



## 20300 W 12 MILE RD. SOUTHFIELD, MI 48076

### OFFICE SPACE FOR SALE / LEASE

- Fantastic Owner/User opportunity with existing income in place

• **\$2,175,000**

- 2.35 Acres
- Ample parking with over 150 spaces
- Outstanding accessibility with close proximity to I-696 and I-75
- All new roof and HVAC done in 2015
- New elevator overhaul in 2015
- Bathroom renovations in 2017
- Lobby renovations along with new ceiling tiles and LED lighting in 2017
- Updated common areas
- Suite 103 can be split
- 1,289 - 10,273 SF available for lease
- \$10.00 - \$13.75 / SF

- **Population**  
1 Mile: 10,699  
3 Mile: 87,997  
5 Mile: 245,160
- **Business**  
#of Businesses: 306  
# of Employees: 2,002
- **Household**  
1 Mile: 4,067  
3 Mile: 37,591  
5 Mile: 104,981
- **Average Household Income**  
1 Mile: \$107,980  
3 Mile: \$102,505  
5 Mile: \$104,007
- **Traffic Count**  
W 12 Mile Road &  
Evergreen Road: 21,784

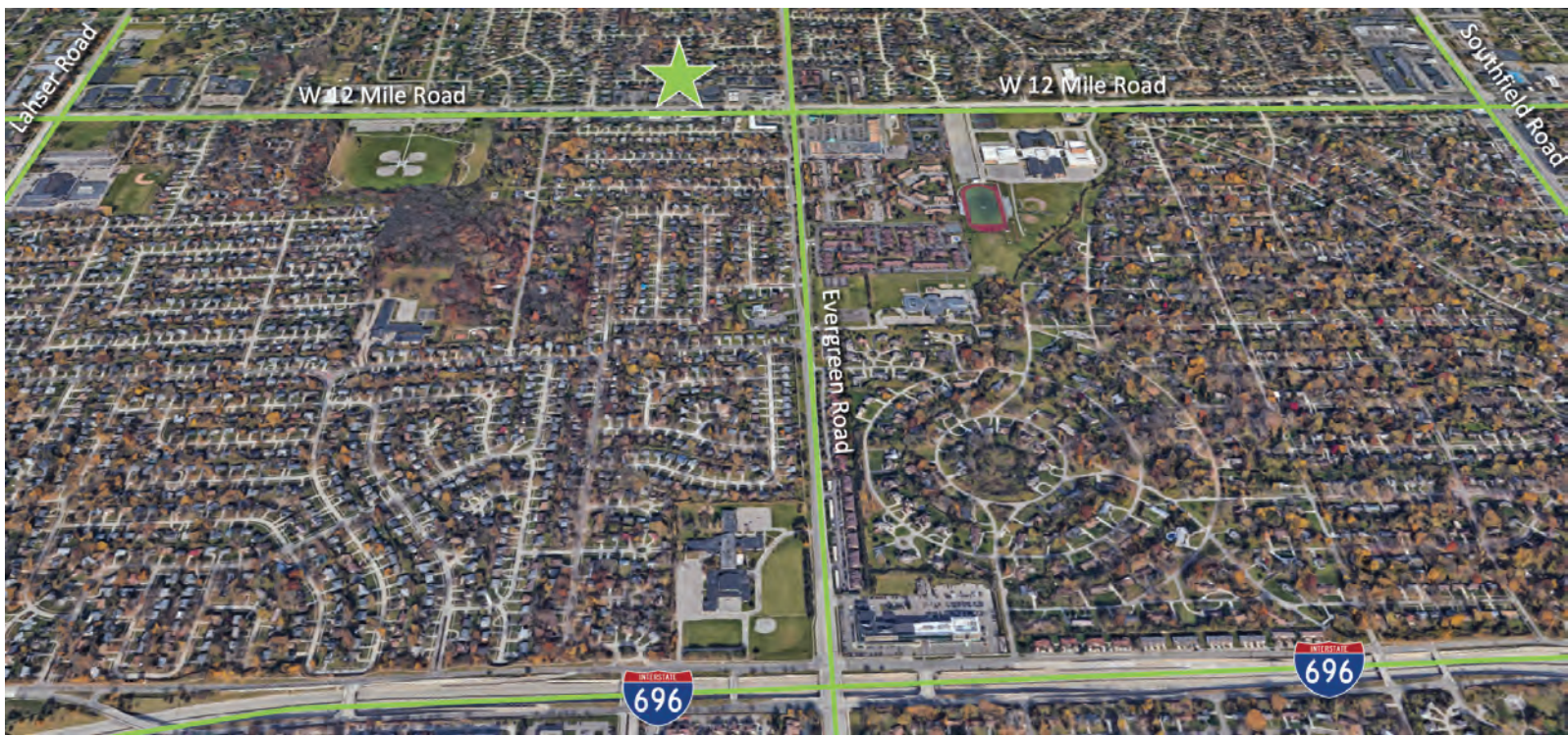
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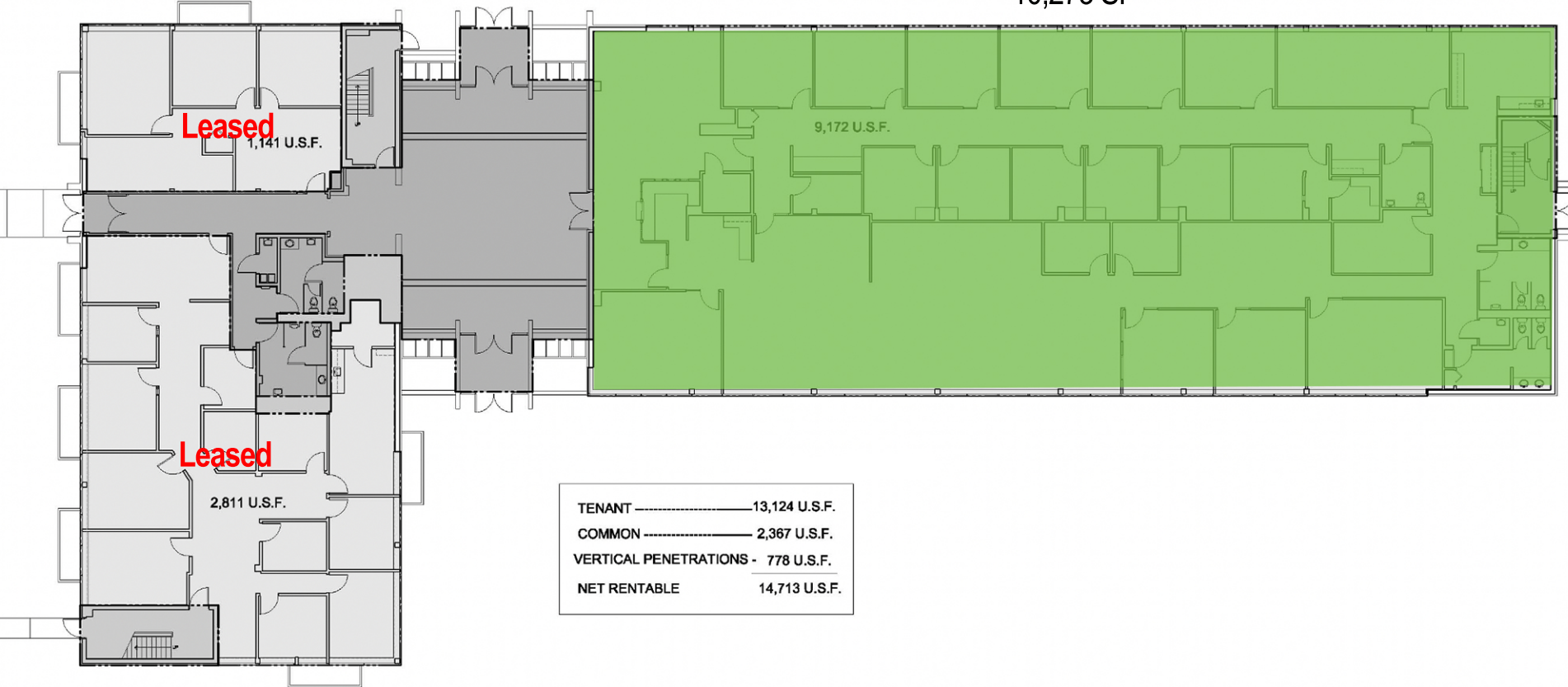
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Vacant  
Suite 103  
10,273 SF



TENANT	13,124 U.S.F.
COMMON	2,367 U.S.F.
VERTICAL PENETRATIONS	778 U.S.F.
NET RENTABLE	14,713 U.S.F.

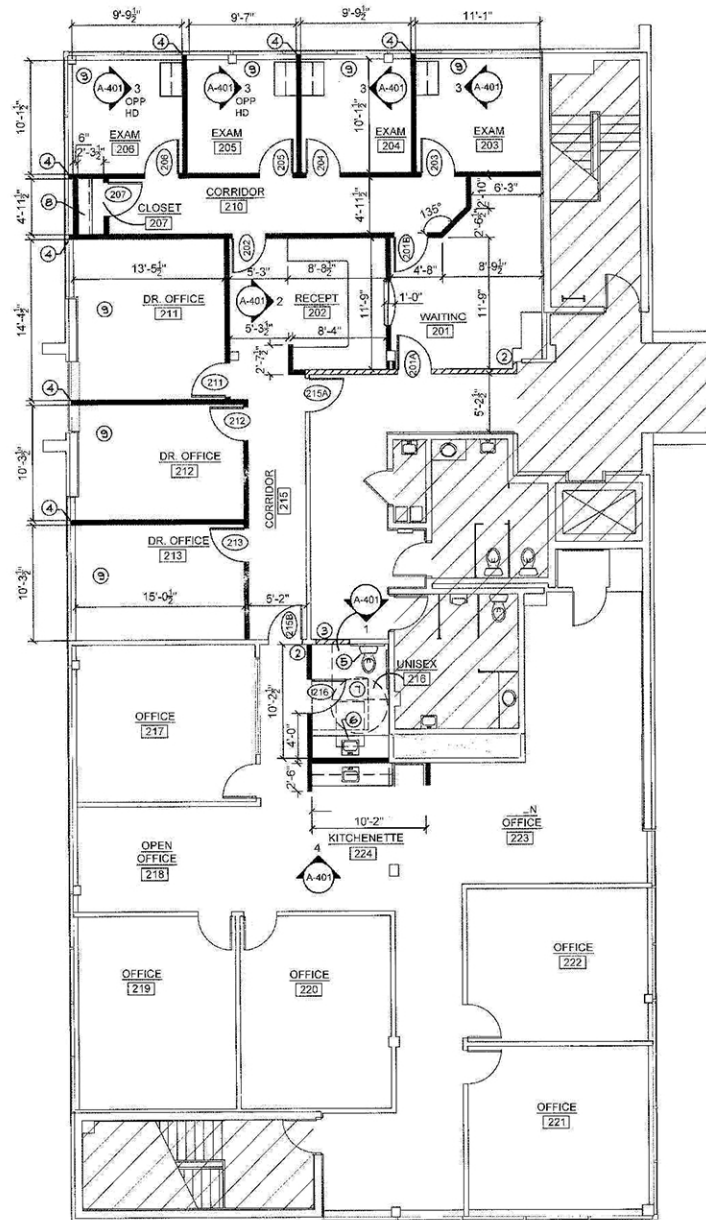
DO NOT SCALE



20300 W 12 Mile Road  
Southfield, MI 48076

First Floor  
For More Information Please Call:  
248.710.8000





DO NOT SCALE



20300 W 12 Mile Road  
Southfield, MI 48076

Suite 201  
4,509 SF  
For More Information Please Call:  
248.710.8000

