

OFFICE FOR SALE OR LEASE

8451 Boulder Ct

Walled Lake, Michigan 48390

LEASE RATE	SALE PRICE	TOTAL AVAILABLE	LEASE TYPE
$17.00/SF	$2,700,000	8,944 SF	+ Electric

About the Property

Discounted lease rate of $17.00/SF for a qualified full-floor user on a 5+ year term. Two (2) Tenants with active leases on the second floor. Lower-level production area with bathrooms and garage access.

Property Highlights

- Built in 1998
- 23,637 SF +/- Office Building For Sale
- The first floor will be vacant upon closing
- 24,750 Annual Average Daily Traffic on Martin Road
- Brick and metal roof construction
- Secluded, quiet location with wooded views
- TLM (Technology/Light Manufacturing) zoning
- Multiple entrances with a common area reception desk



Kevin N. Tamer
Vice President / Associate Broker
734.624.3729
knt@team-core.com



Samuel A. McLean
Vice President
248.935.7237
sam@team-core.com



Spencer T. Wittebort
Associate
248.885.4668
stw@team-core.com

Team CORE, LLC
248.710.8000
team-core.com

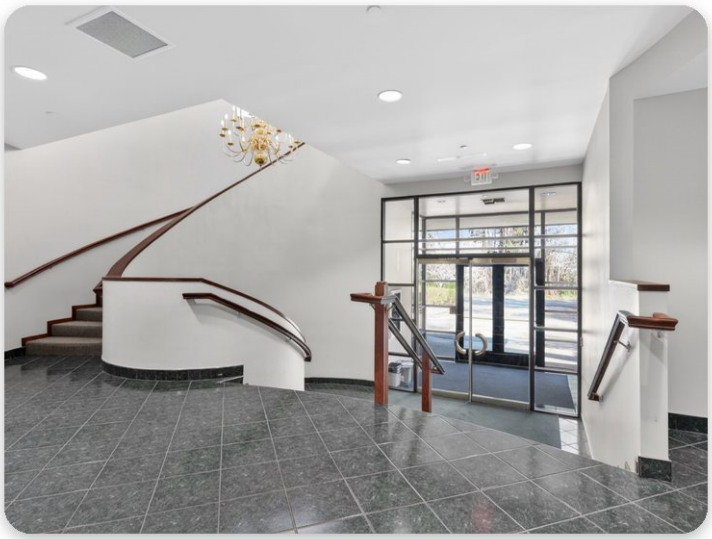
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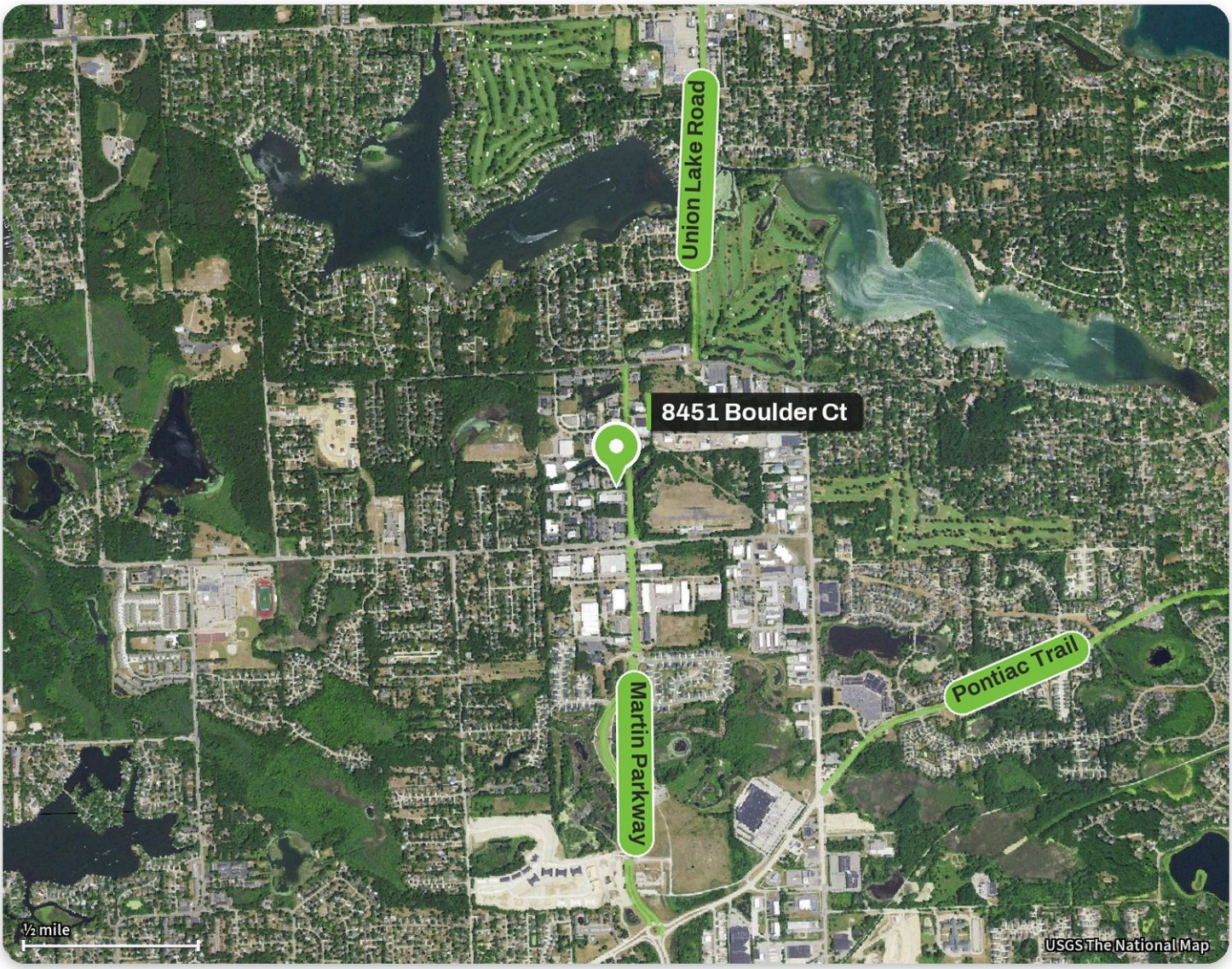


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Location

8451 Boulder Ct sits in Walled Lake, with quick access to the surrounding Oakland County business corridor and the dining, services and amenities that go with it.

Ready When You Are

Currently sale price $2,700,000, lease rate $17.00/SF. Team CORE owns, manages and leases across Southeast Michigan, so tours, questions and paperwork are handled by the same team.

Schedule a tour

248.710.8000



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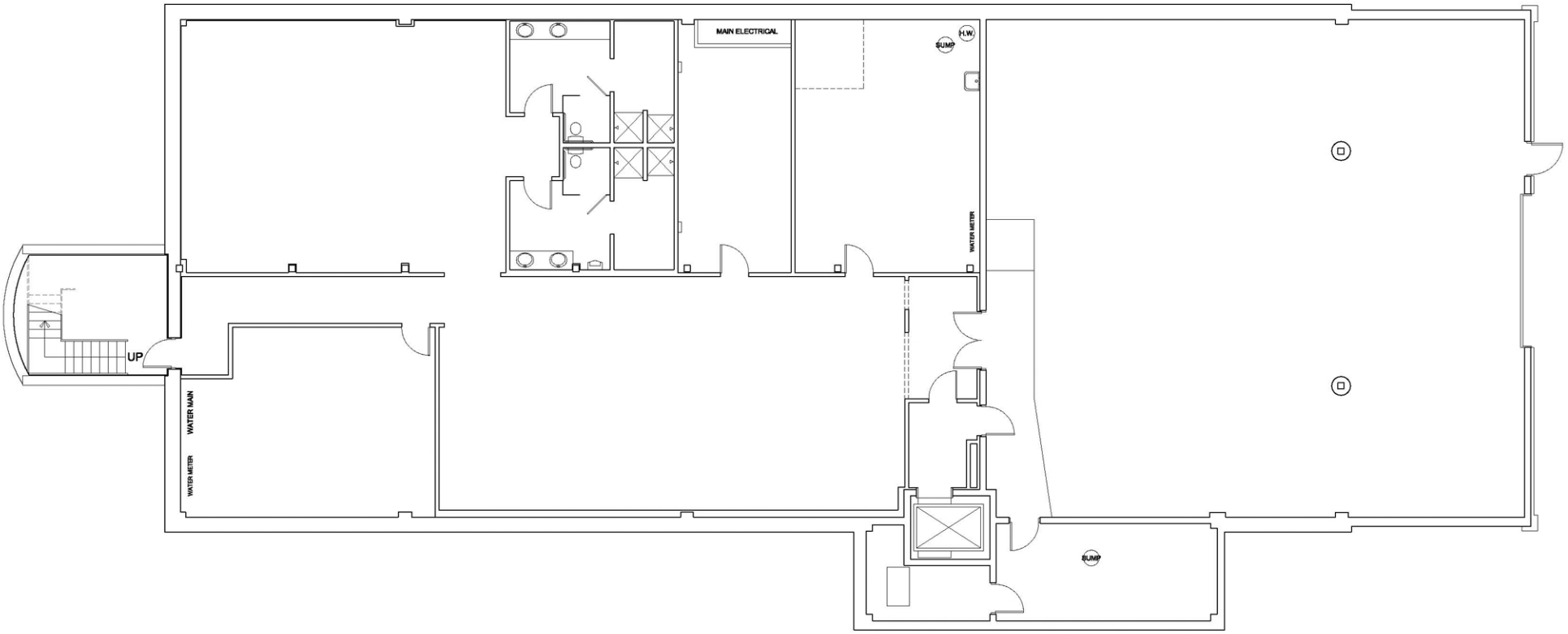


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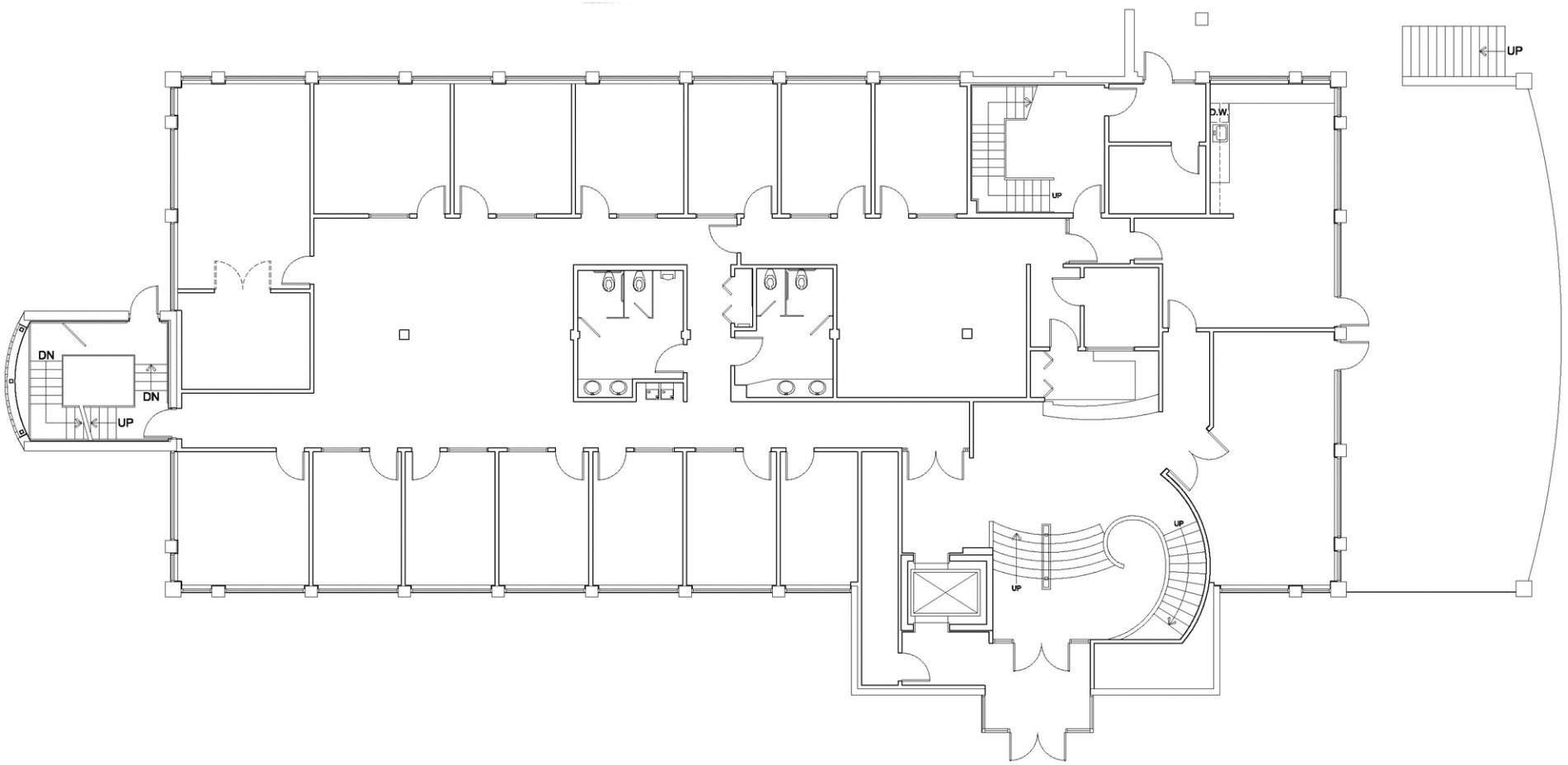
DO NOT SCALE

TEAM CORE
consultants of real estate

8451 Boulder Court
Walled Lake, MI 48390

Lower Level
8,819 SF
For More Information Please Call:
248.710.8000

NORTH



DO NOT SCALE

TEAM CORE
consultants of real estate

8451 Boulder Court
Walled Lake, MI 48390

First Level
8,994 SF
For More Information Please Call:
248.710.8000

NORTH