EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

37000 Grand River

37000 Grand River Farmington Hills, MI 48335



FOR LEASE

GetReal*quality*
248.476.3700

LISTED BY:

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WWW.THOMASDUKE.COM

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Lease Rate: $22 SF/yr (Gross + Electric)

DESCRIPTION

Designed as a sensible and sophisticated alternative to a competitive office market, the 37000 Grand River Office Building has been continuously updated to progress with workplace demands. Its architecture is complemented by modern and youthful improvements. It delivers style, accessibility, comfort and amenities necessary for forward-thinking businesses and their employees.

PROPERTY HIGHLIGHTS

- Top of I-275 location provides immediate access to expressways, Metro Airport, and all of Southeast Michigan
- 90,000 square feet, with a three-story atrium lobby makes a positive first impression
- Free shared common conference center with A/V, wifi, and seating for 30+ is available to all tenants
- Complimentary fitness facility, with locker rooms and showers, available to all employees 24/7
- Shipping/receiving area with additional storage space
- Free Electric Vehicle chargers for tenants
- Building signage available
- Energy Star certified
- 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

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BUILDING INFORMATION

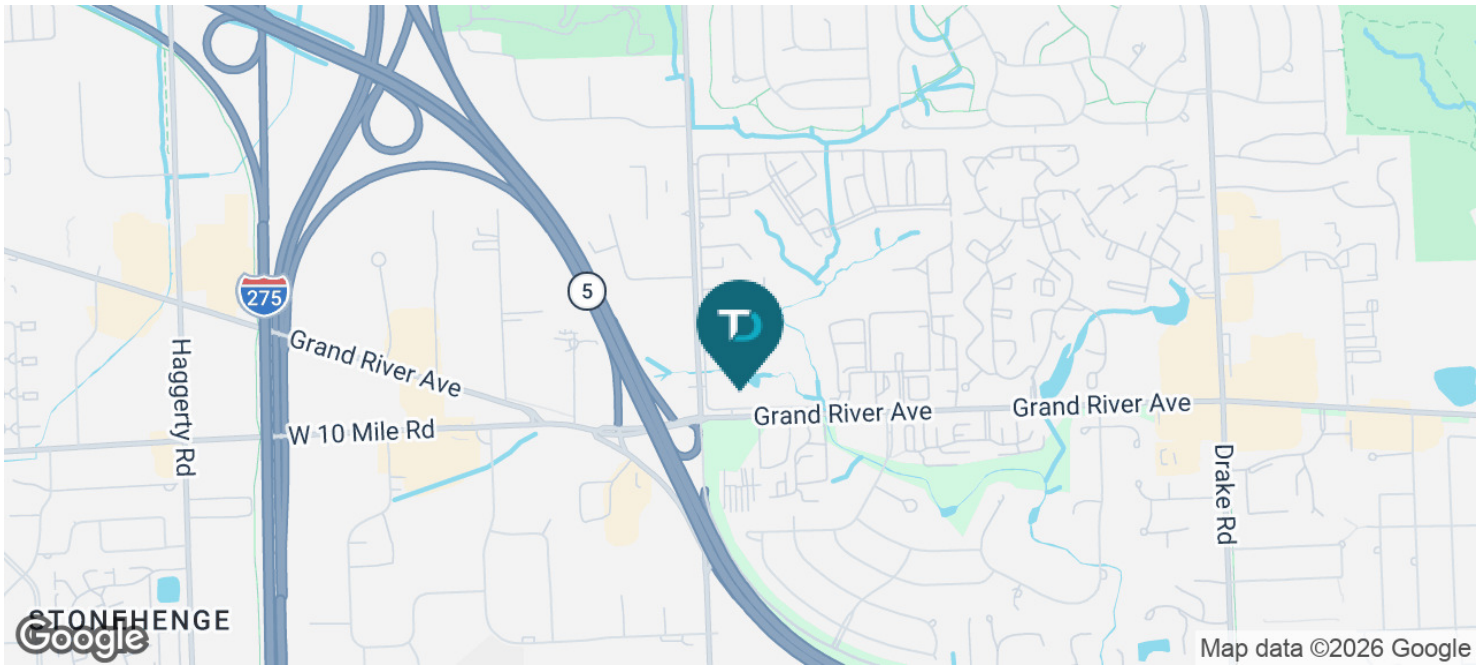
Building Size:	93,761 SF
Year Built:	1986
Last Renovated:	2017
Number of Floors:	3
Parking Spaces:	305
EV Charging Stations:	2
Base Tax:	$1.39 per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

PROPERTY INFORMATION

Lot Size:	5 Acres
Property Type:	Office
Zoning	Office
Traffic Count:	46,199 VPD on Grand River
APN:	23-20-300-030

LOCATION INFORMATION

37000 Grand River Office Building is located at the northeast corner of Grand River Avenue and Halsted Road. This ideal location, between the I-275 corridor and Twelve Mile corridor, provides immediate access to all expressways M5, I-275, I-96.



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AVAILABLE SPACES

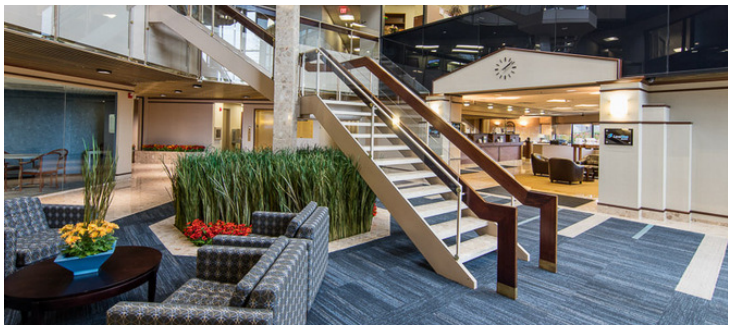
SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS
105	$22.00 SF/yr	Gross + Electric	1,701 - 4,174 SF	Move-in ready. Lobby entrance. Contiguous with suites 110
110	$22.00 SF/yr	Gross + Electric	2,473 - 4,174 SF	Corner raw space. Contiguous with suites 105
170	$22.00 SF/yr	Gross + Electric	2,673 SF	
310	$22.00 SF/yr	Gross + Electric	926 - 1,963 SF	
350	$22.00 SF/yr	Gross + Electric	1,691 SF	Move-in ready condition. Updated kitchen. Modern finishes.
355	$22.00 SF/yr	Gross + Electric	381 SF	
370	$22.00 SF/yr	Gross + Electric	1,837 SF	

ADDITIONAL PHOTOS





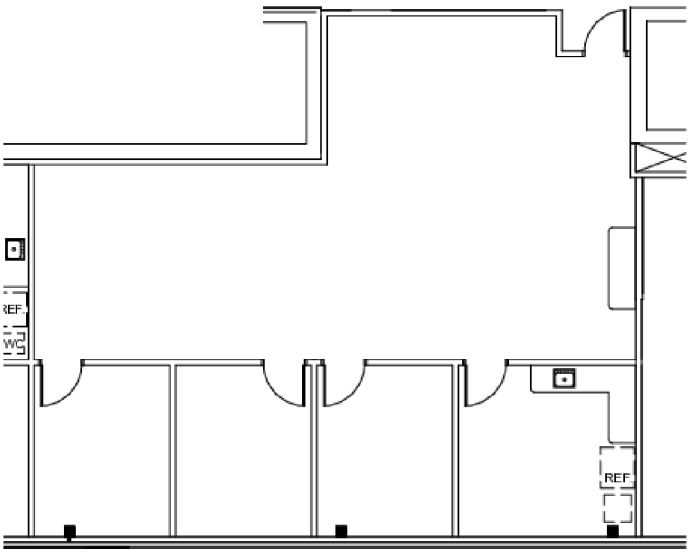




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NORTH

SUITE 105
37000 GRAND RIVER AVE, FARMINGTON HILLS
1,498 U.S.F / 1,678 R.S.F.

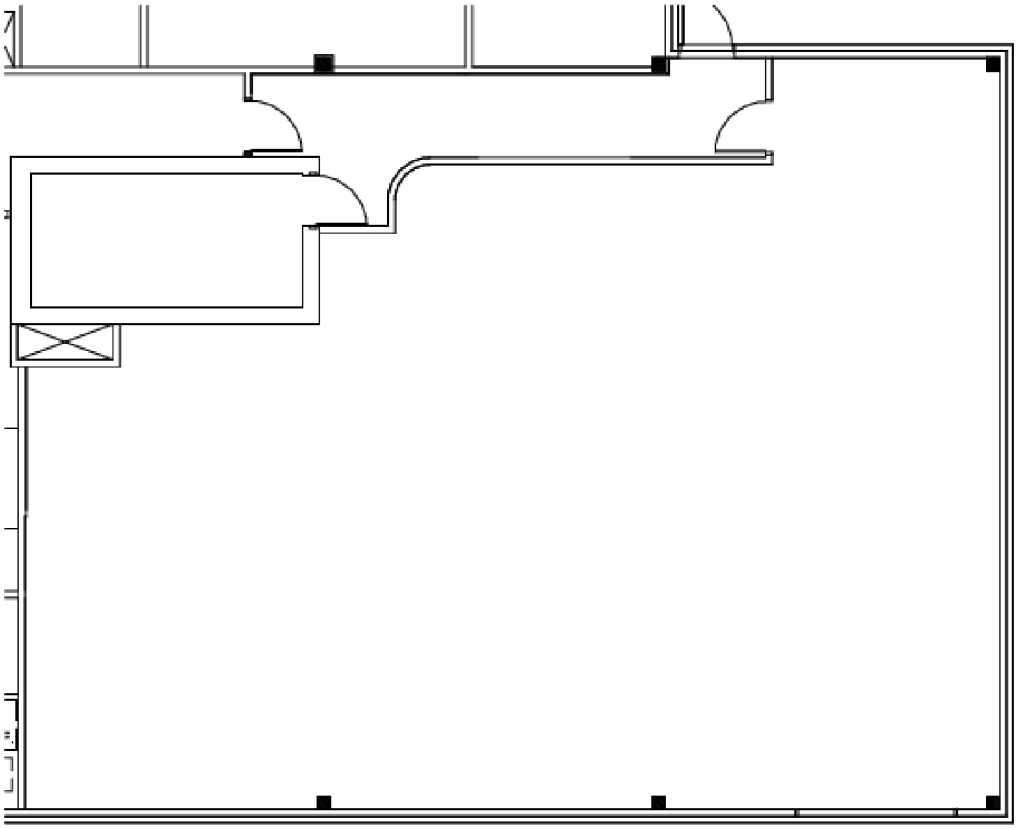
SCALE: 1/8" = 1'-0"
12% COMMON FACTOR

Move-in ready. Lobby entrance. Contiguous with suite 110

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NORTH

SUITE 110
37000 GRAND RIVER AVE, FARMINGTON HILLS
2,208 U.S.F / 2,473 R.S.F.

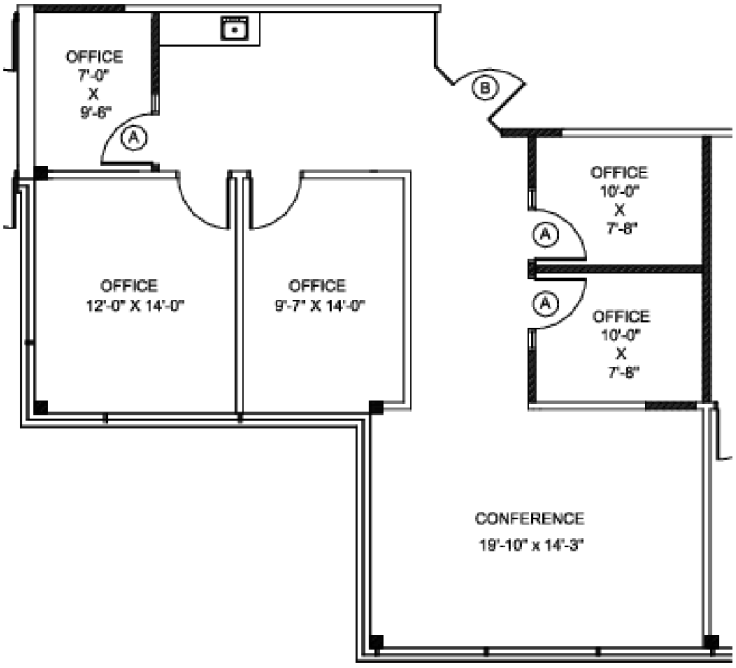
SCALE: 1/16" = 1'-0"
12% COMMON FACTOR

Corner, raw space
Turnkey buildout can be ready in as soon as 30 days
Windows on east and south walls
Immediate access to covered parking
Contiguous with suite 100 and 105 for up to 7,399 RSF

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GENERAL NOTES:

= NEW FULL HEIGHT GYP. BOAR

(A) = NEW LAMINATE DOOR WITH 1

(B) = NEW GLASS ENTRANCE DOOF

NORTH REF. NORTH

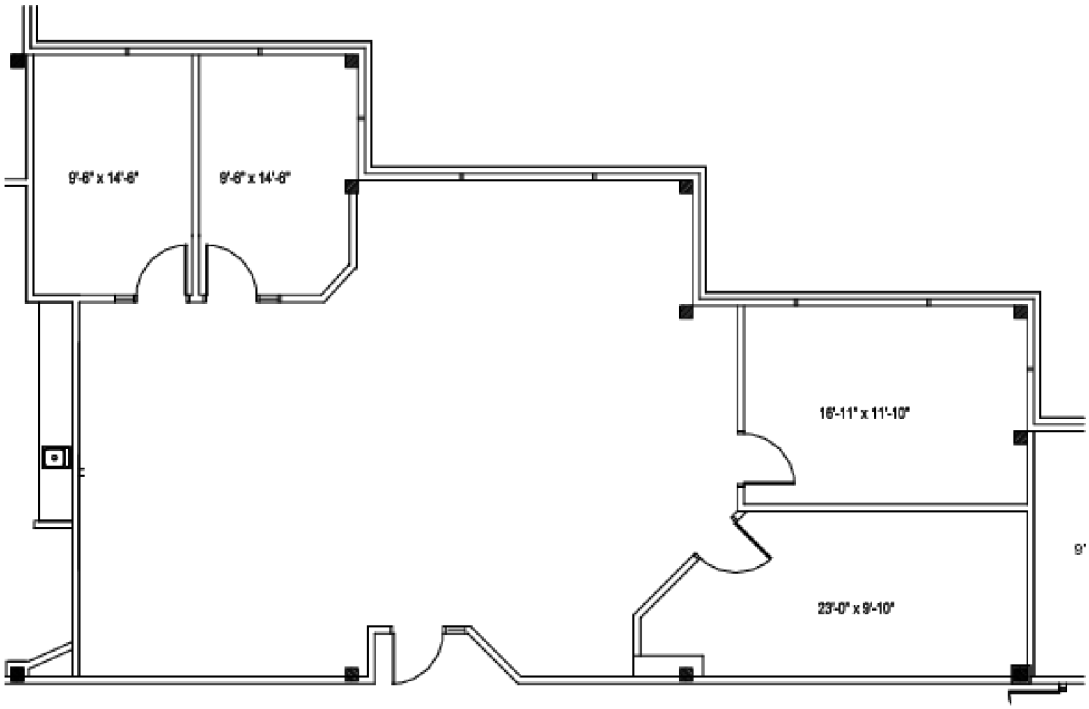
SUITE 170
37000 GRAND RIVER AVE, FARMINGTON HILLS
1,148 U.S.F. / 1,286 R.S.F.

SCALE: 1/8" = 1'-0"
12% COMMON FACTOR

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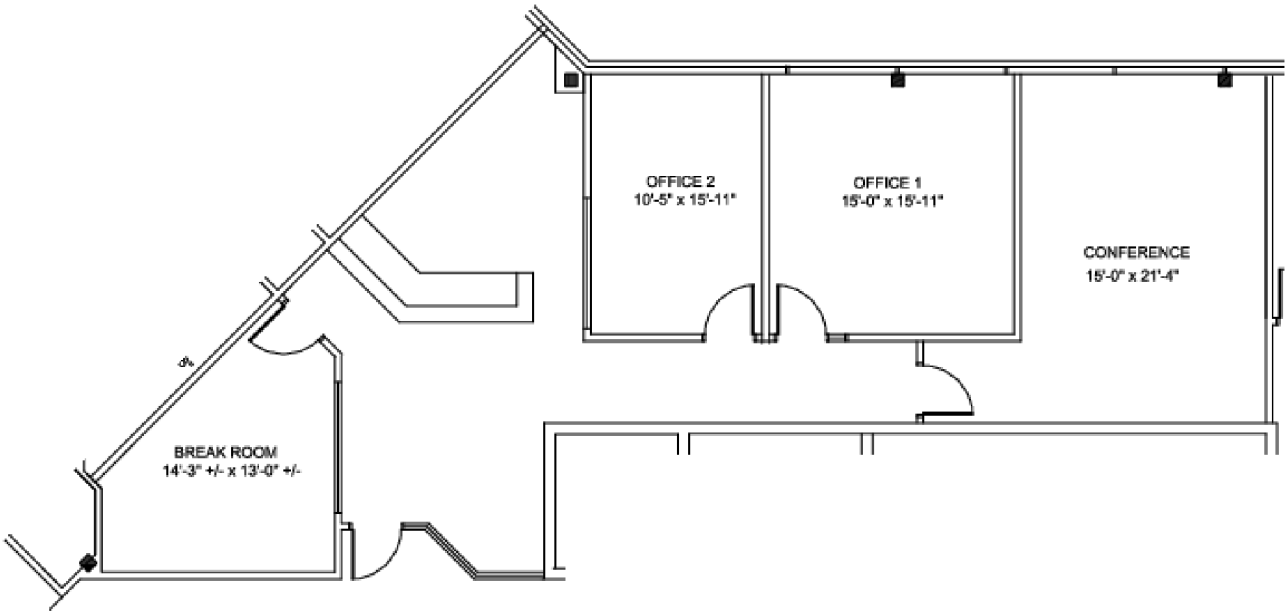
37000 Grand River Farmington Hills, MI 48335



NORTH

SUITE 310
37000 GRAND RIVER AVE, FARMINGTON HILLS
1,753 U.S.F. / 1,963 R.S.F

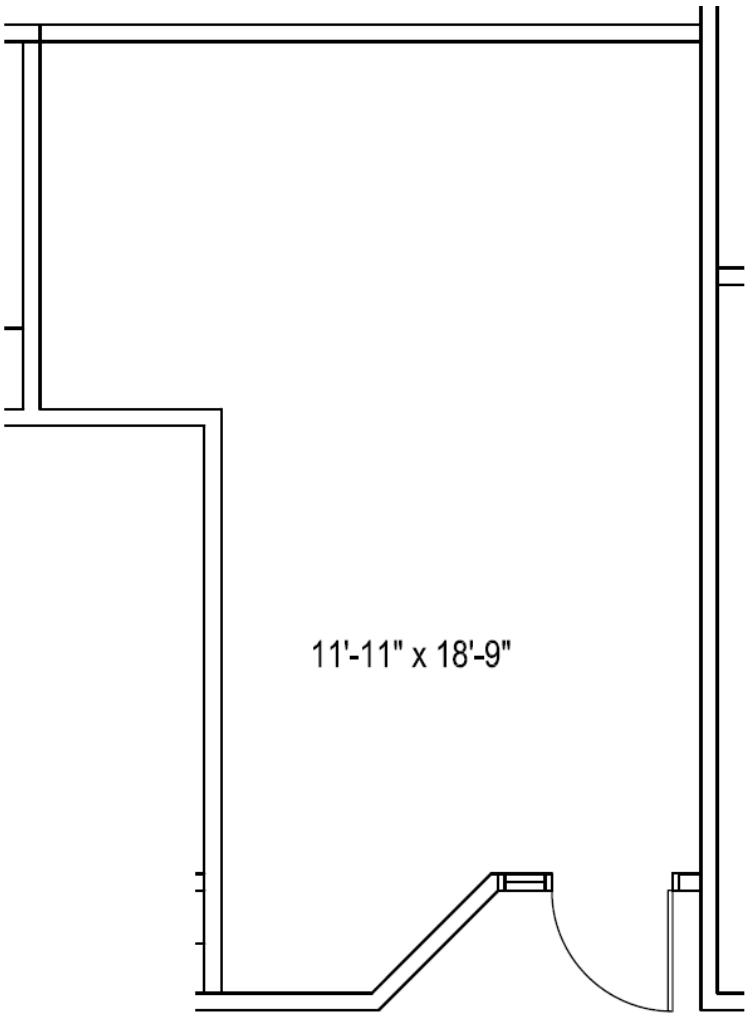
SCALE: 1/8" = 1'-0"
12% COMMON FACTOR



NORTH

SUITE 325
37000 GRAND RIVER AVE, FARMINGTON HILLS
1,510 U.S.F. / 1,691 R.S.F.

SCALE: 1/8" = 1'-0"
12% COMMON FACTOR



NORTH

SUITE 355
37000 GRAND RIVER AVE, FARMINGTON HILLS

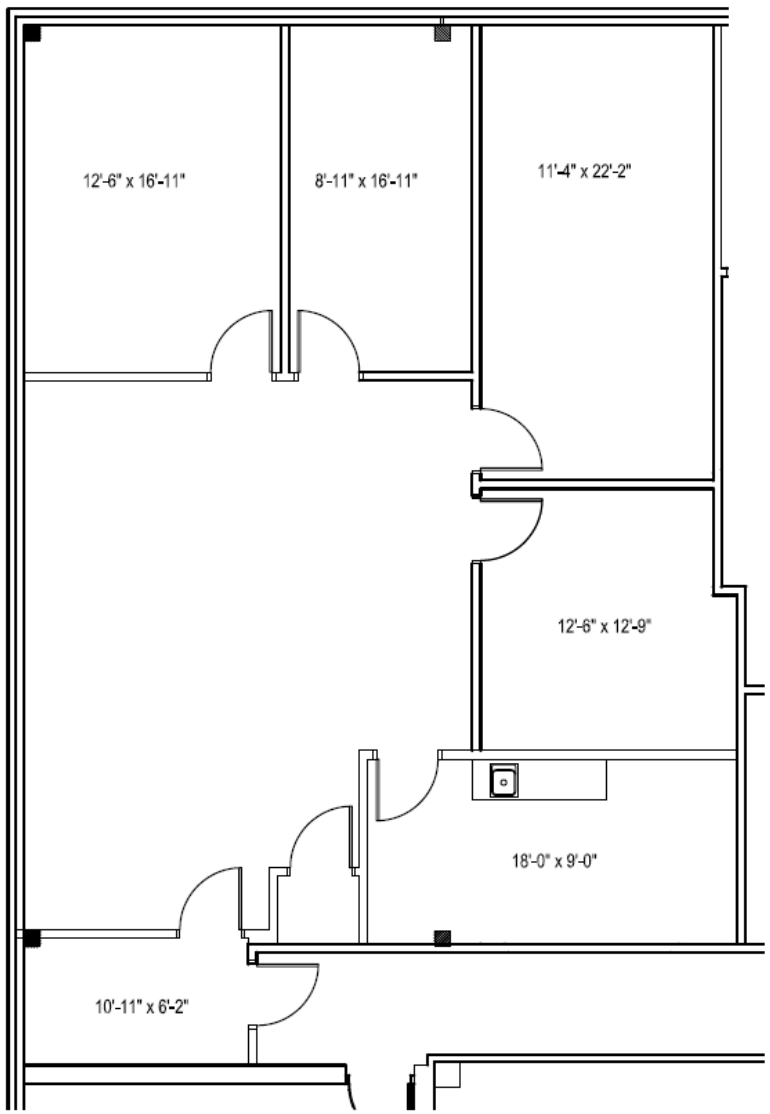
340 U.S.F. / 381 R.S.F

SCALE: NOT TO SCALE
12% COMMON FACTOR

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NORTH REF. NORTH

SUITE 370
37000 GRAND RIVER AVE, FARMINGTON HILLS

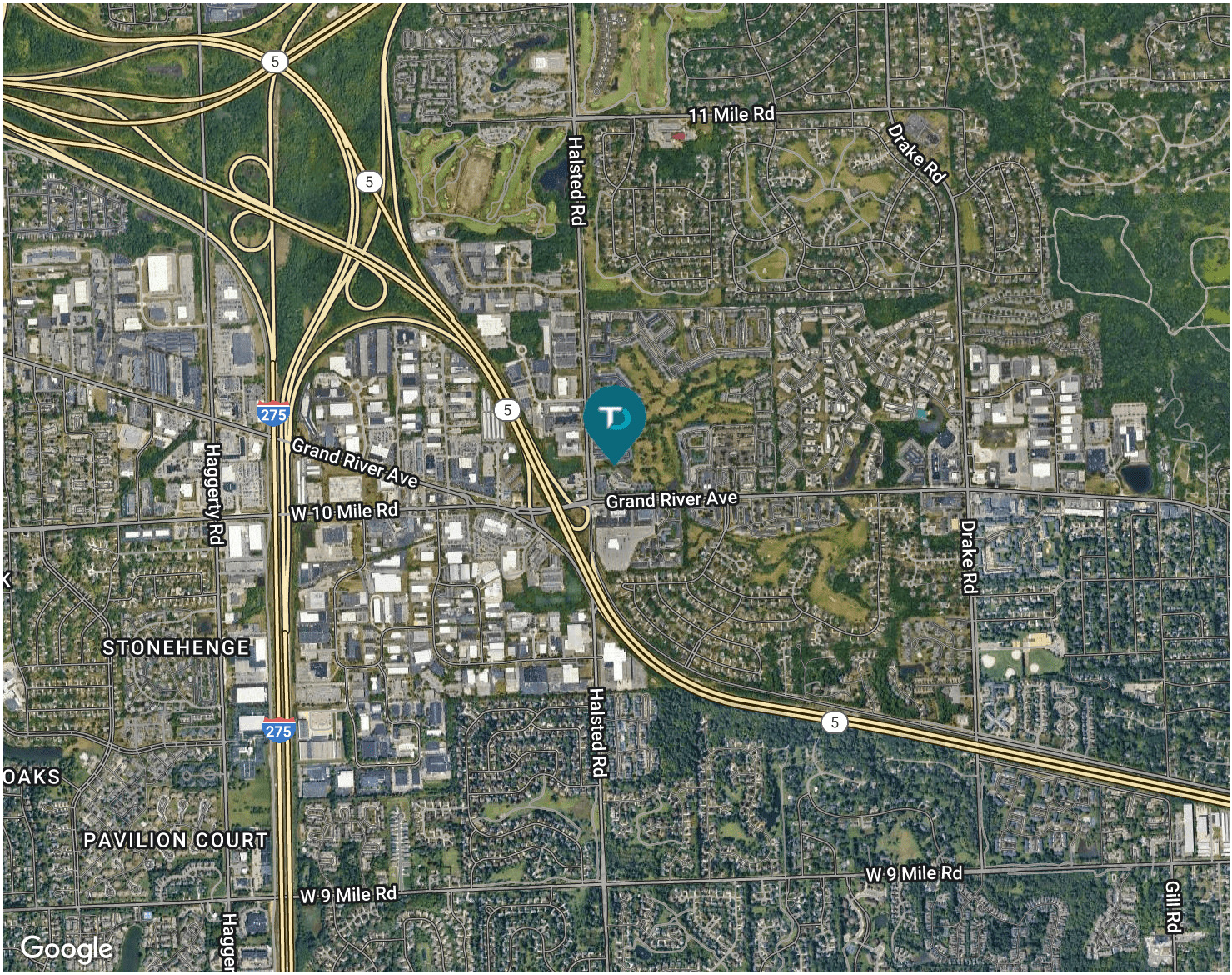
1,640 U.S.F. / 1,837 R.S.F

SCALE: 1/8" = 1'-0"
12% COMMON FACTOR

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DEMOGRAPHIC INFORMATION	1 MILE	2 MILES	3 MILES
Total population	12,001	33,898	68,123
Median age	34.8	37.9	40.1
Total households	5,838	15,259	29,327
Average HH income	$73,774	$86,577	$93,838
Average house value	$310,098	$298,283	$285,877

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