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THOMAS DUKE
COMMERCIAL REAL ESTATE

Alpha Drive Office Building

48797 Alpha Drive Wixom, MI 48393



FOR LEASE

GetReal*quality*
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Lease Rate: $13 SF/yr (NNN)

DESCRIPTION

This 39,625 square foot office building is located in Alpha Tech Corporate Park with great exposure to I-96 just east of Wixom Road. Building signage along I-96 is available with exposure to over 157,000 vehicles per day. Alpha Drive Building can be divided for a 10,000 – 30,000 SF requirement, and the floor plan can be modified to fit Tenant's needs.

PROPERTY HIGHLIGHTS

- Building signage available along I-96 with exposure to 157,000 vehicles per day
- New Landscaping in Fall 2022 provides an elegant and positive welcome to all employees
- Private exterior entrances for all Tenants
- The floor plan can be modified to fit Tenant's needs
- Adequate and immediate parking
- Perfect opportunity for a beautiful and updated corporate headquarters
- Advanced connectivity offerings, multiple fiber operators 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: Andrew Goble / 248.476.3700 / agoble@thomasduke.com
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BUILDING INFORMATION

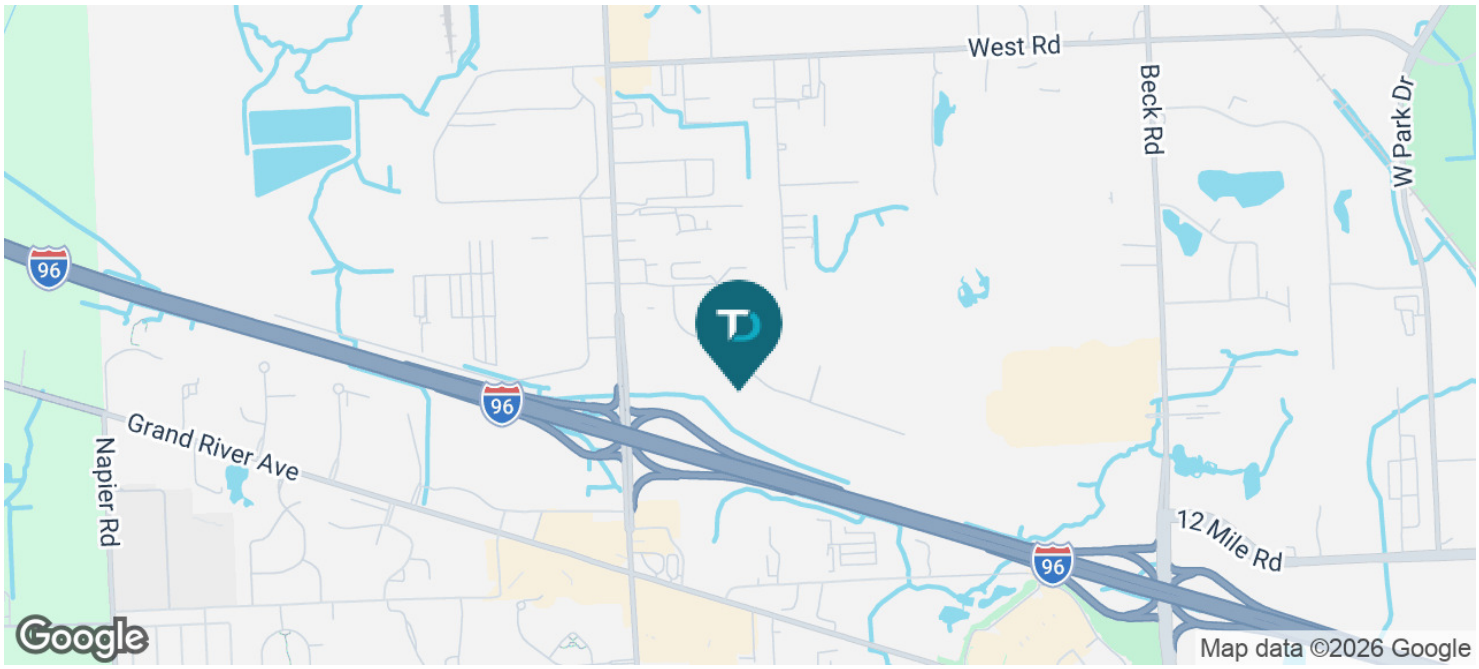
Building Size:	39,625 SF
Year Built:	2000
Number of Floors:	1
Utilities:	City Water & Sanitary Sewer
Janitorial Service:	To be provided by Tenant
2022 NNN:	$4.50/SF
Parking Spaces:	277

PROPERTY INFORMATION

Lot Size:	4.24 Acres
Property Type:	Office
Zoning	IRO
Traffic Count:	32,254 VPD on Wixom Road and 125,002 VPD on I-96
APN:	22-08-327-016

LOCATION INFORMATION

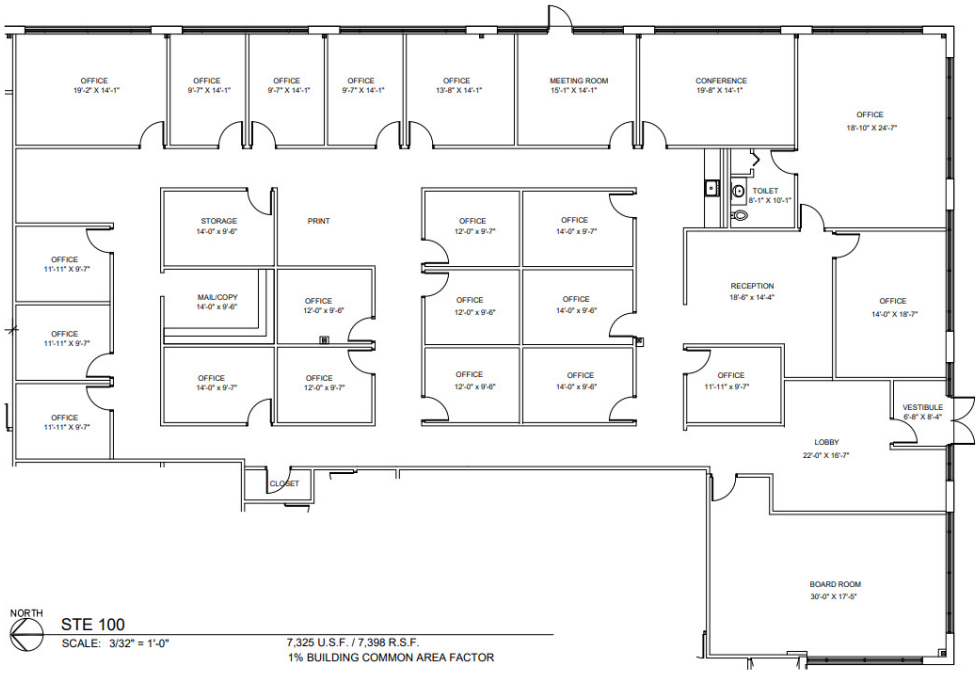
Located on the south side of Alpha Drive, just east of Wixom Road. Alpha Drive Building is just north of I-96 with building signage visible from the expressway. The property is next to new hotel developments which provide convenient lodging for out-of-town visitors or conferences. Just a minute from the expressway, you can reach all areas in SE Michigan quickly and conveniently.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,398 SF	Lease Rate:	$13 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	7,398 SF	NNN	$13.00 SF/yr	Floor plan can be modified to fit tenant needs.

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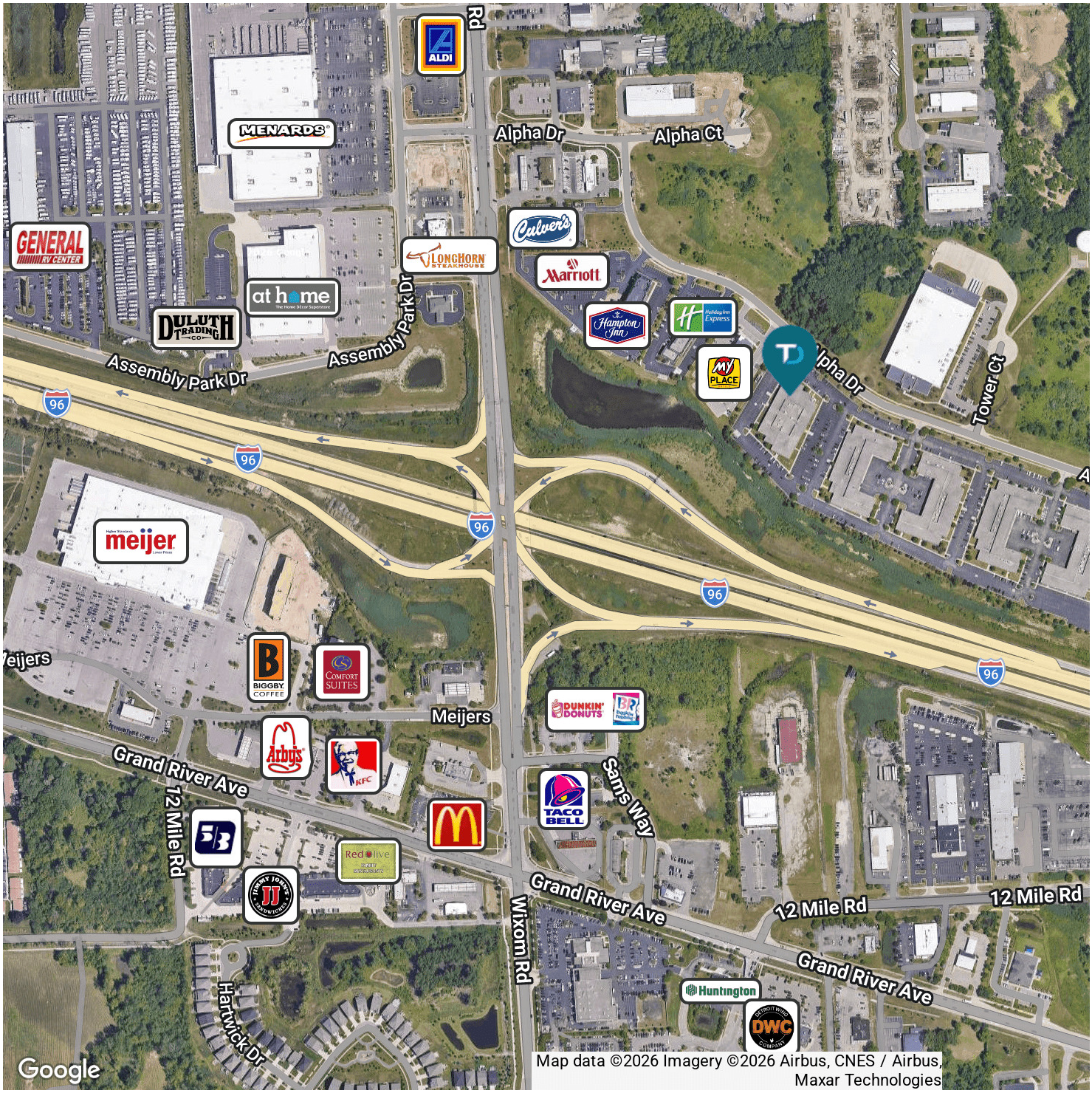


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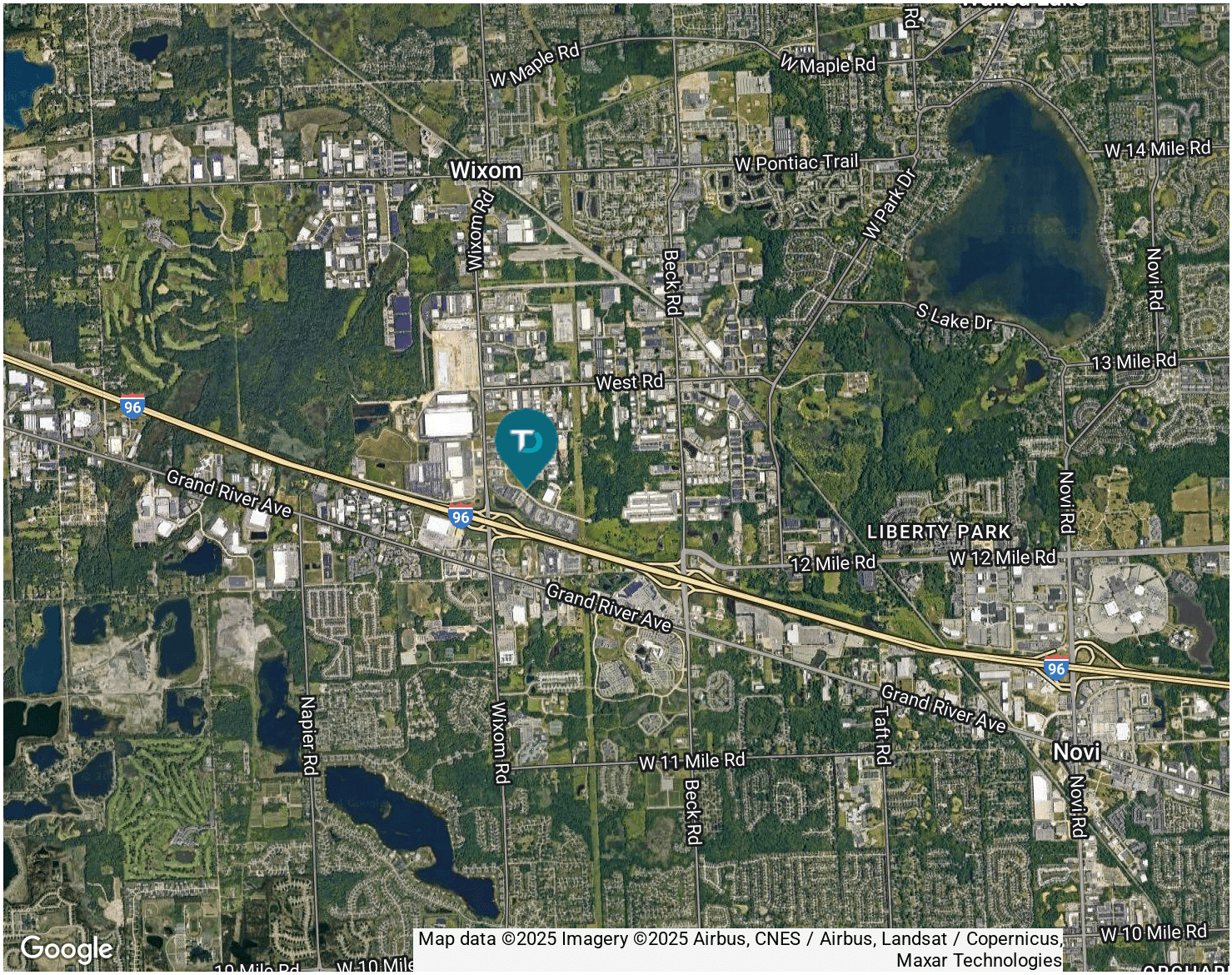
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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	3,164	93,787	386,485
Median age	31.8	37.2	40.0
Total households	1,575	37,538	151,896
Average HH income	$60,345	$94,850	$100,176
Average house value		$255,807	$297,582

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