EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

30555 Southfield Road

30555 Southfield Road Southfield, MI 48076



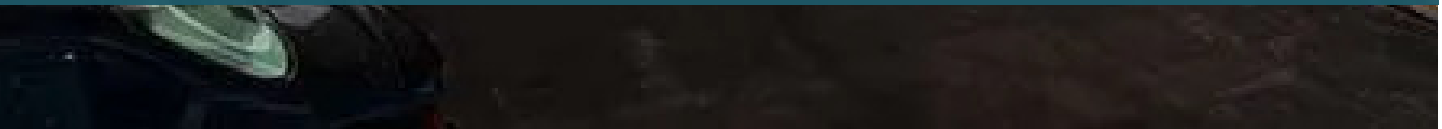
FOR LEASE

GetReal*quality*
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WWW.THOMASDUKE.COM

FOR LEASE

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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
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BUILDING INFORMATION

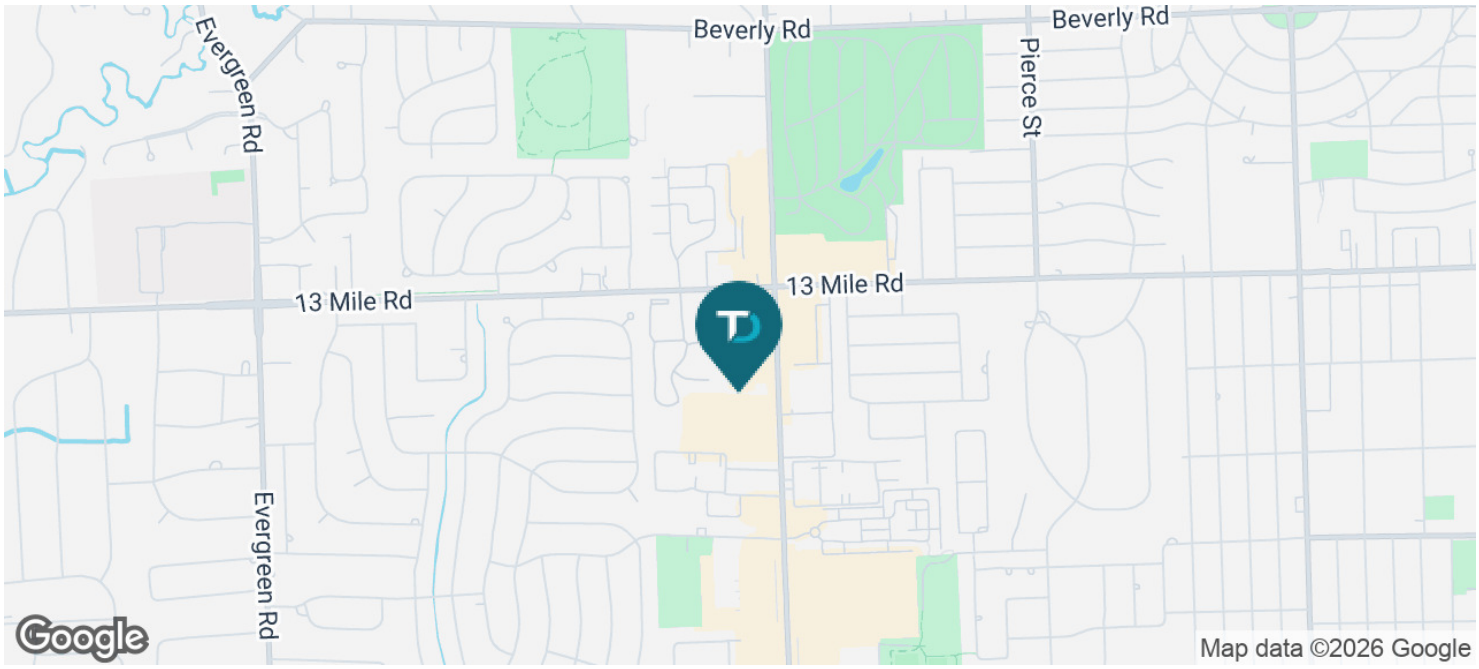
Building Size:	57,480 SF
Year Built:	1968
Last Renovated:	2019
Number of Floors:	5
Parking Spaces:	226
Base Tax:	$0.75 per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

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 150	$17.00 SF/yr	Gross + Electric	1,483 SF	
Suite 200	$17.00 SF/yr	Gross + Electric	3,911 SF	
Suite 400	$17.00 SF/yr	Gross + Electric	3,125 SF	
Suite 405	$17.00 SF/yr	Gross + Electric	777 SF	
Suite 420	$17.00 SF/yr	Gross + Electric	703 SF	
Suite 440	$17.00 SF/yr	Gross + Electric	5,702 SF	
Suite 500	$17.00 SF/yr	Gross + Electric	4,411 SF	
Suite 530	$17.00 SF/yr	Gross + Electric	1,917 SF	

ADDITIONAL PHOTOS





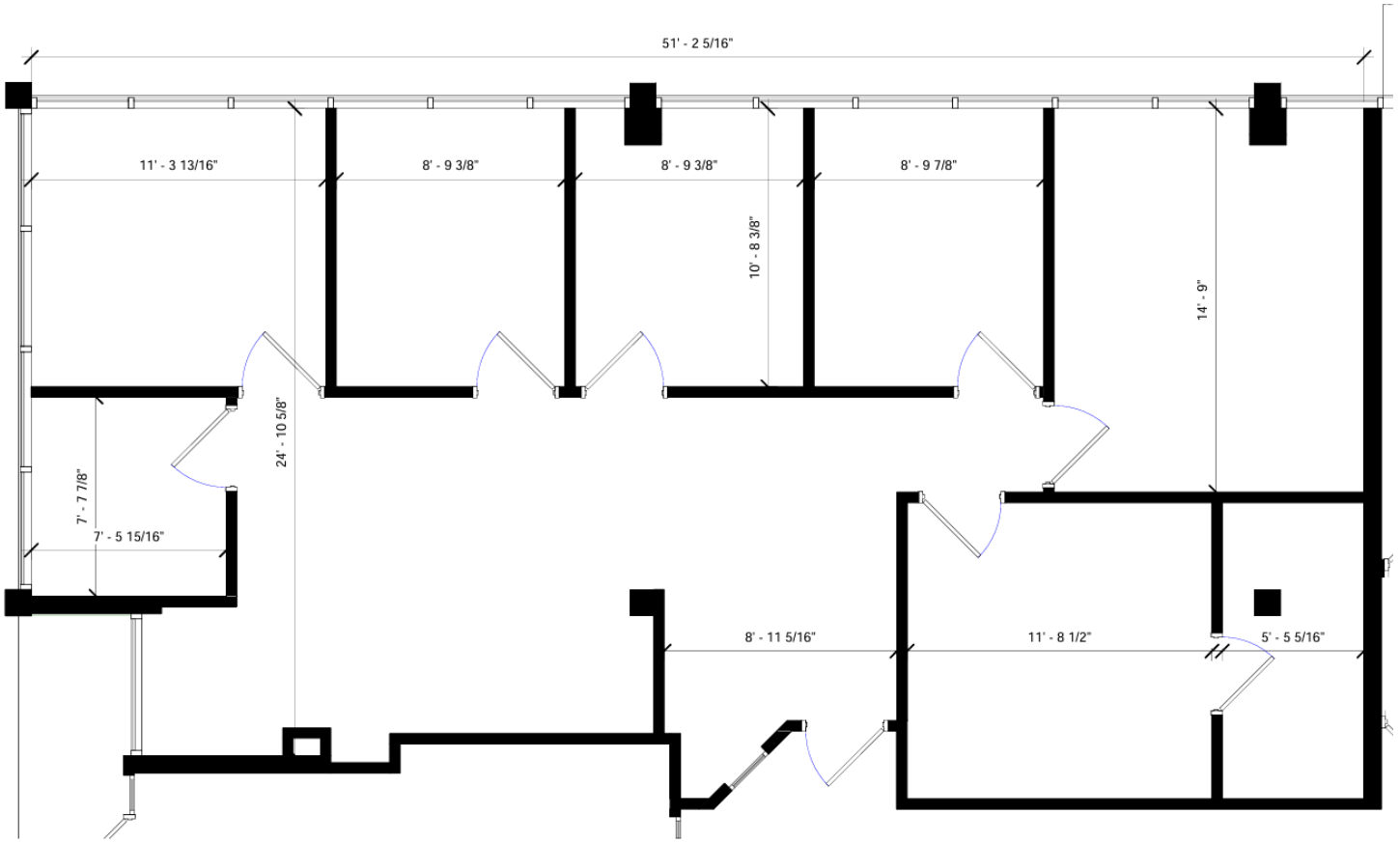




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30555 Southfield Road

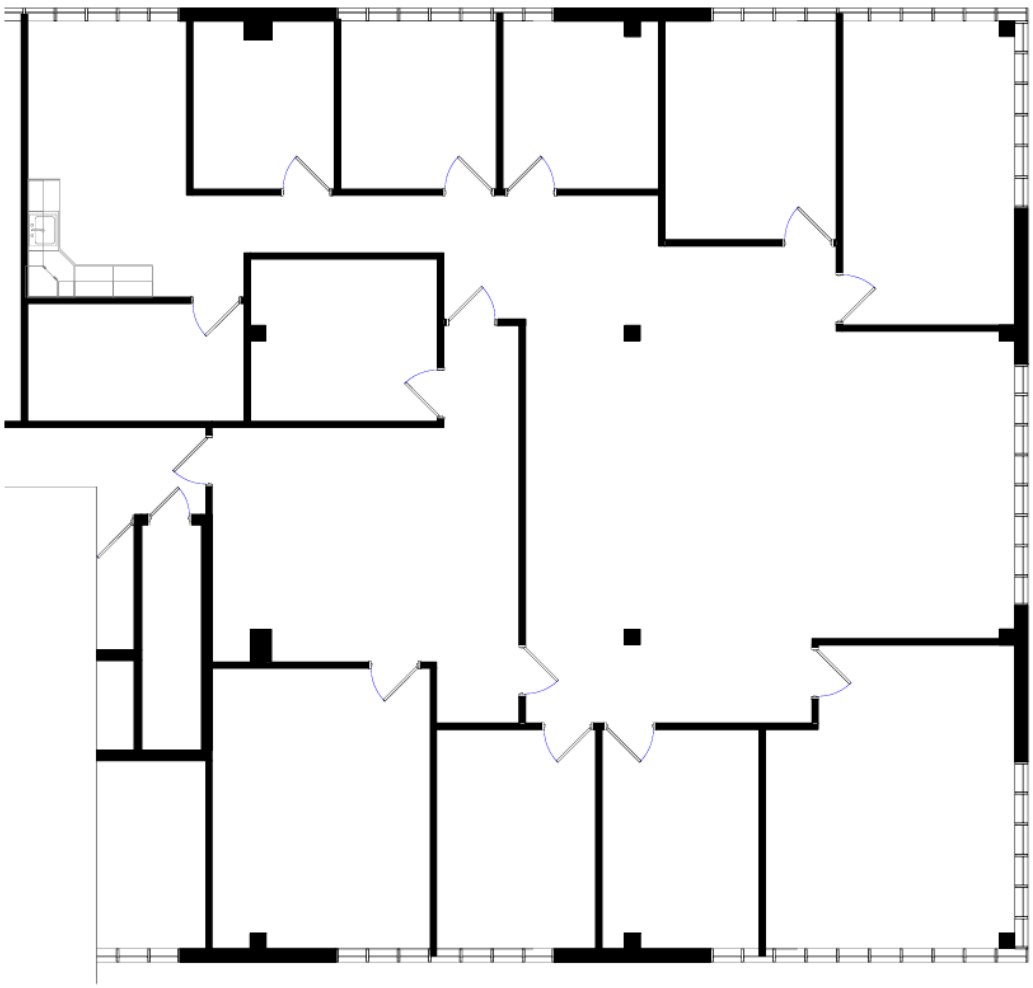
30555 Southfield Road Southfield, MI 48076



NORTH

SUITE 150
30555 SOUTHFIELD RD. , SOUTHFIELD
1,301 U.S.F./ 1,483 R.S.F.

14 % COMMON FACTOR
SCALE: NOT TO SCALE

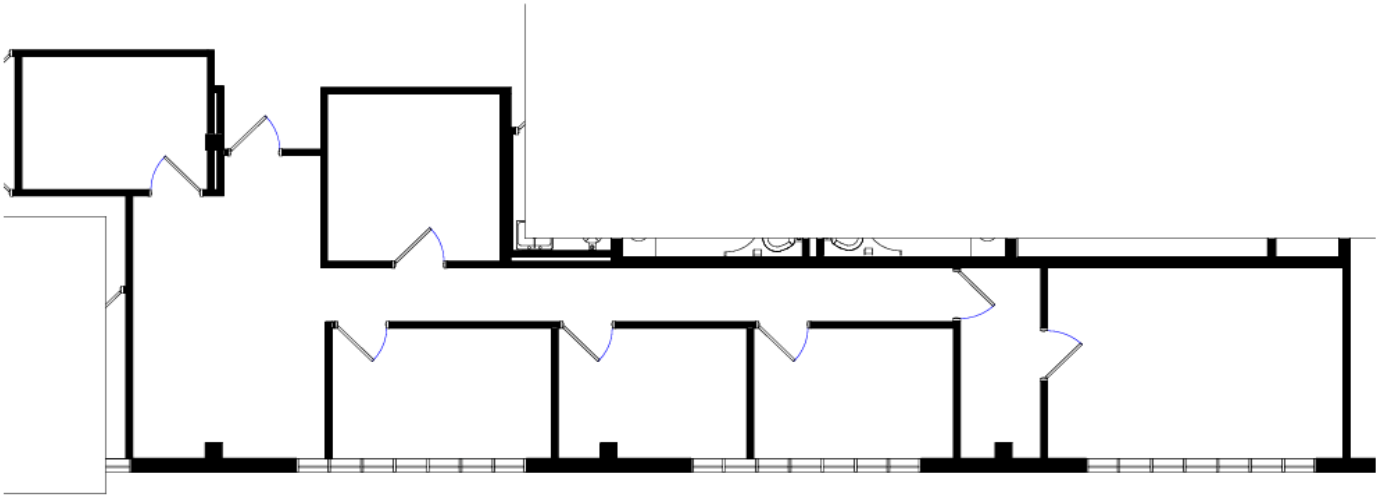


NORTH

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

14 % COMMON FACTOR
SCALE: NOT TO SCALE

- Floor to ceiling windows on South wall
- Plan can be modified to fit Tenant's needs

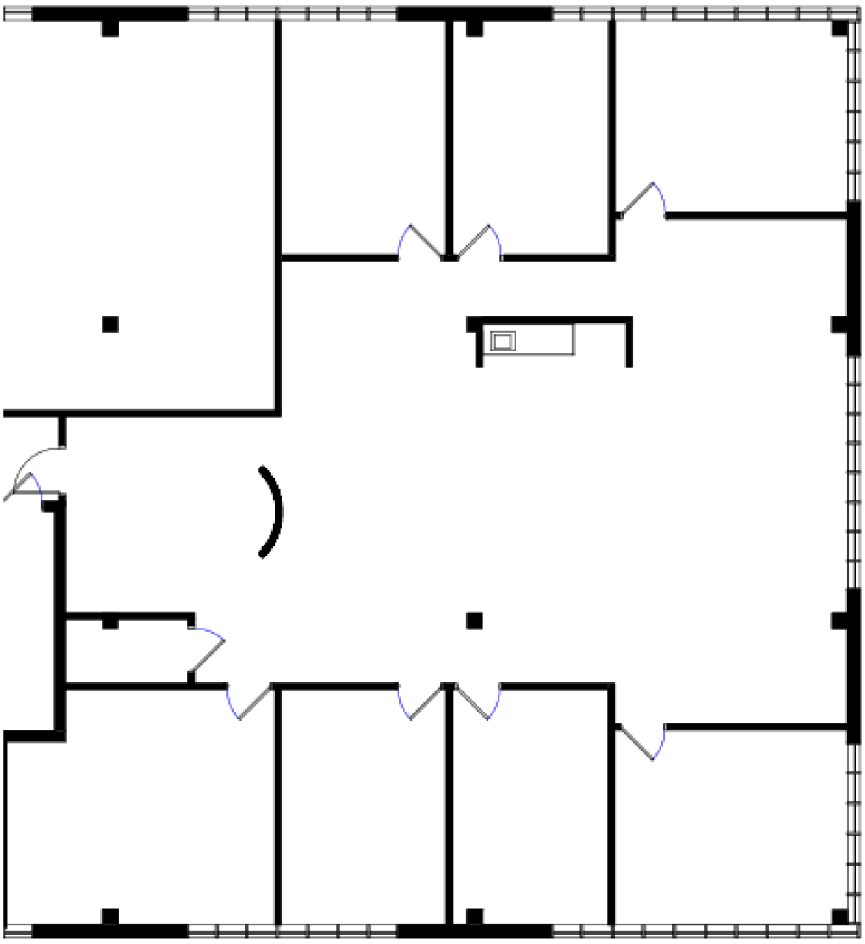


NORTH

SUITE 208
30555 SOUTHFIELD RD. , SOUTHFIELD
1,233 USF/ 1,406 RSF

14 % COMMON FACTOR
SCALE: NOT TO SCALE

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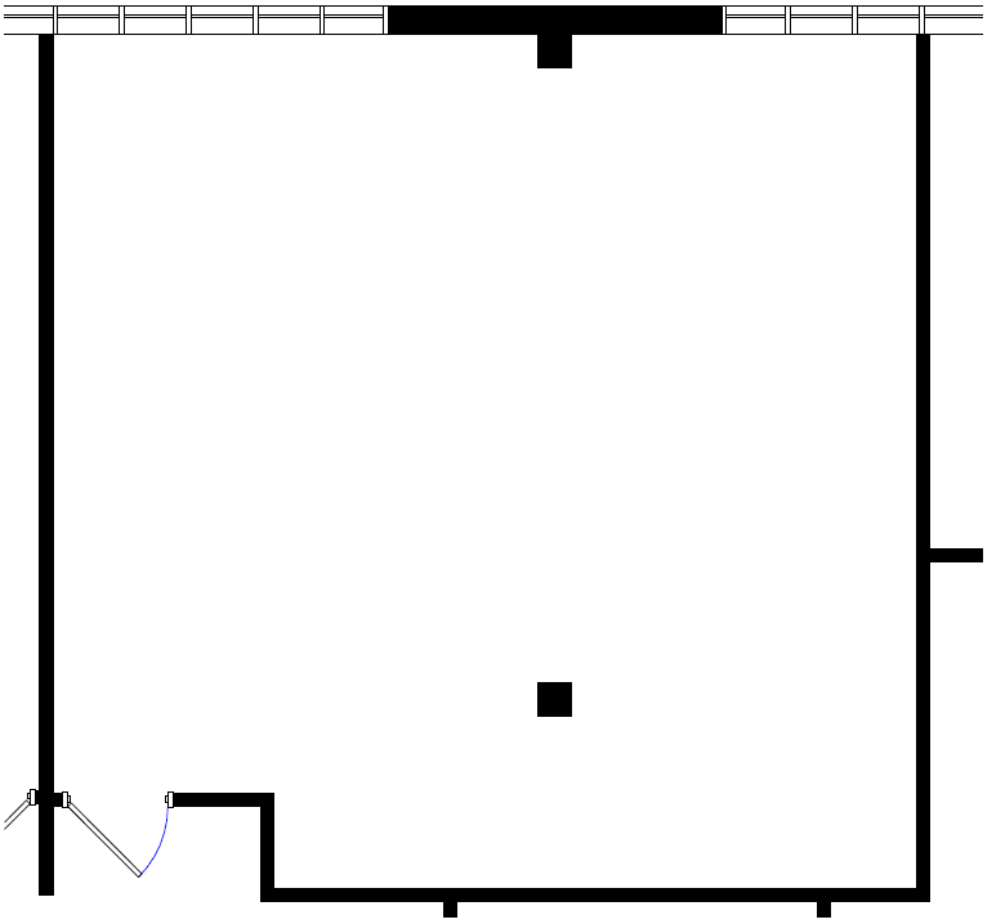


NORTH

SUITE 400
30555 SOUTHFIELD RD. , SOUTHFIELD
2,741 USF/ 3,125 RSF

14 % COMMON FACTOR
SCALE: NOT TO SCALE

Suite 400



NORTH

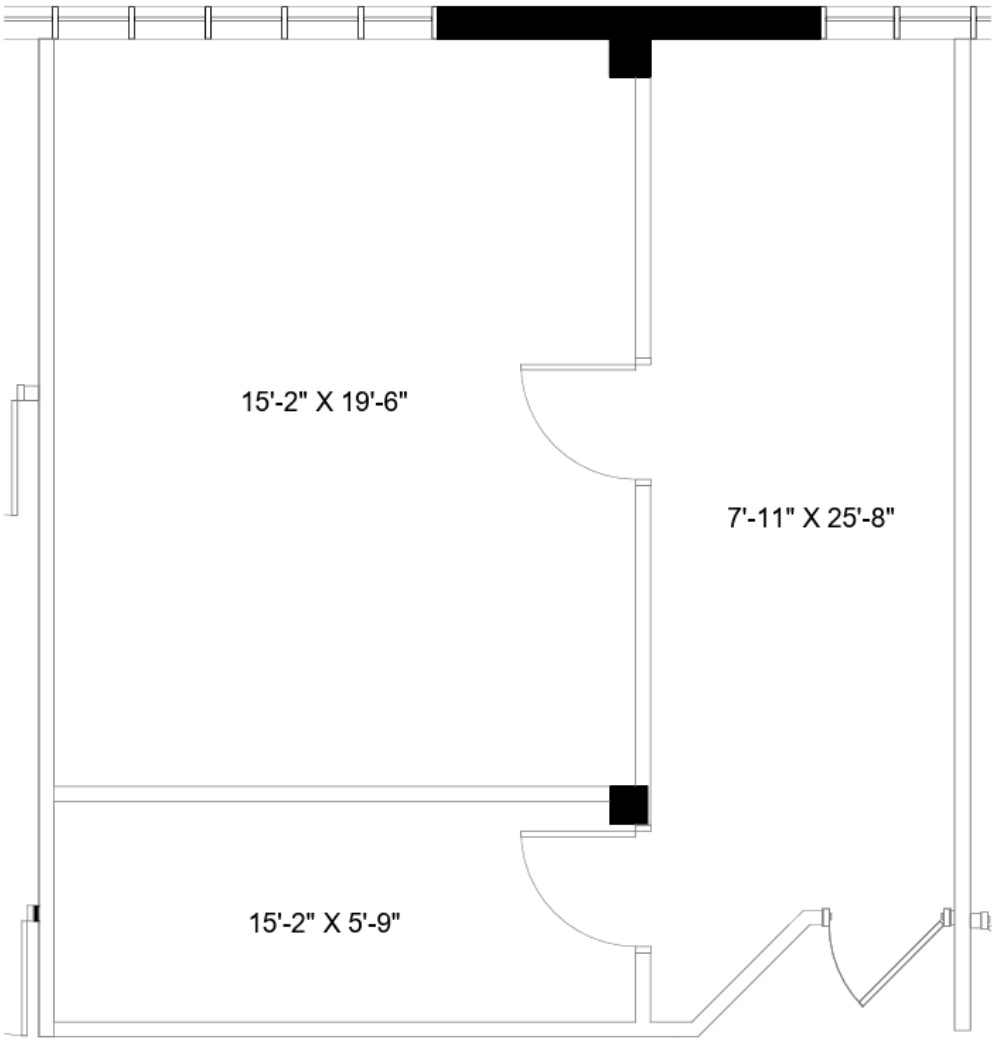
SUITE 405
30555 SOUTHFIELD RD. , SOUTHFIELD
682 USF/ 777 RSF

14 % COMMON FACTOR
SCALE: NOT TO SCALE

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NORTH

SUITE 420
30555 SOUTHFIELD RD. , SOUTHFIELD
617 U.S.F./ 703 R.S.F.

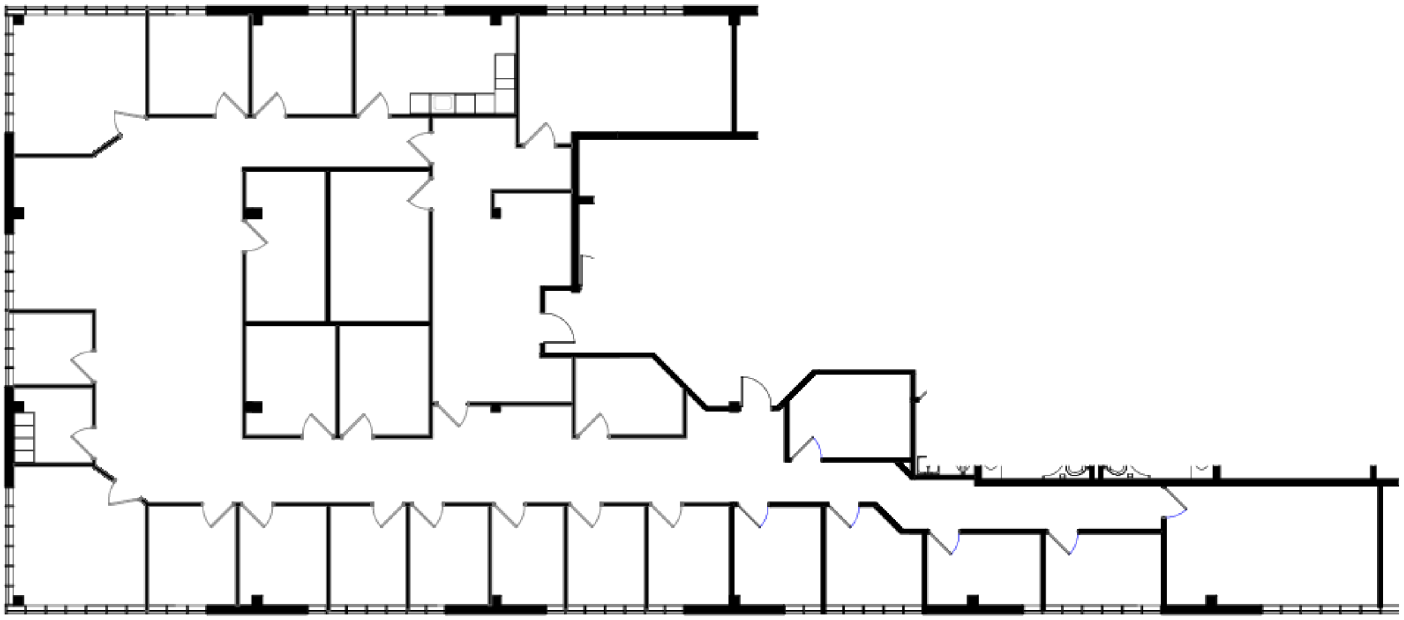
14 % COMMON FACTOR
SCALE: NOT TO SCALE

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NORTH

SUITE 440
30555 SOUTHFIELD RD. , SOUTHFIELD
5,002 USF / 5,702 RSF

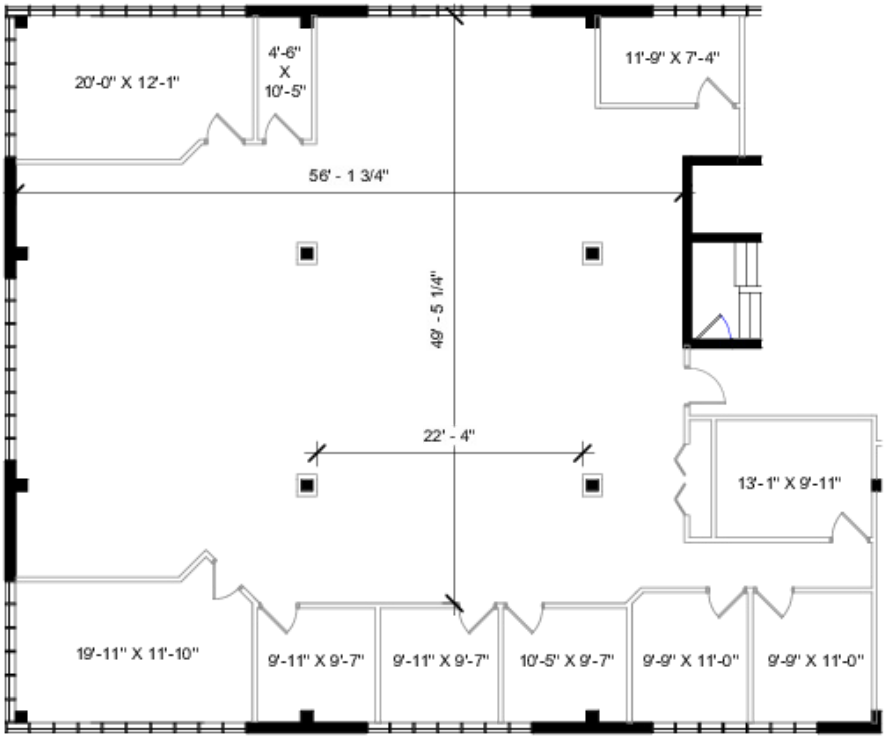
14 % COMMON FACTOR
SCALE: 3/32" = 1'-0"

Suite 440

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NORTH

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

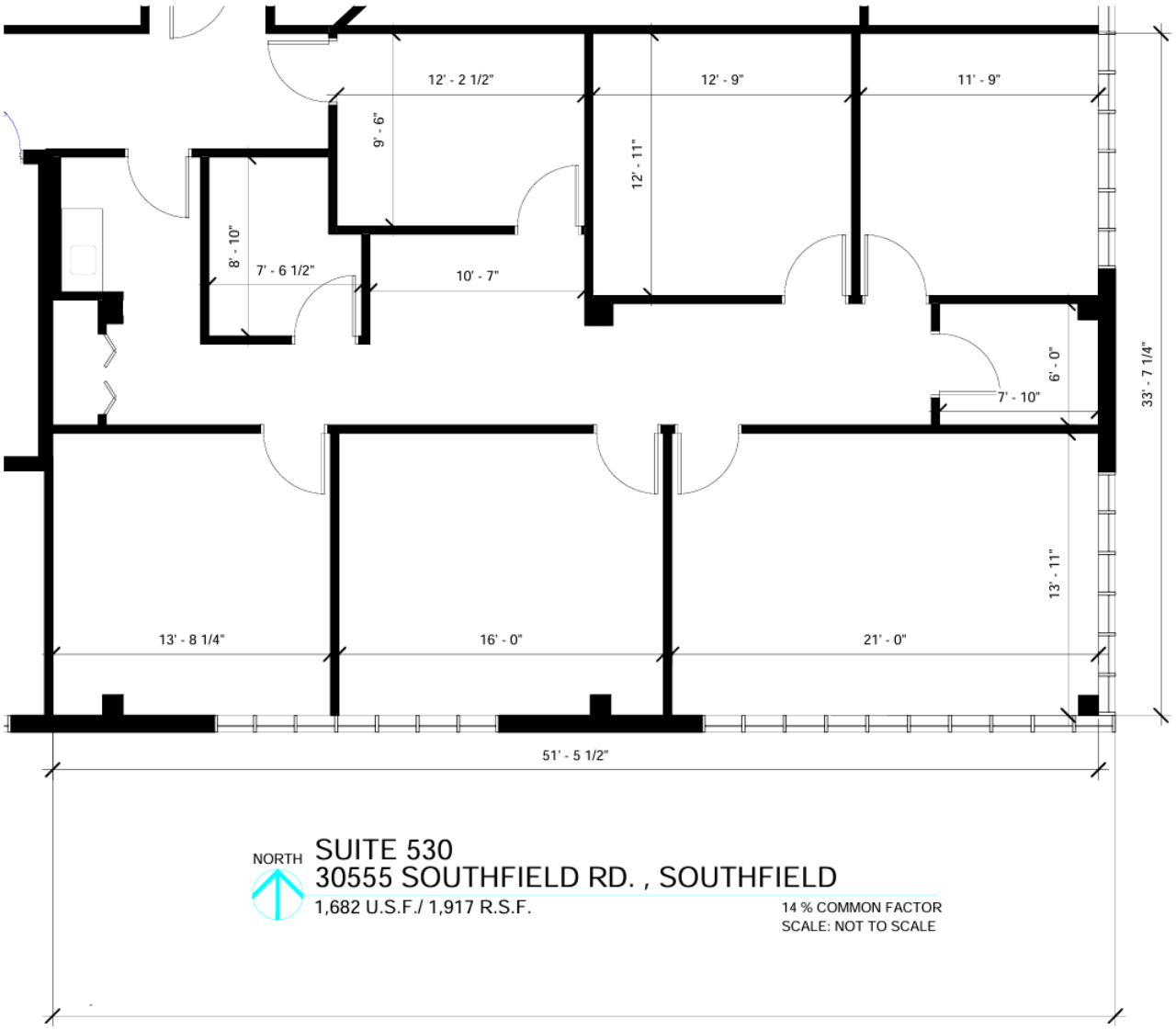
14 % COMMON FACTOR
SCALE: NOT TO SCALE

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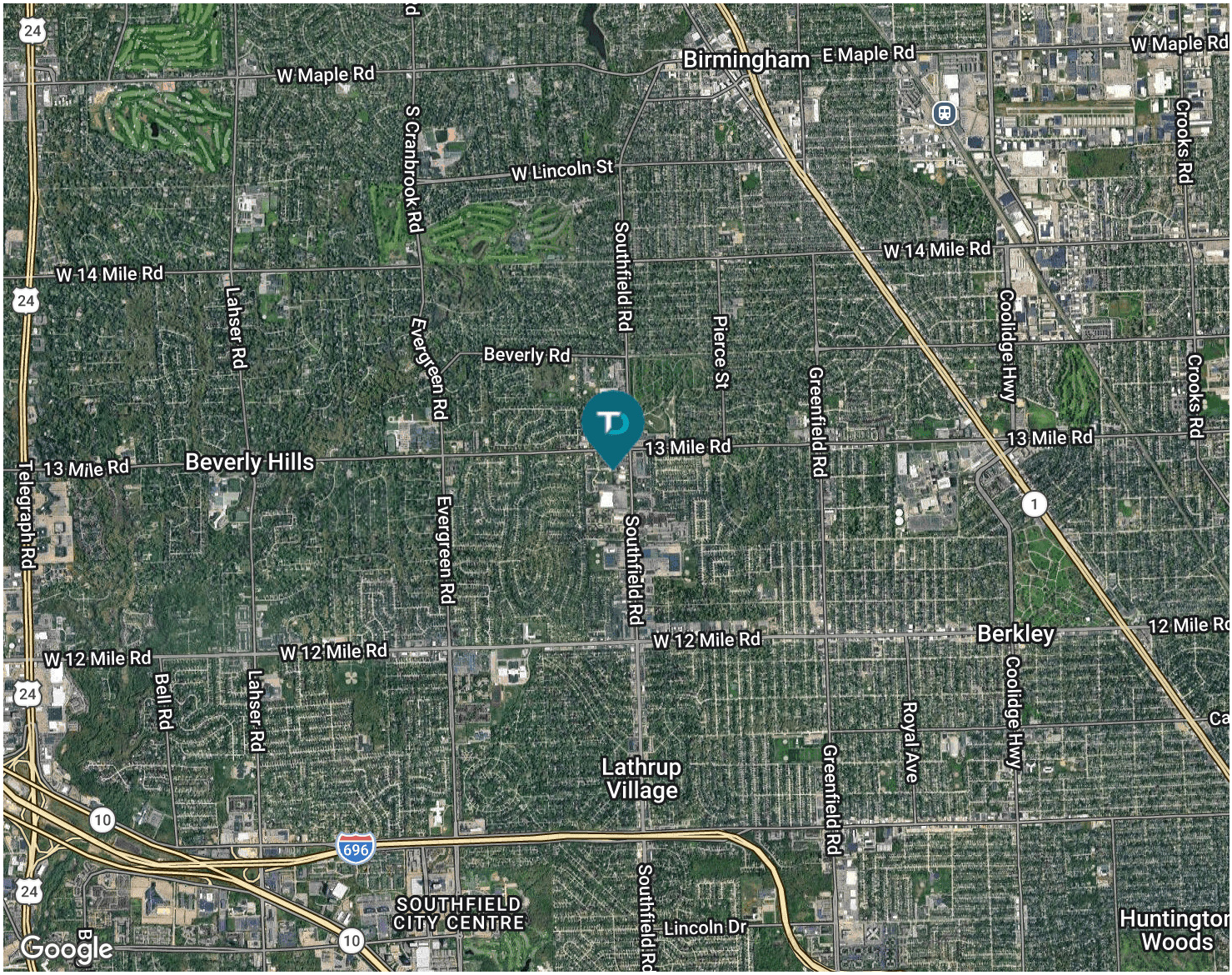
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	12,634	107,234	257,977
Median age	42.6	42.3	42.2
Total households	5,045	44,977	111,258
Average HH income	$85,337	$101,353	$94,482
Average house value	$198,508	$283,921	$294,008

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