

OFFICE PROPERTY // FOR SUBLEASE

EXECUTIVE SUITES AT HIGH-IMAGE BUILDING ON TELEGRAPH

1668 S TELEGRAPH RD

BLOOMFIELD TOWNSHIP, MI 48302



- High-image Building on Telegraph Rd
- 140 & 165 SF Small Offices Available for Sublease
- Great for an accountant, financial planner, tutor, etc.
- Excellent location close to Bloomfield Hills
- High-traffic location for brand visibility & client access
- Quick access to I-75
- Short-term lease preferred



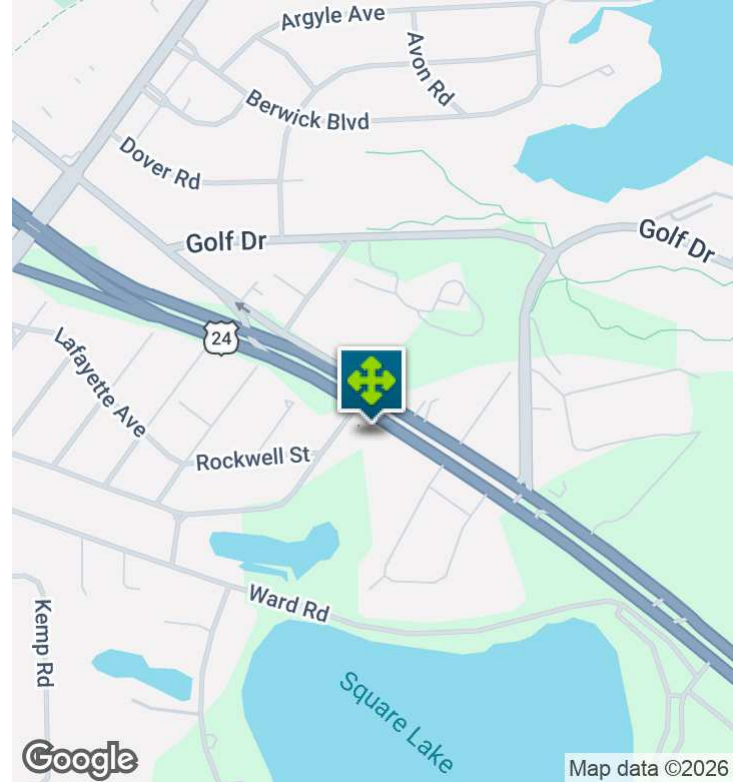
P.A. COMMERCIAL
Corporate & Investment Real Estate

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.

1668 S TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$500 - 625 PER MONTH (GROSS)
------------	-------------------------------

OFFERING SUMMARY

Building Size:	24,536 SF
Available SF:	140 - 165 SF
Lot Size:	0.99 Acres
Year Built:	1998
Zoning:	O-1 Office Building District
Market:	Detroit
Submarket:	North Oakland
Traffic Count:	61,411

PROPERTY OVERVIEW

Quiet professional, office suites available inside a suite leased by Blue River Financial. Lobby, conference room, and office amenities are included. Ideal location for an accountant, financial planner, manufacturer's agent, etc.. All utilities and janitorial are included. Short-term lease preferred.

Suite 250B: 140 SF single office with cabinets, desk, and storage files

Suite 250C: 165 SF single office with a window. Includes cabinets and desk

LOCATION OVERVIEW

Conveniently located on the south side of Telegraph Rd, east of Orchard Lake Rd. Easy access to many communities in Oakland County and just minutes from I-75 and M-59.

PROPERTY HIGHLIGHTS

- High-image Building on Telegraph Rd
- 140 & 165 SF Small Offices Available for Sublease
- Great for an accountant, financial planner, tutor, etc.
- Excellent location close to Bloomfield Hills
- High-traffic location for brand visibility & client access



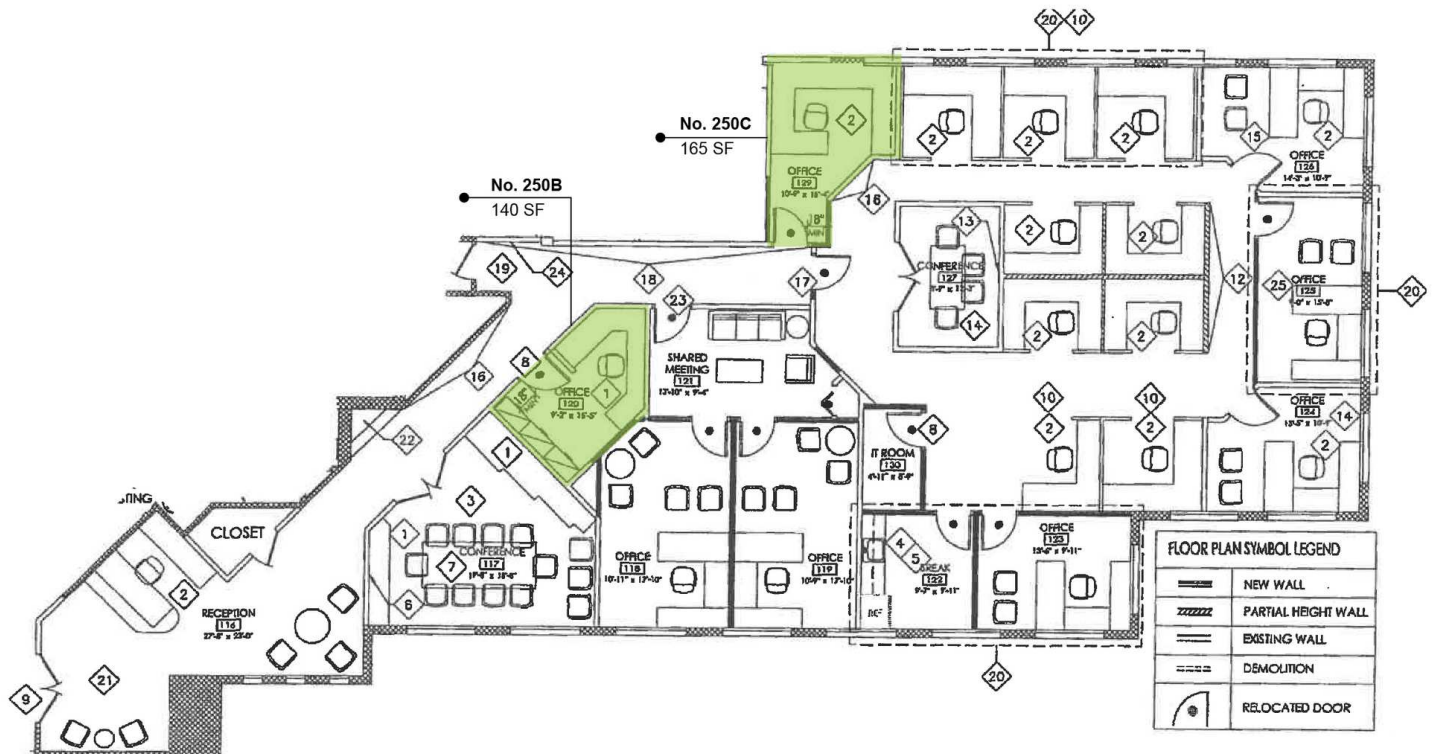
P.A. COMMERCIAL
Corporate & Investment Real Estate

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.

Kevin Bull SENIOR ASSOCIATE
D: 248.358.5361 | C: 248.895.9972
kevin@pacommercial.com

1668 S TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	140 - 165 SF	Lease Rate:	\$500 - \$625 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1668 S Telegraph Rd, Suite 250B	Available	140 SF	Gross	\$500 per month
1668 S Telegraph Rd, Suite 250C	Available	165 SF	Gross	\$625 per month

1668 S TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

BUILDING LOBBY PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

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.

Kevin Bull SENIOR ASSOCIATE
D: 248.358.5361 | C: 248.895.9972
kevin@pacommercial.com

1668 SOUTH TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

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.

Kevin Bull SENIOR ASSOCIATE
D: 248.358.5361 | C: 248.895.9972
kevin@pacommercial.com

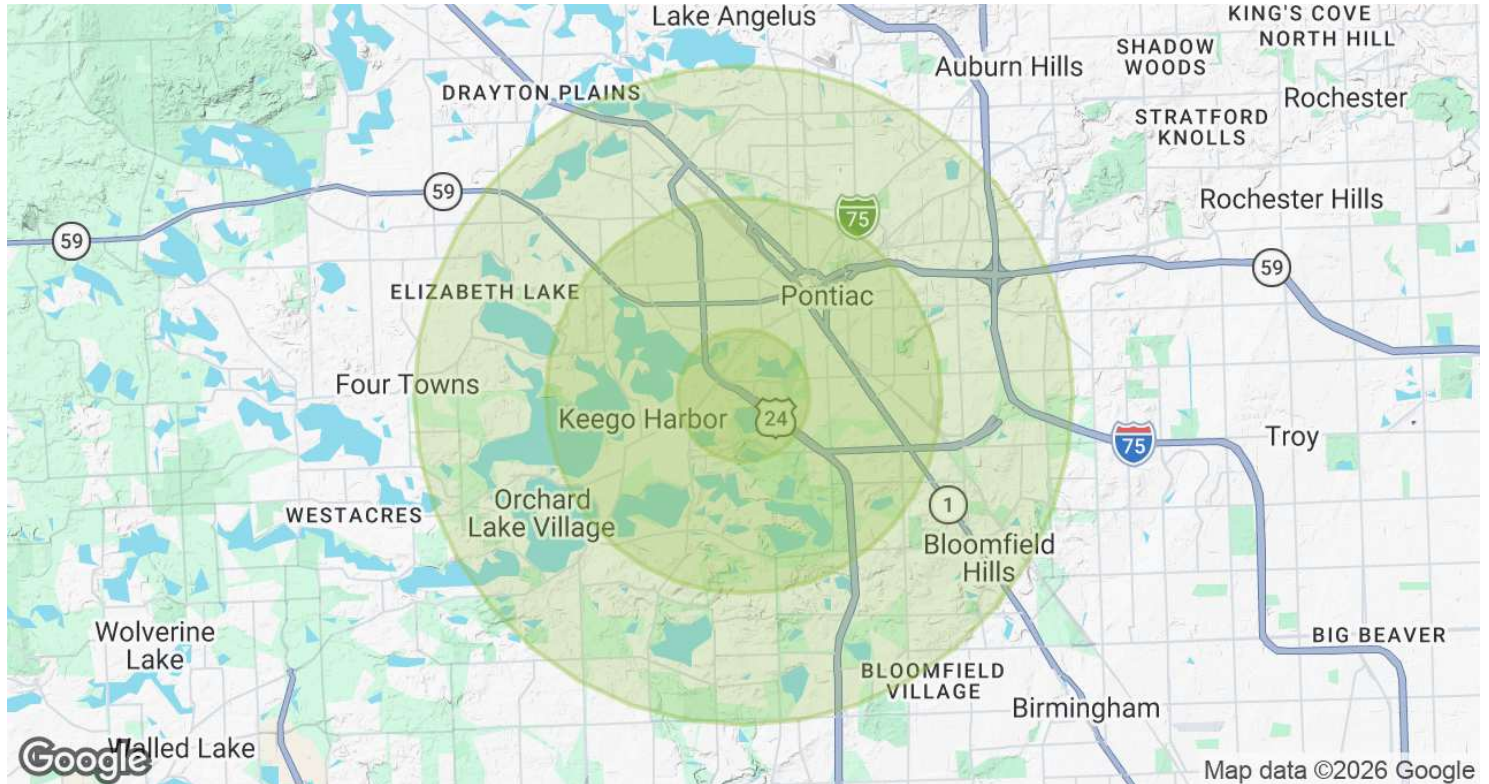
1668 S TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

RETAILER MAP



1668 S TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,729	66,688	167,806
Average Age	41.1	37.3	37.8
Average Age (Male)	39.9	35.8	36.7
Average Age (Female)	42.7	38.8	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,675	26,320	65,679
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$72,391	\$76,490	\$85,244
Average House Value	\$319,692	\$188,601	\$252,734

2020 American Community Survey (ACS)

1668 S TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Kevin Bull

SENIOR ASSOCIATE

D: 248.358.5361

C: 248.895.9972

kevin@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!



P.A. COMMERCIAL
Corporate & Investment Real Estate

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.