EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

38865 DEQUINDRE RD #105

38865 Dequindre Rd, Troy, MI 48085



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 38865 Dequindre Rd | Troy, MI 48085



PROPERTY OVERVIEW

Medical office condo for lease offering (5) patient rooms, (2) private offices, and staff lounge with kitchenette.

OFFERING SUMMARY

Lease Rate:	$18 SF/yr (NNN)
Building Size:	8,100 SF
Available SF:	2,025 SF
Year Built:	2004
Zoning:	NN Node E

PROPERTY HIGHLIGHTS

- 2,025 SF medical office condo
- Professionally managed
- Prominent monument signage
- Sufficient parking
- Close proximity to Beaumont Hospital (3mi)

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Thomas Duke Company | 248.476.3700

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

BUILDING/PROPERTY INFORMATION: 38865 Dequindre Rd | Troy, MI 48085

BUILDING INFORMATION

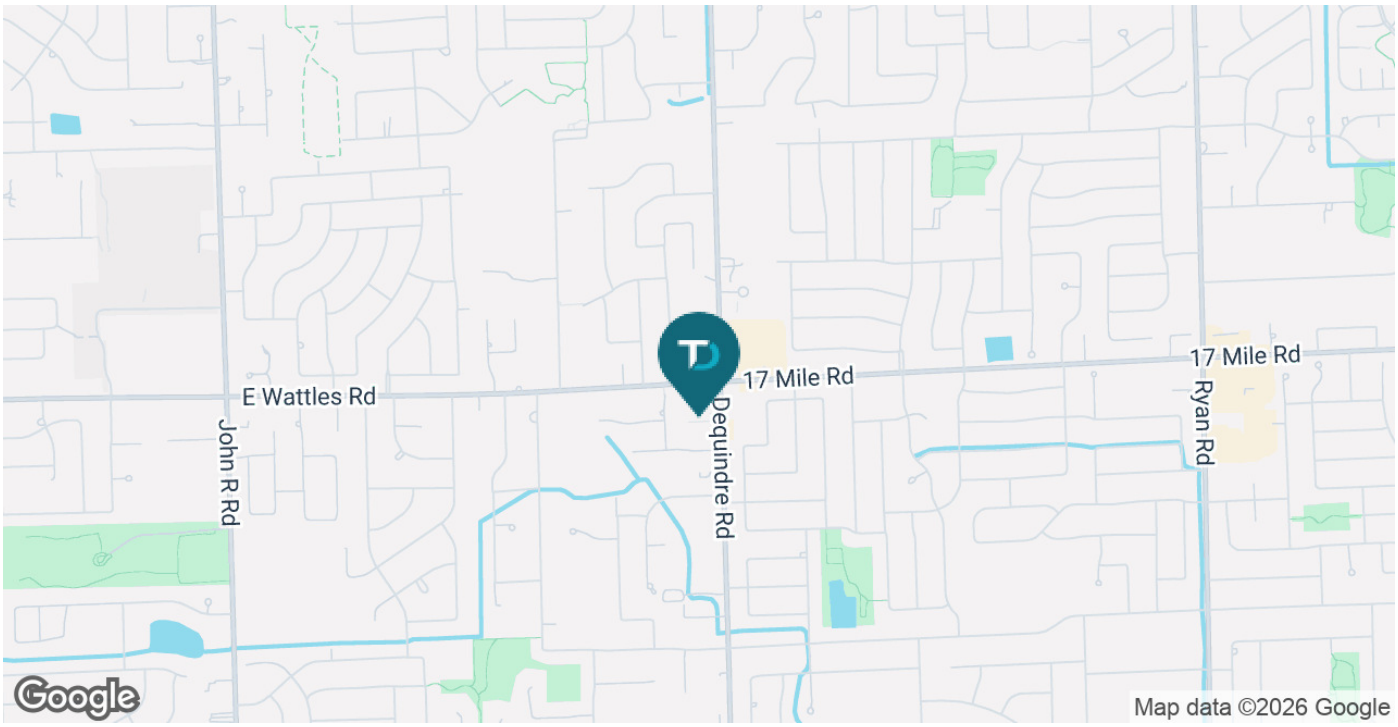
Price/SF:	$18.00/SF + NNN
Building Size:	8,100 SF
Year Built:	2004
Number of Floors:	1
Parking Spaces:	40

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	NN Node E
Traffic Count:	21,661 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	20-24-226-117

LOCATION INFORMATION

Located on the west side of Dequindre Rd, just south of 17 Mile Rd.



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LEASE SPACES: 38865 Dequindre Rd | Troy, MI 48085



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,025 SF	Lease Rate:	$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
105	Available	2,025 SF	NNN	$18.00 SF/yr

ADDITIONAL PHOTOS: 38865 Dequindre Rd | Troy, MI 48085







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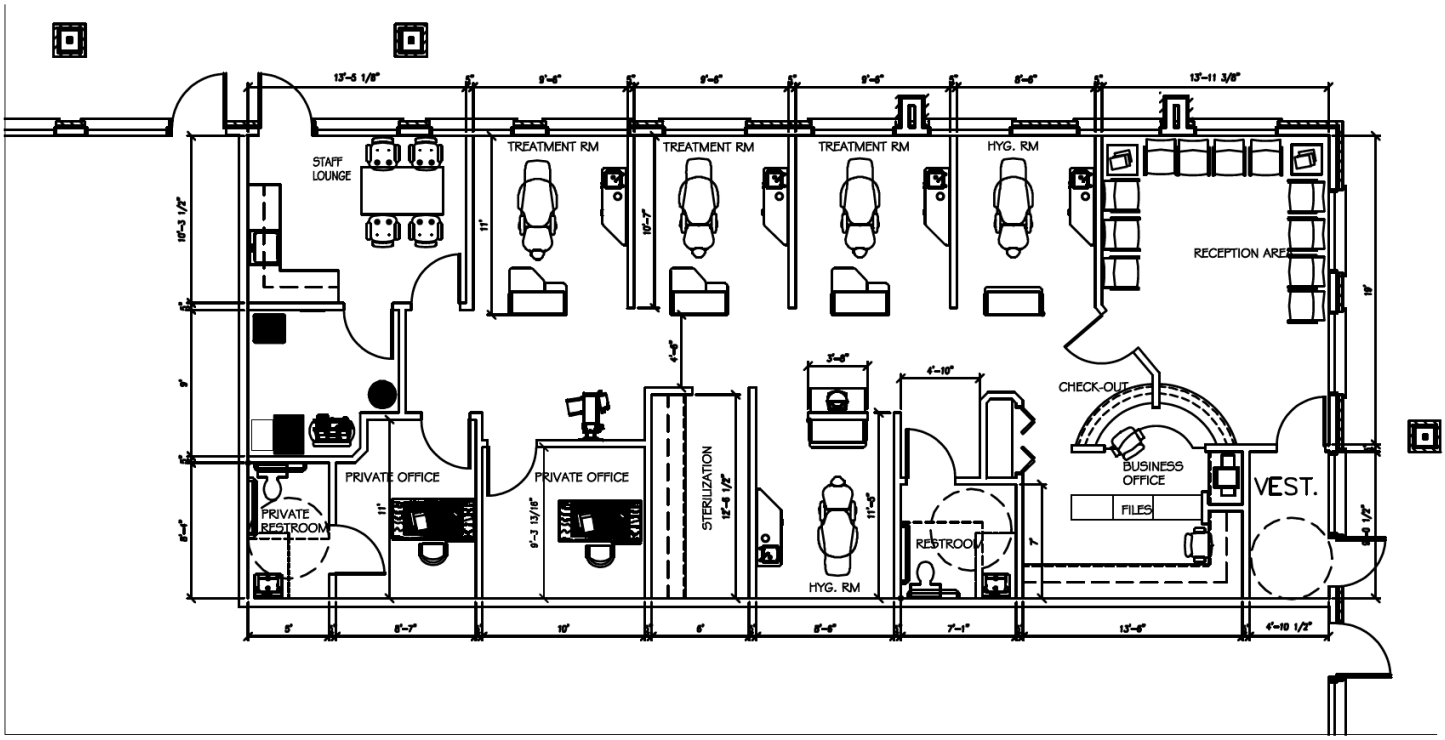




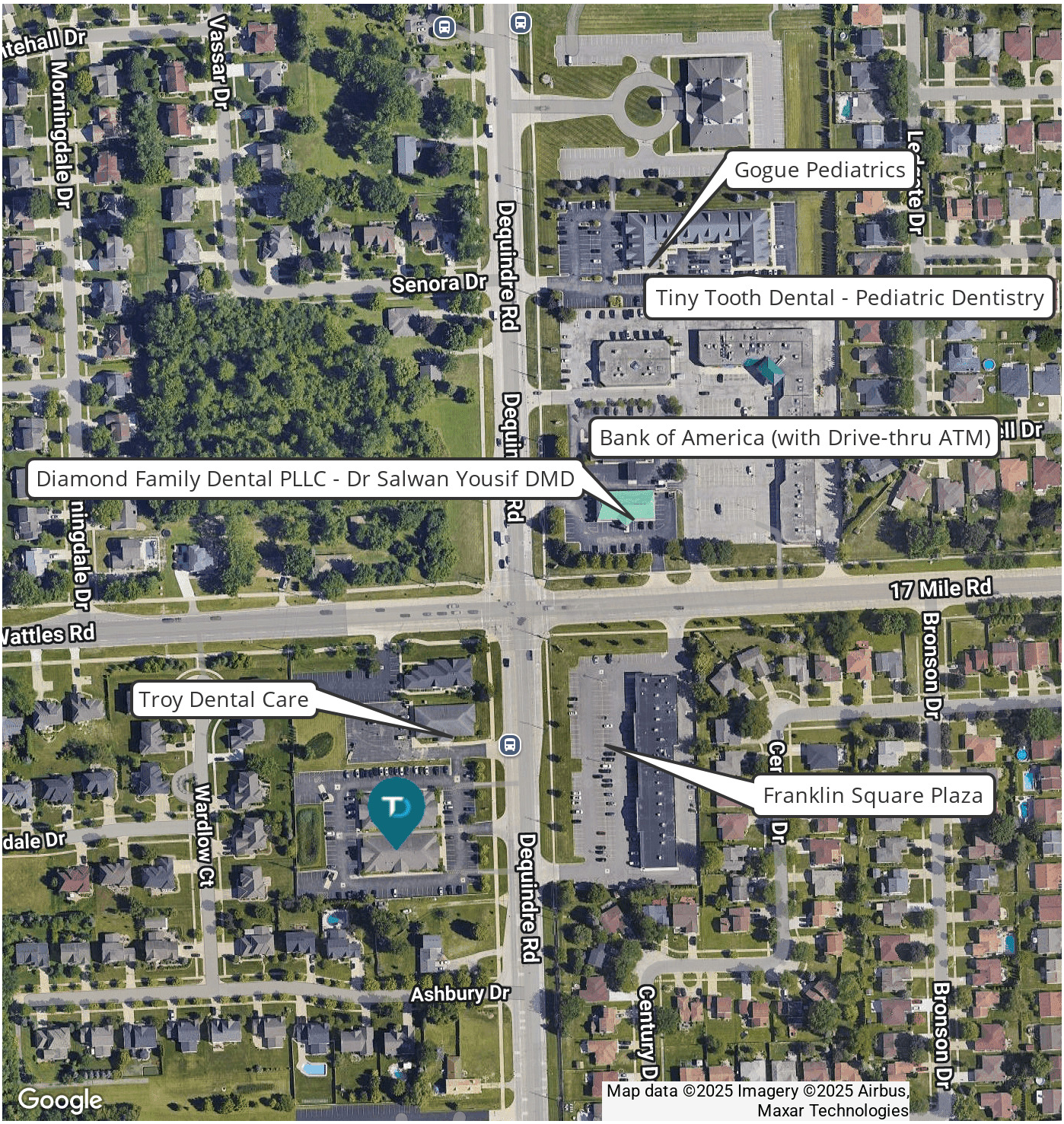


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FLOOR PLANS: 38865 Dequindre Rd | Troy, MI 48085



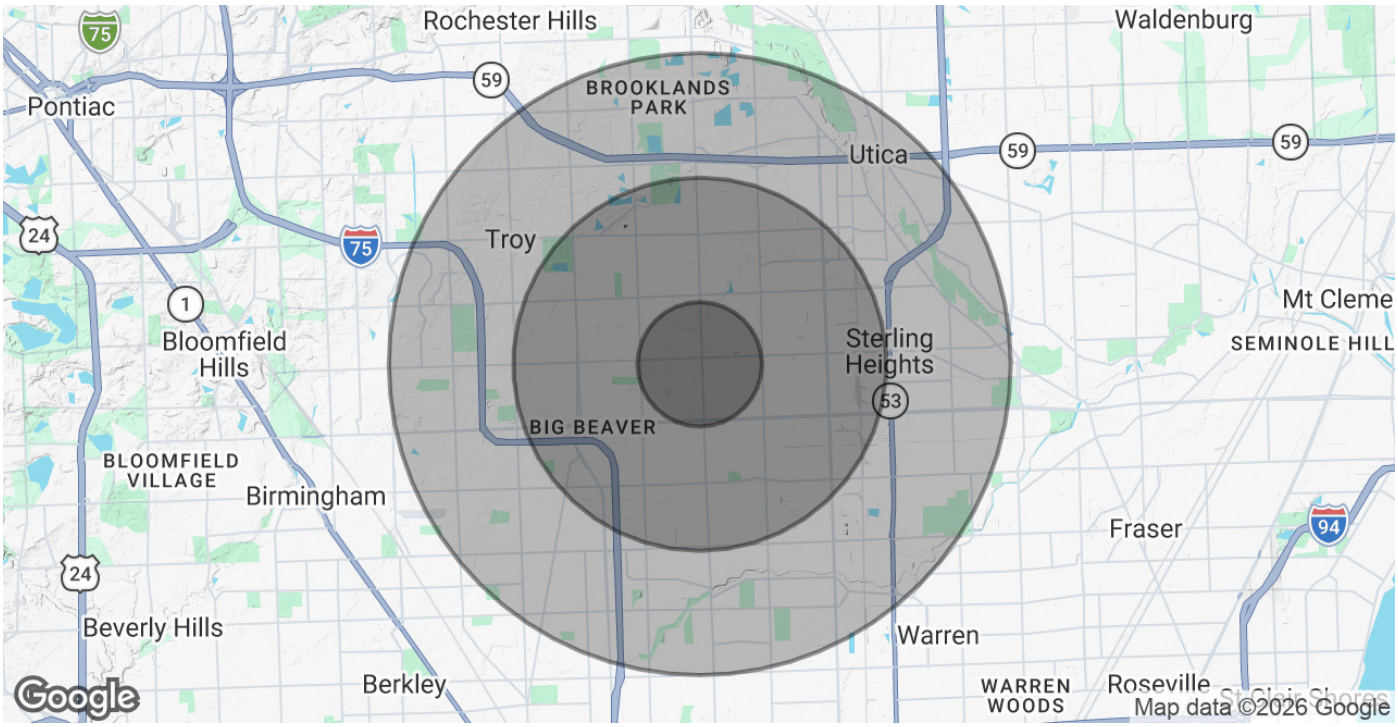
RETAILER MAP: 38865 Dequindre Rd | Troy, MI 48085



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DEMOGRAPHICS MAP & REPORT: 38865 Dequindre Rd | Troy, MI 48085



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	13,954	93,588	241,915
Average Age	42.3	42.1	41.1
Average Age (Male)	41.5	39.9	39.6
Average Age (Female)	42.9	43.5	42.3

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	4,814	34,138	99,719
# of Persons per HH	2.9	2.7	2.4
Average HH Income	$104,474	$94,125	$87,087
Average House Value	$258,613	$232,258	$213,271

2020 American Community Survey (ACS)