EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

38000 ASSEMBLY PARK DR

38000 Assembly Park Drive, Wixom, MI 48393



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG
Senior Partner
mszerlag@thomasduke.com

ERIC SZERLAG
Vice President
eszerlag@thomasduke.com

OFFERING SUMMARY: 38000 Assembly Park Drive | Wixom, MI 48393



PROPERTY OVERVIEW

A 36,000 square foot multi-tenant office building for lease along I-96 just west of the Wixom Rd exit

OFFERING SUMMARY

Lease Rate:	$17.75 SF/yr (NNN)
Building Size:	36,000 SF
Available SF:	2,105 - 25,000 SF
Year Built:	2019
Zoning:	PUD

PROPERTY HIGHLIGHTS

- Free Standing, 3 Story Office Building.
- Currently under construction.
- Completion date Summer of 2018.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 38000 Assembly Park Drive | Wixom, MI 48393

BUILDING INFORMATION

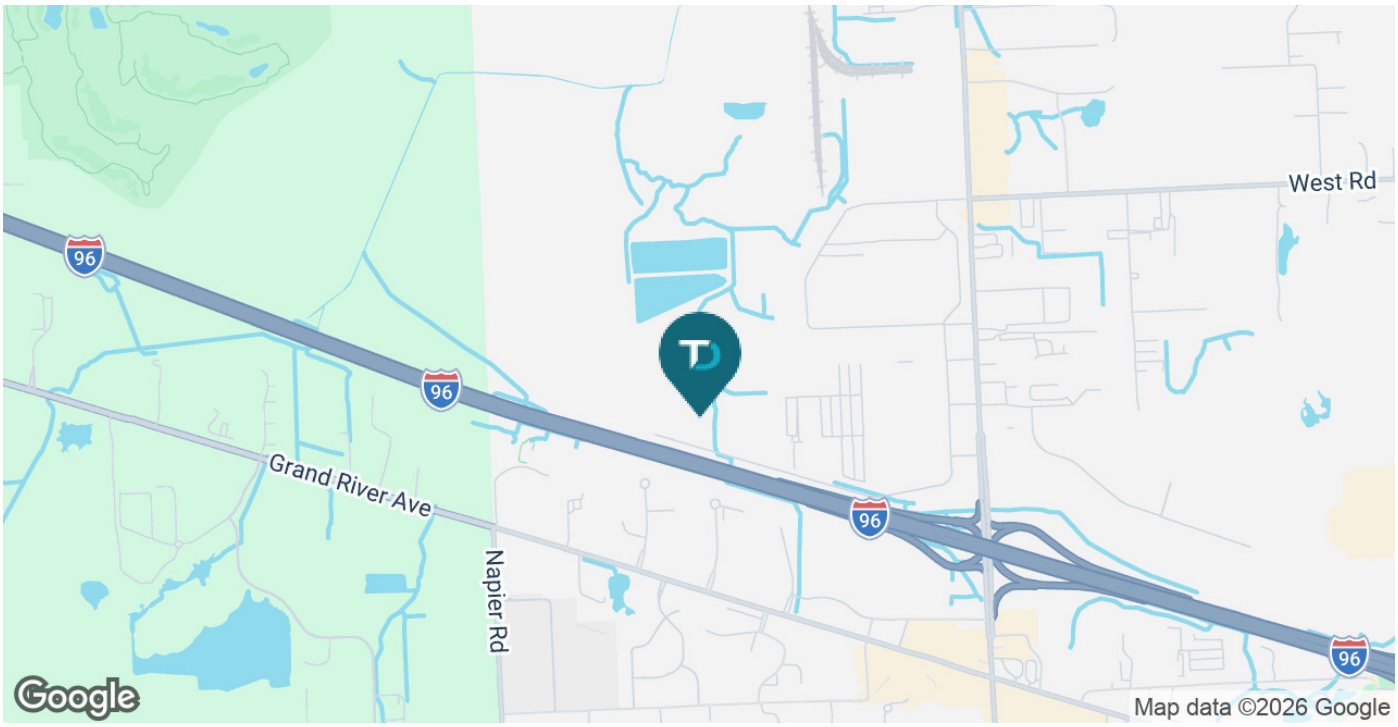
Price/SF:	$17.75/SF + NNN
Building Size:	36,000 SF
Year Built:	2019
Number of Floors:	3
Utilities:	City water and sewer
Parking Spaces:	252

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	PUD
Traffic Count:	Wixom Road = 30,911 Vehicles/Day; I-96 = 113,509 Vehicles/Day (Costar, 2026)
Legal Description:	Available upon request
APN:	22-07-200-013

LOCATION INFORMATION

Located on the north side of Assembly Park Drive, west off of Wixom Road, north of I-96.



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

LEASE SPACES: 38000 Assembly Park Drive | Wixom, MI 48393



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,105 - 25,000 SF	Lease Rate:	$17.75 SF/yr

AVAILABLE SPACES

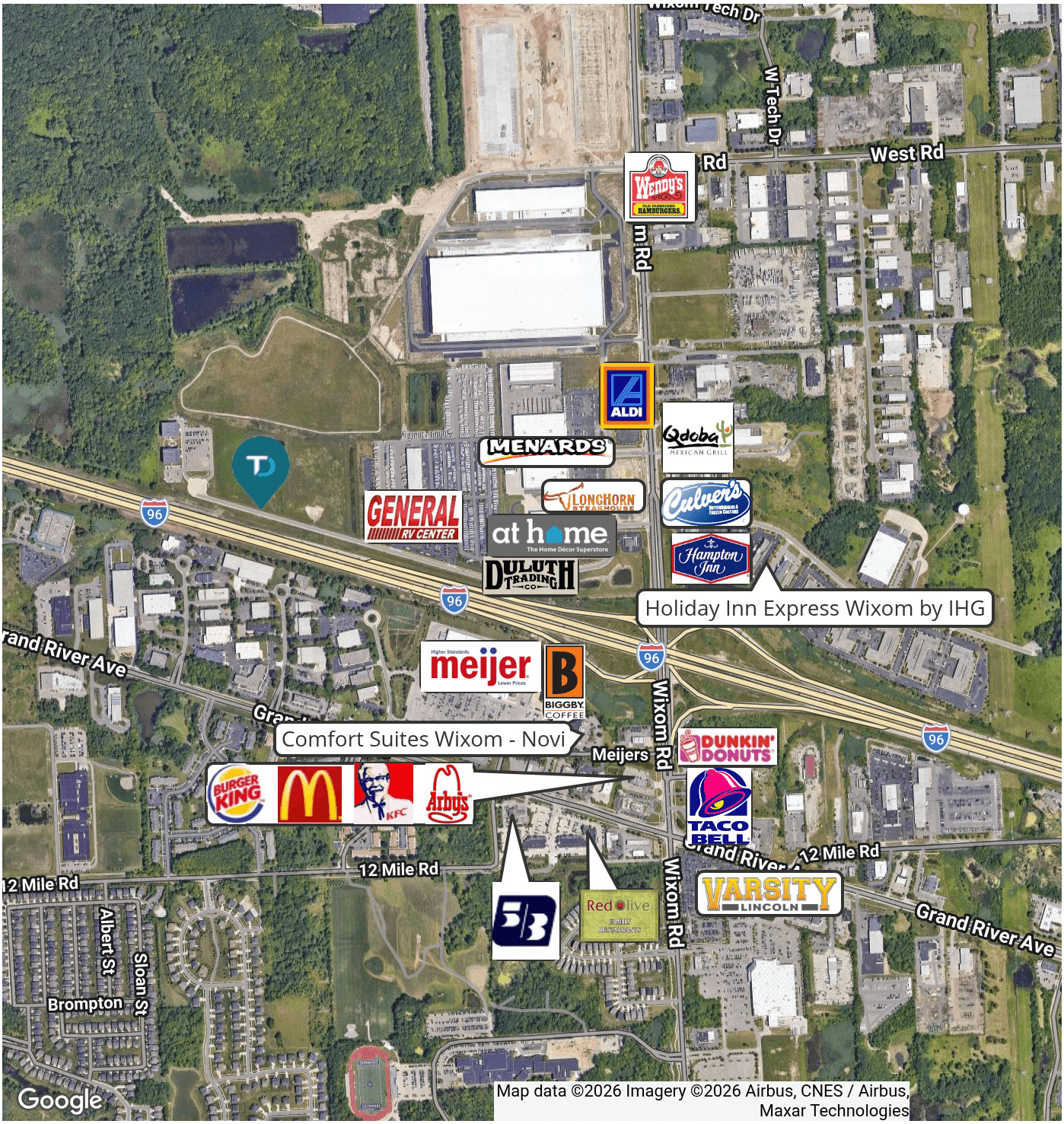
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1	Available	2,105 - 25,000 SF	NNN	$17.75 SF/yr
2	Available	2,458 - 25,000 SF	NNN	$17.75 SF/yr
3	Available	10,653 - 25,000 SF	NNN	$17.75 SF/yr
4	Available	11,946 - 25,000 SF	NNN	$17.75 SF/yr

ADDITIONAL PHOTOS: 38000 Assembly Park Drive | Wixom, MI 48393





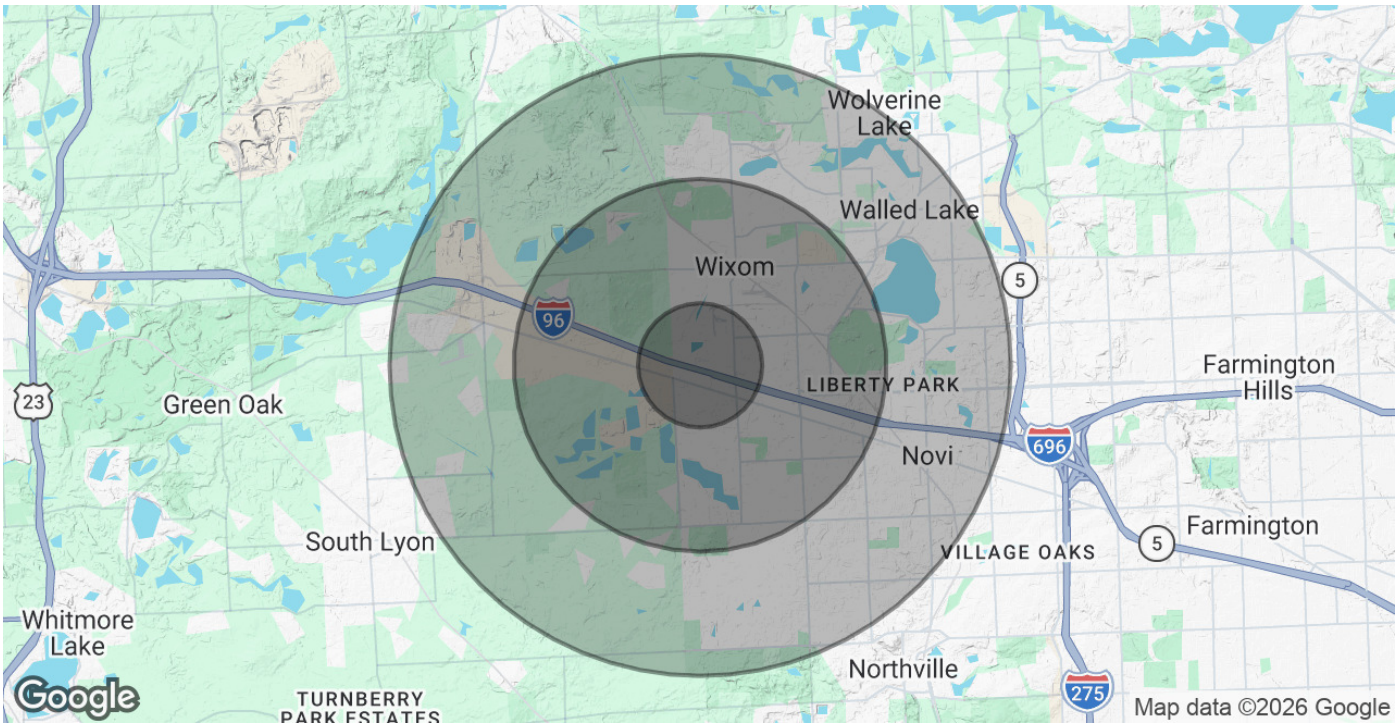
RETAILER MAP: 38000 Assembly Park Drive | Wixom, MI 48393



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 38000 Assembly Park Drive | Wixom, MI 48393



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,548	33,276	103,874
Average Age	42.5	38.1	40.6
Average Age (Male)	44.5	39.5	41.0
Average Age (Female)	40.2	36.7	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,144	14,971	42,194
# of Persons per HH	2.2	2.2	2.5
Average HH Income	$127,888	$121,490	$139,360
Average House Value	$275,928	$420,262	$401,229

2023 American Community Survey (ACS)