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THOMAS DUKE
COMMERCIAL REAL ESTATE

30555 Southfield Road

30555 Southfield Road Southfield, MI 48076



FOR LEASE

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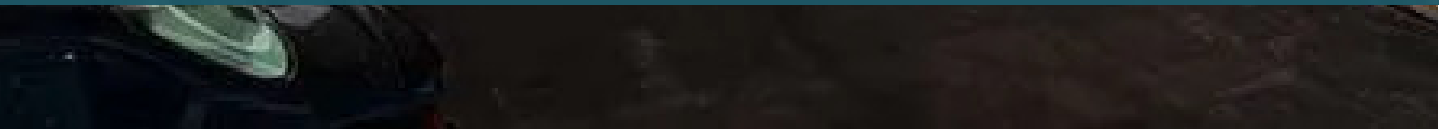

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Lease Rate: $17 SF/yr (Gross + Electric)

DESCRIPTION

This iconic mid-century modern building has been renovated in the 1960s style with floor to ceiling glass and great views from as high as the fifth floor. Rates are extremely competitive. This well known building is only one mile south of Birmingham and two miles north of I-696.

PROPERTY HIGHLIGHTS

- Mid-Century modern 60,000 sq. ft. building
- Great views with floor-to-ceiling glass
- Minutes south of Birmingham at an affordable rate
- Fun and stylish interior renovated with retro-professional finishes of all common areas and suites
- Building signage available for larger tenants
- Advanced connectivity offerings and multiple fiber operators are available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future-proofing

For more information, please contact: Jordan Schafer / 248.476.3700 / jschafer@thomasduke.com
Trevor Duke / 248.476.3700 / trevor@thomasduke.com

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BUILDING INFORMATION

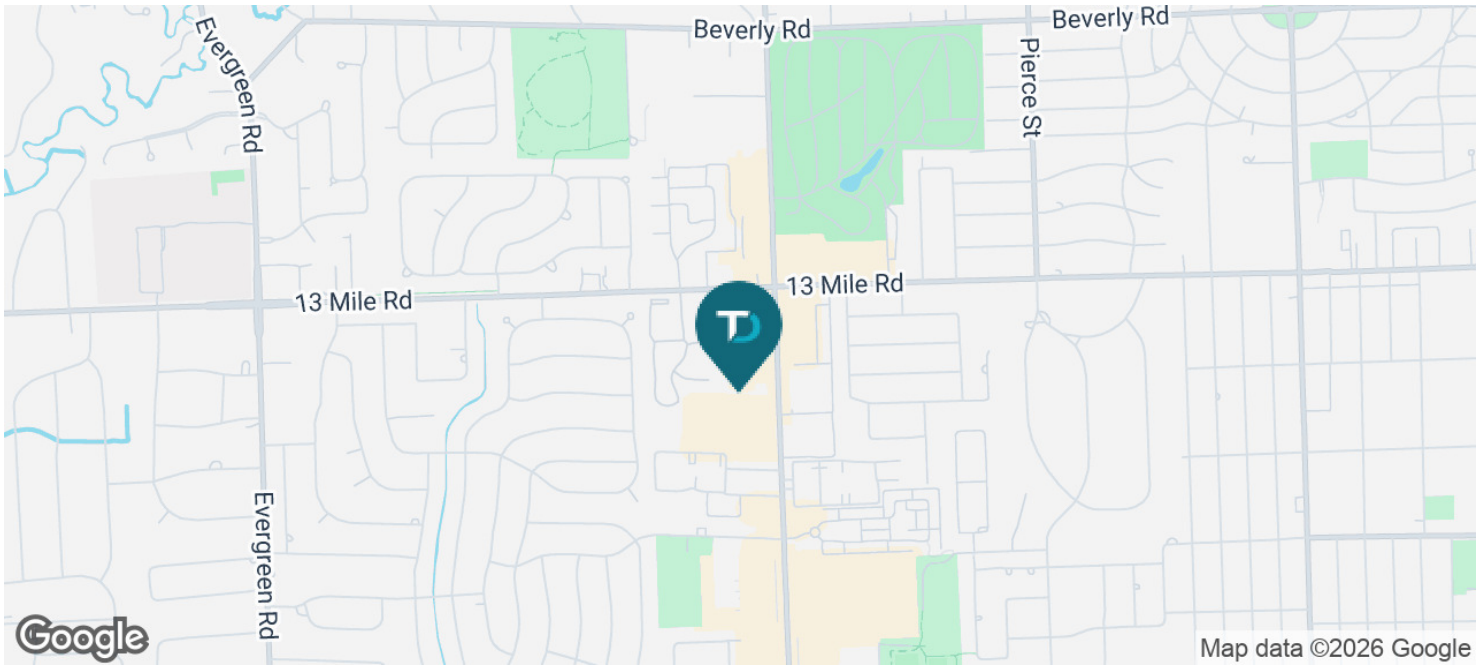
Building Size:	57,480 SF
Year Built:	1968
Last Renovated:	2019
Number of Floors:	5
Parking Spaces:	226
Base Tax:	$0.75 per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

PROPERTY INFORMATION

Lot Size:	3.05 Acres
Property Type:	Office
Zoning	Office
Traffic Count:	48,046 VPD on Southfield Road
APN:	24-11-226-012

LOCATION INFORMATION

30555 Southfield Building is located just one mile south of Birmingham. This building is ideally located on the west side of Southfield Road, just south of 13 Mile Road. I-696 is located just two miles south of the 30555 Southfield Building with access to M-10 and M-24 just five minutes away.



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AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite 200	$17.00 SF/yr	Gross + Electric	3,911 SF	
Suite 315	$17.00 SF/yr	Gross + Electric	2,725 SF	
Suite 400	$17.00 SF/yr	Gross + Electric	500 - 11,595 SF	Full floor plate available. Can be modified to fit the tenant's needs.
Suite 500	$17.00 SF/yr	Gross + Electric	4,411 SF	
Suite 530	$17.00 SF/yr	Gross + Electric	826 SF	

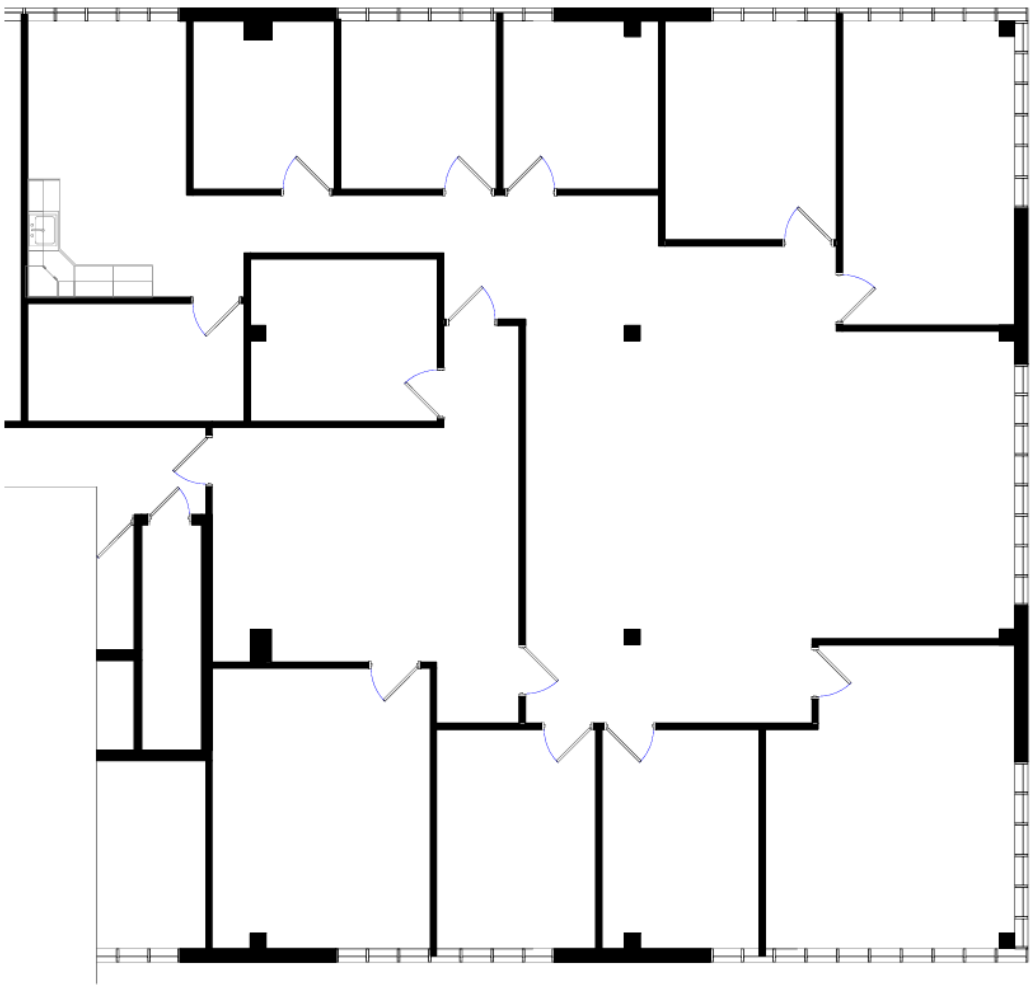
ADDITIONAL PHOTOS







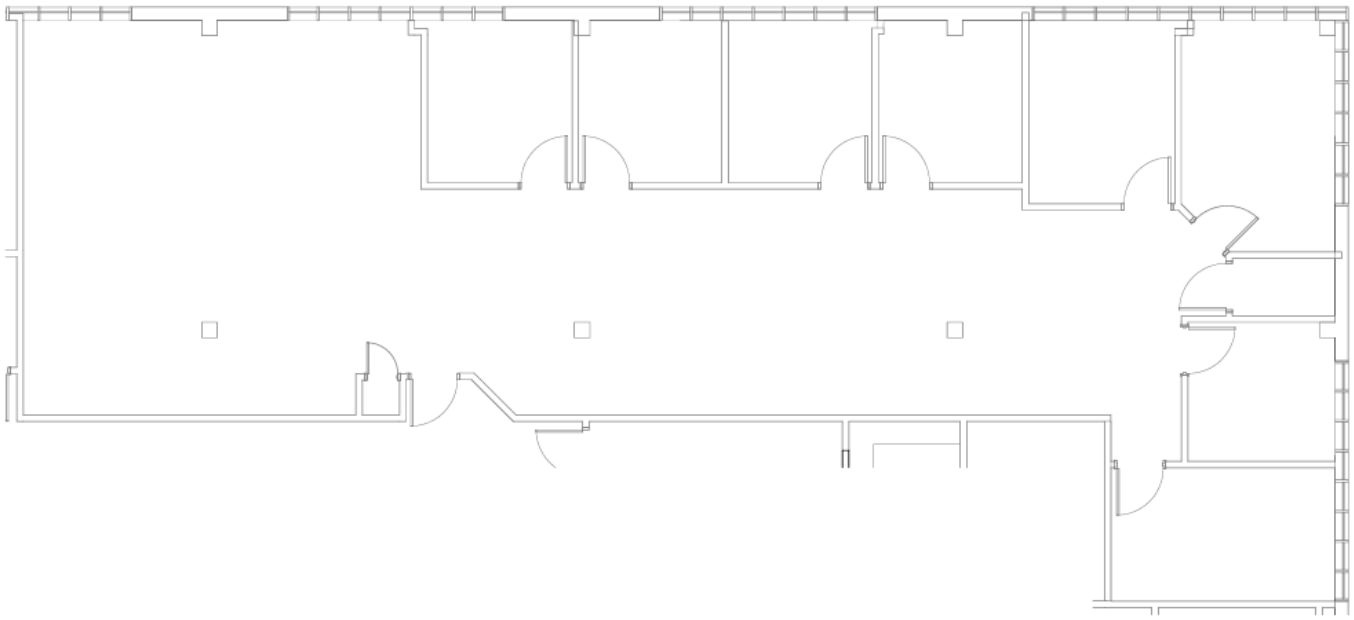




NORTH

SUITE 200
30555 SOUTHFIELD RD. , SOUTHFIELD
3,431 U.S.F./ 3,911 R.S.F.

14 % COMMON FACTOR
SCALE: NOT TO SCALE



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SUITE 315 - 30555 SOUTHFIELD RD.

1/8" = 1'-0"

2,390 USF / 2,725 RSF
14% COMMON FACTOR

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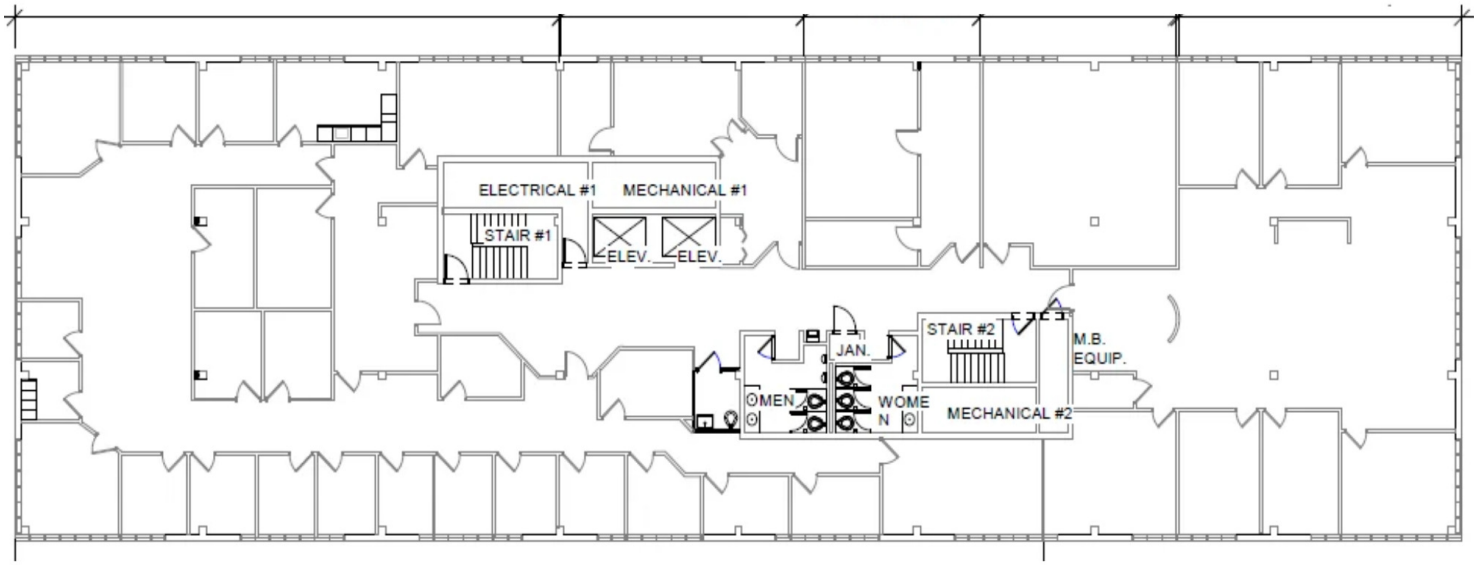

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LEVEL 4 - 30555 SOUTHFIELD RD.

1/16" = 1'-0"

Suite 400
Full Floor Available

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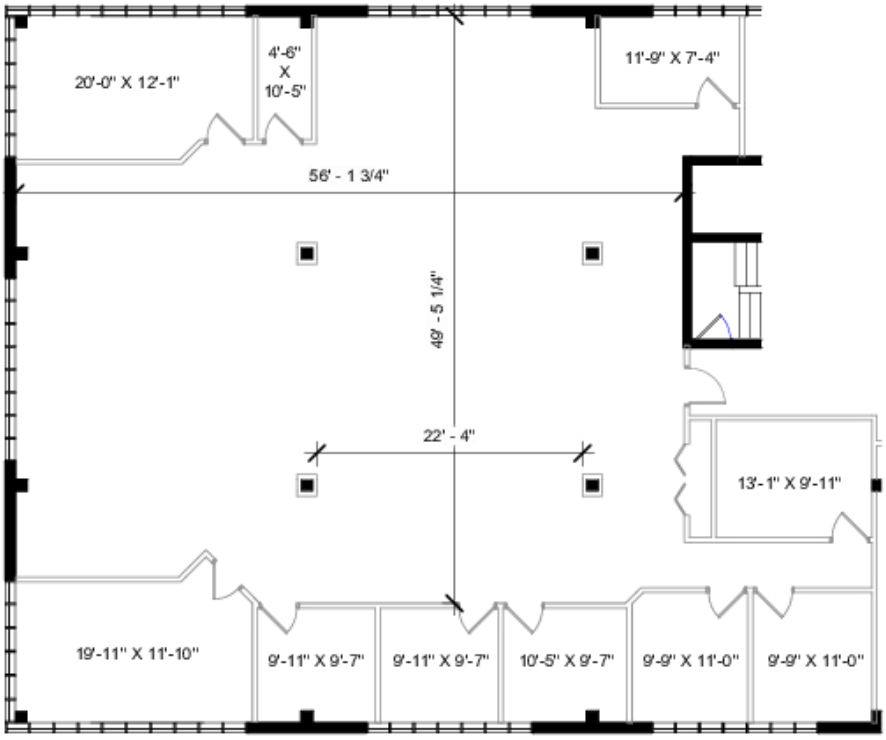
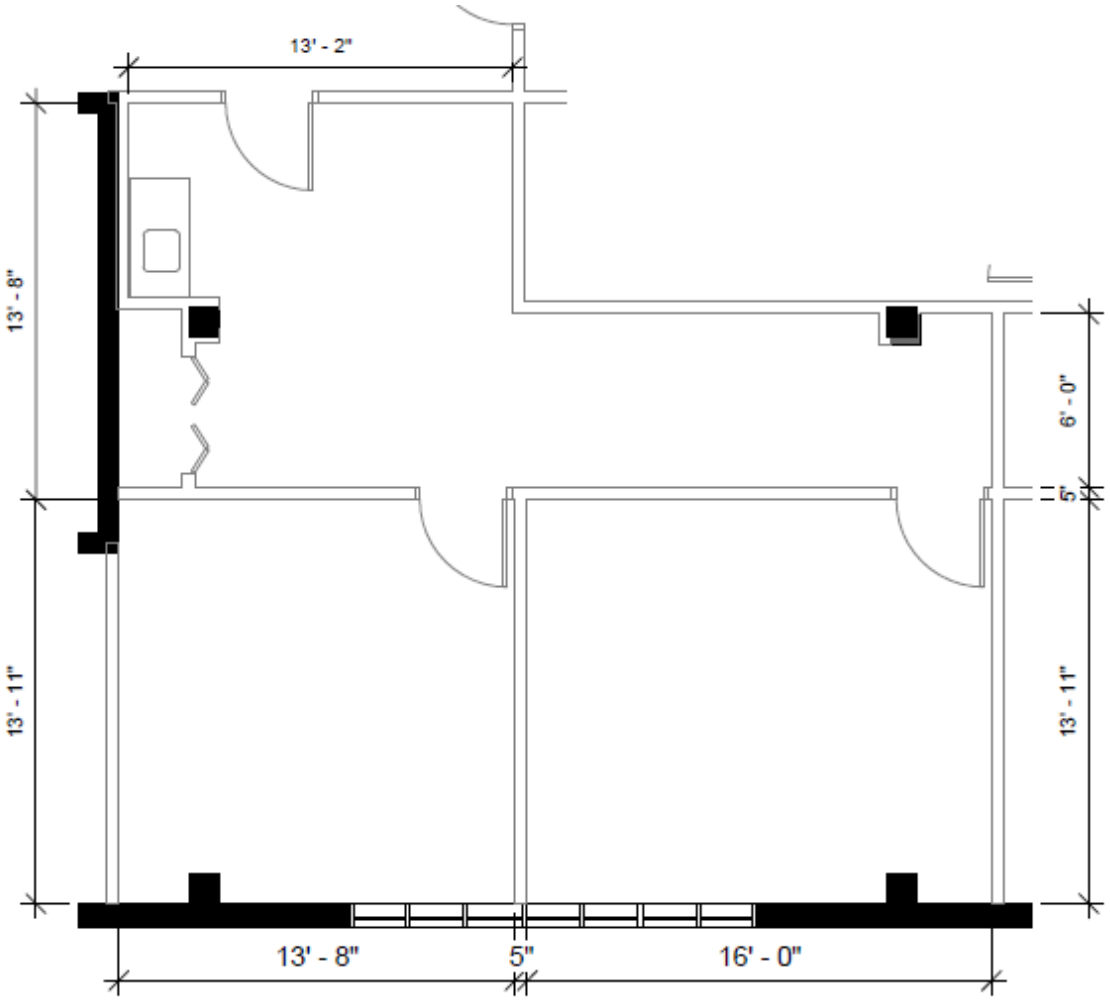


NORTH

SUITE 500
30555 SOUTHFIELD RD. , SOUTHFIELD
3,869 USF / 4,411 RSF

14 % COMMON FACTOR
SCALE: NOT TO SCALE

Suite 500 has not yet been updated but is ready for a custom build out for any office tenant. The existing floor plan can be modified as needed.



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SUITE 530 - 30555 SOUTHFIELD RD.

3/16" = 1'-0"

725 USF / 826 RSF
14% COMMON FACTOR

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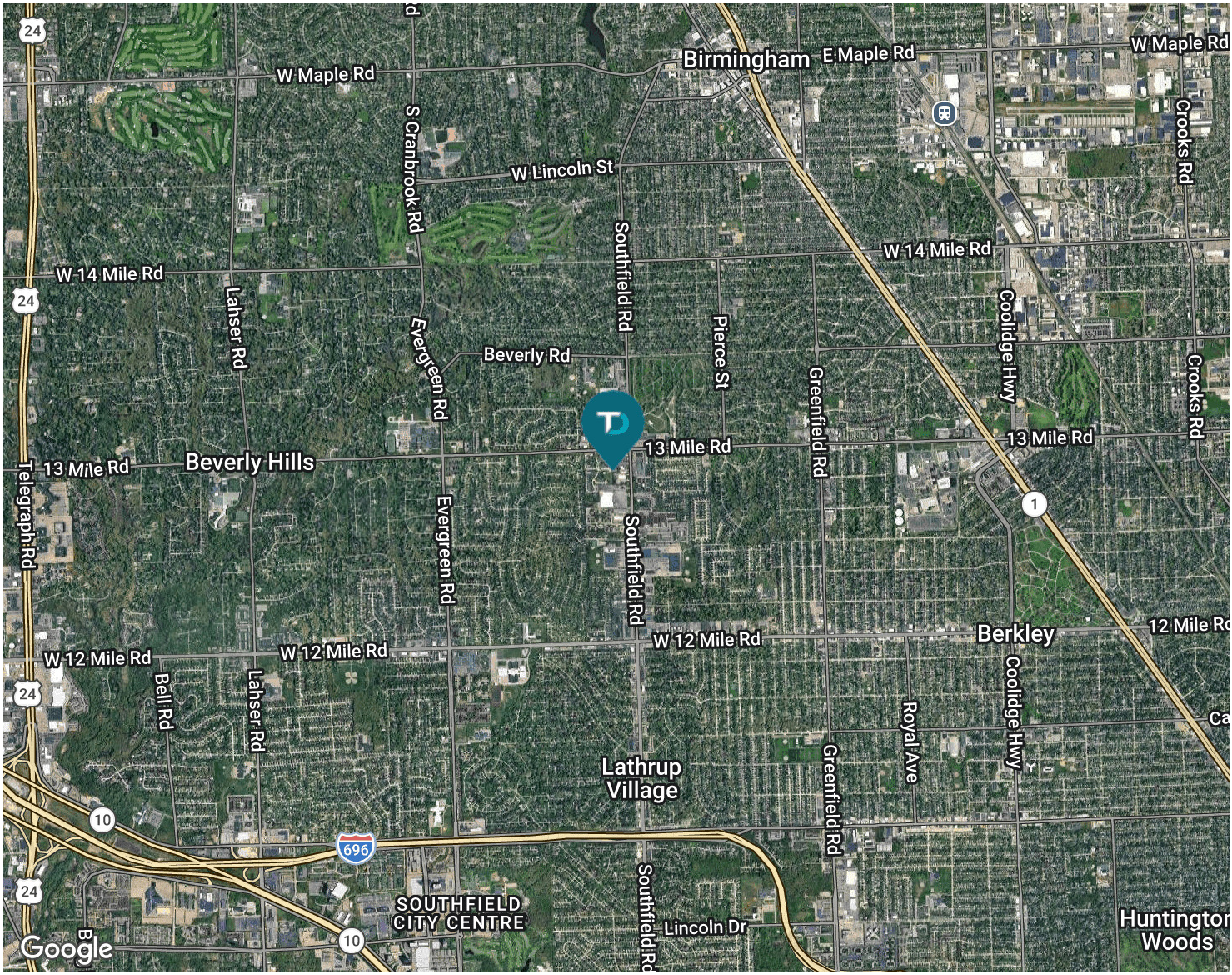

DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	12,634	107,234	257,977
Median age	42.6	42.3	42.2
Total households	5,045	44,977	111,258
Average HH income	$85,337	$101,353	$94,482
Average house value	$198,508	$283,921	$294,008