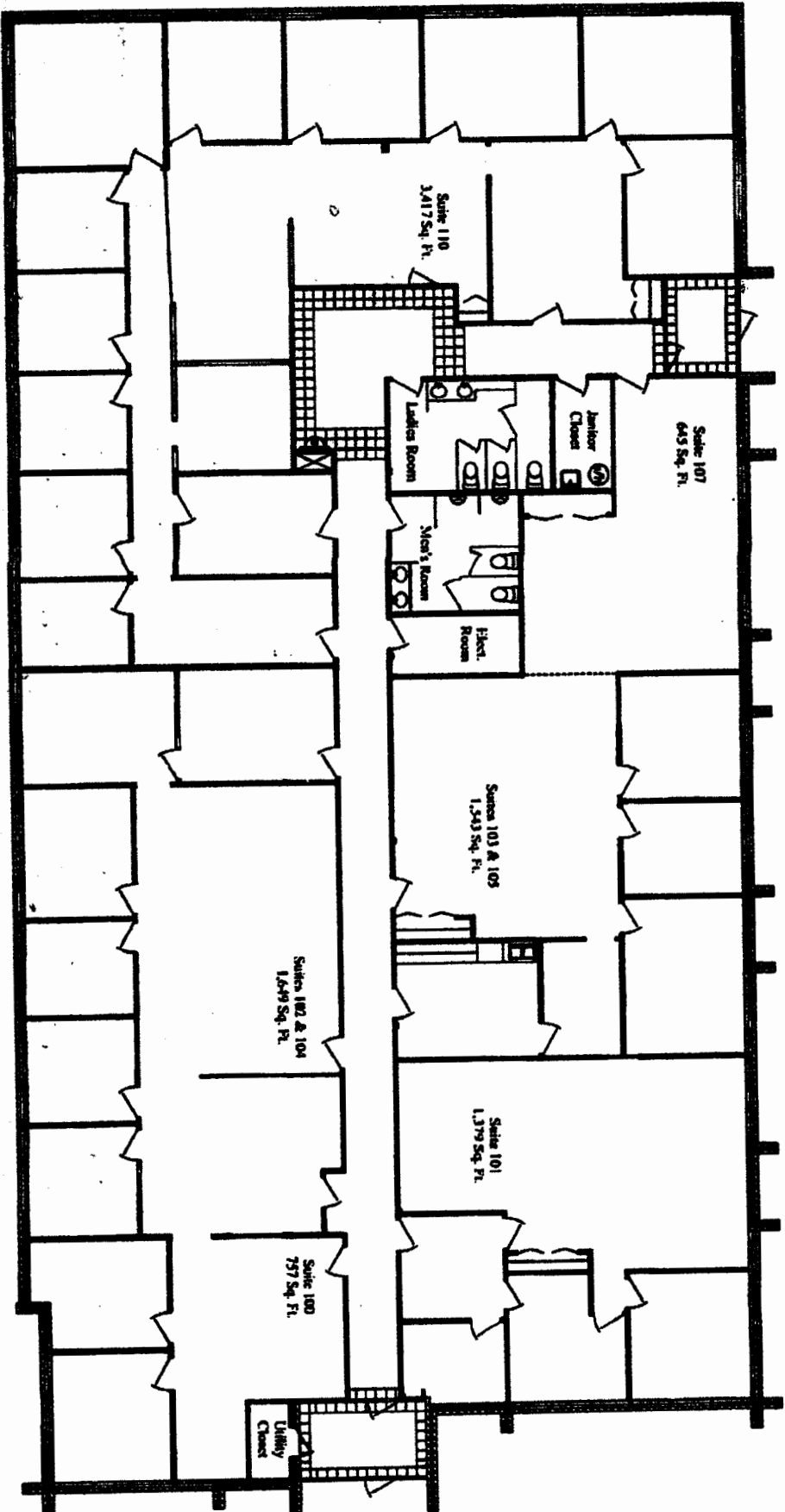
	1 mile	3 miles
Population	8,308	65,478
Households	3,779	26,681
Median Age	42.70	44.30
Median HH Income	\$73,992	\$89,310
Daytime Employees	8,023	48,721
Population Growth '20 - '25	↑ 2.13%	↑ 0.72%
Household Growth '20 - '25	↑ 1.93%	↑ 0.72%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Orchard Lake Rd	W 12 Mile Rd S	33,168	2014	0.15 mi
Orchard Lake Rd	W 12 Mile Rd S	33,348	2020	0.15 mi
W 12 Mile Rd	Greening St E	25,683	2014	0.24 mi
W 12 Mile Rd	Greening St E	24,846	2020	0.24 mi
W 12 Mile Rd	Orchard Lake Rd E	30,450	2020	0.27 mi
W 12 Mile Rd	Orchard Lake Rd E	30,861	2014	0.27 mi
Orchard Lake Rd	W 12 Mile Rd N	41,334	2018	0.27 mi
Orchard Lake Rd	W 12 Mile Rd N	38,916	2020	0.27 mi
Orchard Lake Rd	Bristol Ln N	31,349	2020	0.28 mi
Orchard Lake Rd	W 12 Mile Rd N	36,694	2020	0.31 mi

Made with TrafficMetrix® Products
Property ID: 467493

Fabex Building
28124 Orchard Lake Road
Farmington Hills, MI



28124 Orchard Lake Rd



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Joe Arnold

St. Arnold Commercial Realty

Professional Profile



Joe Arnold, CCIM Designee and member of the Commercial Board of Realtors (CBOR), is a licensed Commercial Broker and President of Saint Arnold Commercial Realty. St. Arnold Commercial Realty specializes in Deferred Sales Trusts and 1031 Tax Deferred Exchanges. We focus on the leasing and sale of industrial, hi-tech, and office facilities in Southeastern Michigan.

In 2019, Joe earned the distinguished Certified Commercial Investment (CCIM) designation, which represents proven expertise in financial, market, and investment analysis, in addition to negotiation. CCIM designees are recognized as leading experts in commercial investment real estate.

Joe holds an MBA degree from Michigan State University with a concentration in Marketing, Finance and Accounting and also has a BS degree in Law from Eastern Michigan University. Throughout his career, Joe has been responsible for the acquisition, disposition and leasing of office, hi-tech and industrial properties. Joe has over 20 years of experience in Property Management as a landlord and building owner. He has managed numerous commercial build out and renovation projects. He has provided consulting services, landlord and tenant representation services, and buyer – seller representation as well as having experience in commercial and industrial sales.

When people see the company name and founders name, they may wonder if this guy thinks he is a Saint. For the record, he does not. But he would like to be. 😊 Actually, the name St. Arnold Commercial Realty was selected in memory of St. Arnold of Metz, (582-644A.D.) **Joe's 45x Great** Grand Father. Joe is active doing Family Tree research, with some family branches dating back to 150 B.C.

Joe is also a Licensed Builder with 30+ years of experience with commercial and industrial build out / renovation projects for hi-tech data centers, hospital labs and industrial process control projects as well as building residential homes.

In addition to Joe's real estate related experience, Joe brings over 35 years of electrical and mechanical engineering, construction and marketing experience to the table as the President of Computer Environments in Ypsilanti, MI. He has specialized in TURN-KEY, design-build infrastructure solutions for mission critical applications with projects ranging from Computer Rooms to Hospital Laboratories to Industrial Process Control applications. Joe has implemented design criteria to ensure the highest levels of uptime for Hi-Tech applications involving microprocessor-controlled devices. He has also received a patent as the inventor of a hybrid electrical power panel that mitigates electrical power disturbances. He has been a featured guest speaker at trade shows and seminars throughout the United States and internationally.



Michigan Real Estate Broker's License: 417051

Michigan Builders License: 127544

SAINT ARNOLD COMMERCIAL REALTY

P.O. BOX 971069

YPSILANTI, MI., 48197

PH # (800)830-7011

FAX # (734)525-5289

E-MAIL – joe@saintarnoldcommercial.com
Internet – WWW.SAINTARNOLDCOMMERCIAL.COM



Joe raised 5 children in Northville, MI & resides in Ann Arbor. Joe has over 20 years of involvement with the Boy Scouts of America as a member and adult leader. He is a member of the Knights of Columbus. He is an avid whitewater kayaker, archer and bow hunter, has a lifelong passion for music and as an audiophile. His hobby is photography.

Education - Credentials

Masters – MBA

Michigan State University, 1976
Marketing, Finance & Accounting

Bachelors - B.S.

Eastern Michigan University 1974
Law, Marketing, Finance & Accounting

Associations

Member - Commercial Board of Realtors

Michigan Association of Realtors

National Association of Realtors

Designee - Certified Commercial Investment Member - CCIM

Achievements

U.S. Patent & Trademark Office Developed advancement in power quality protection equipment.
Awarded US Patent 7,633,772 B2.

Guest Speaker

Numerous appearances internationally as a guest speaker on power quality and protecting mission critical facility equipment for numerous associations, conferences and companies including;

Society of Hospital Engineers, Wisconsin Public Power, Great Lakes Broadcasting Association, Bio-Med Tech Association Data Processing **Manager's Association, Plant Engineering** Conference, Power Quality E: Conference, Information Technology Expo Conference & many Consulting Eng. firms.

Expertise – Credentials

Specializations

Deferred Sales Trust

CCIM Designee

Awarded CCIM Designee (Certified Commercial Investment Member - Designation # 23567). CCIM designees are recognized Globally as leading experts in commercial investment real estate. There are over 31,000 licensed Real Estate Brokers and Agents in Michigan, but less than 1%, have qualified to earn the CCIM Designation to meet the needs of commercial clients that desire to lease or own commercial real estate and maximize their after-tax return on investment".

E-MAIL – joe@saintarnoldcommercial.com
Internet – WWW.SAINTARNOLDCOMMERCIAL.COM



WHAT IS A CCIM ???



Recognized Leaders in Commercial Investment Real Estate

The Designation

CCIM stands for Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Investment Expertise

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry. With this real-world education, CCIM designees are able to help their clients:

- Minimize risk
- Enhance credibility
- Make informed decisions
- Close more deals

Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses and ultimately apply to receive the distinction. Current designees include:

- Brokers
- Leasing professionals
- Investment counselors
- Asset managers
- Appraisers
- Corporate real estate executives
- Property managers
- Developers
- Institutional investors
- Commercial lenders
- Portfolio managers (loan servicing)
- Attorneys
- Bankers



A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of 8,600 professionals across North America who hold the CCIM designation.

Recognized for its preeminence within the industry, the CCIM curriculum which represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. Following the course work, candidates must submit a resume of closed transactions and/or consultations showing a depth of experience in the commercial investment field. After fulfilling these requirements, candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

With such a wide range of subjects to be mastered and in a dynamic business such as real estate, the **educational process doesn't end once the designation** is earned; there is a strong commitment among CCIMs to continuing education.

Less than 1% of the over 30,000 Real Estate Agents and Brokers in Michigan are a CCIM Designee. Only 6 percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry. The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers and other allied professionals. Through this business network and through enhanced communication with the CCIM electronic network, CCIMs successfully complete approximately 156,000 transactions annually, representing more than \$400 billion.

Certified Commercial Investment Members are in more marketplaces in North America — 12 CCIM regions representing 1,000 cities — than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the CCIM Institute, the CCIM designation was established in 1969. Courses leading to the designation are offered throughout the world. For information, call the CCIM Institute @ (800) 621-7027.



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Brokers License # 417051 ● Builders License # 127544 ● B.S., M.B.A.. & CCIM Designee

Who is Saint Arnold....? Click On; [Arnulf of Metz](#) ● Feast Day – July 18