EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

950 CORPORATE OFFICE DR

950 Corporate Office Dr, Milford, MI 48381



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SCHAFER
Vice President
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OFFERING SUMMARY: 950 Corporate Office Dr | Milford, MI 48381



PROPERTY OVERVIEW

3,500 SF usable space, with private kitchenette and mailroom. Several windows to bring in natural light throughout the building. Peak ceilings create open feel. Quiet location with easy access to main roads, and close to I-96.

OFFERING SUMMARY

Lease Rate:	$12 SF/yr (NNN)
Building Size:	16,325 SF
Available SF:	3,500 SF
Year Built:	2001
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Quiet Location just behind Baker's Restaurant with Ample Parking for Customers
- Building & Common Areas Meticulously Maintained and Offer Shared Restroom Outside of Main Suite
- Private Kitchenette and Mailroom
- Expansive Suite features 12 Private Offices and Open Area- Perfect for Conference Set up or Additional Workstations
- Several Windows Bring in Natural Light Throughout
- Conveniently located off Milford Rd with Easy Access to Downtown Milford & I-96

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: 950 Corporate Office Dr | Milford, MI 48381

BUILDING INFORMATION

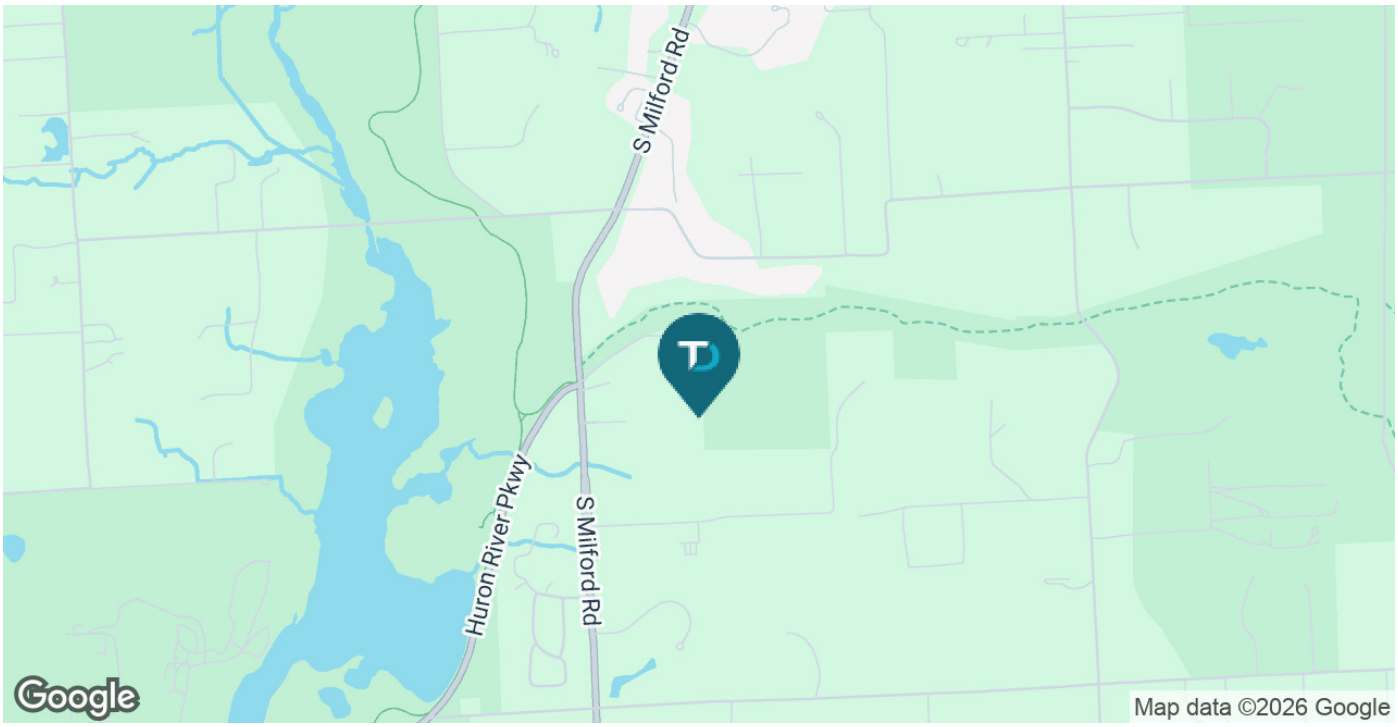
Price/SF:	$12.00
Building Size:	16,325 SF
Year Built:	2001
Number of Floors:	1
Parking Spaces:	102
Parking Ratio:	6.25

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
2024 Taxes:	$26,728
Zoning	C-1
Traffic Count:	S Milford Rd- 20,204; Huron R Pkwy- 7,932 VPD
Legal Description:	T2N, R7E, SEC 22 OAKLAND COUNTY CONDOMINIUM PL NO 1760 MILFORD CORPORATE OFFICE PARK UNIT 4 L 35830 P 455 7-12-0 FR 051
APN:	16-22-102-055

LOCATION INFORMATION

Located on east side of Milford Rd, just north of Holden Ave.



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ADDITIONAL PHOTOS: 950 Corporate Office Dr | Milford, MI 48381





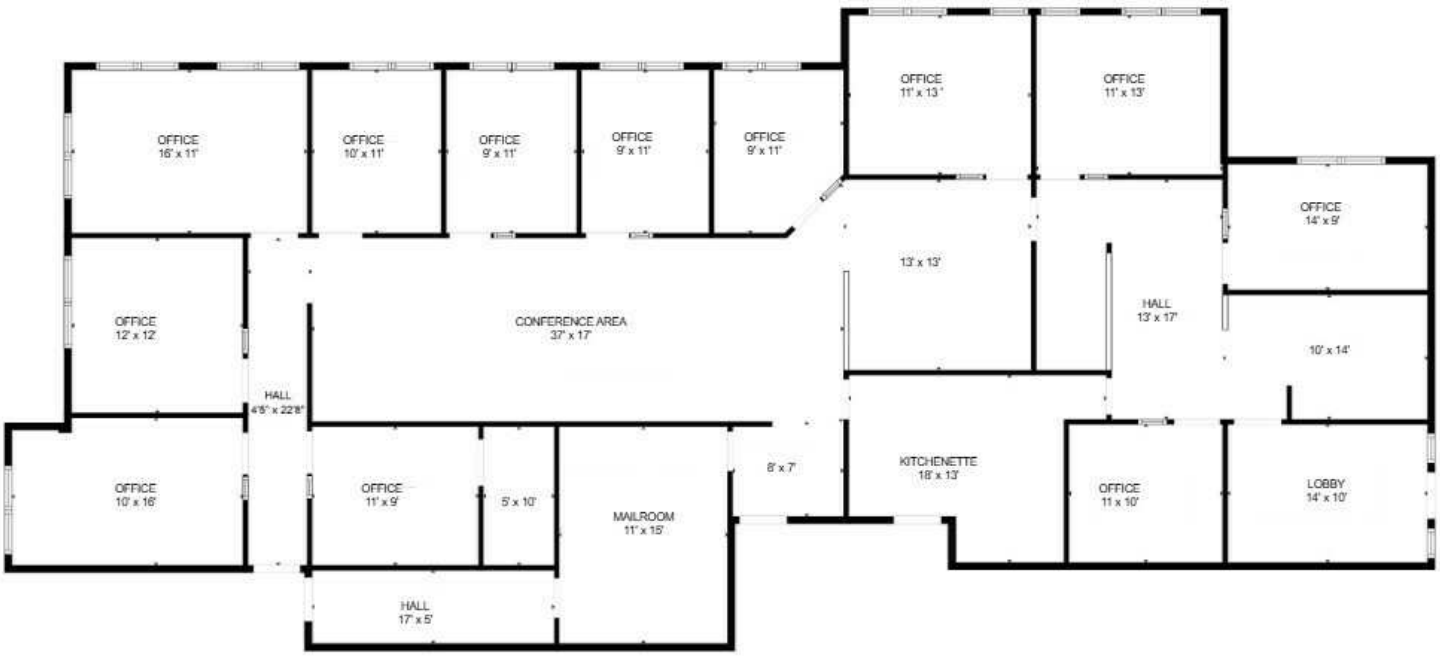


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FLOOR PLANS: 950 Corporate Office Dr | Milford, MI 48381



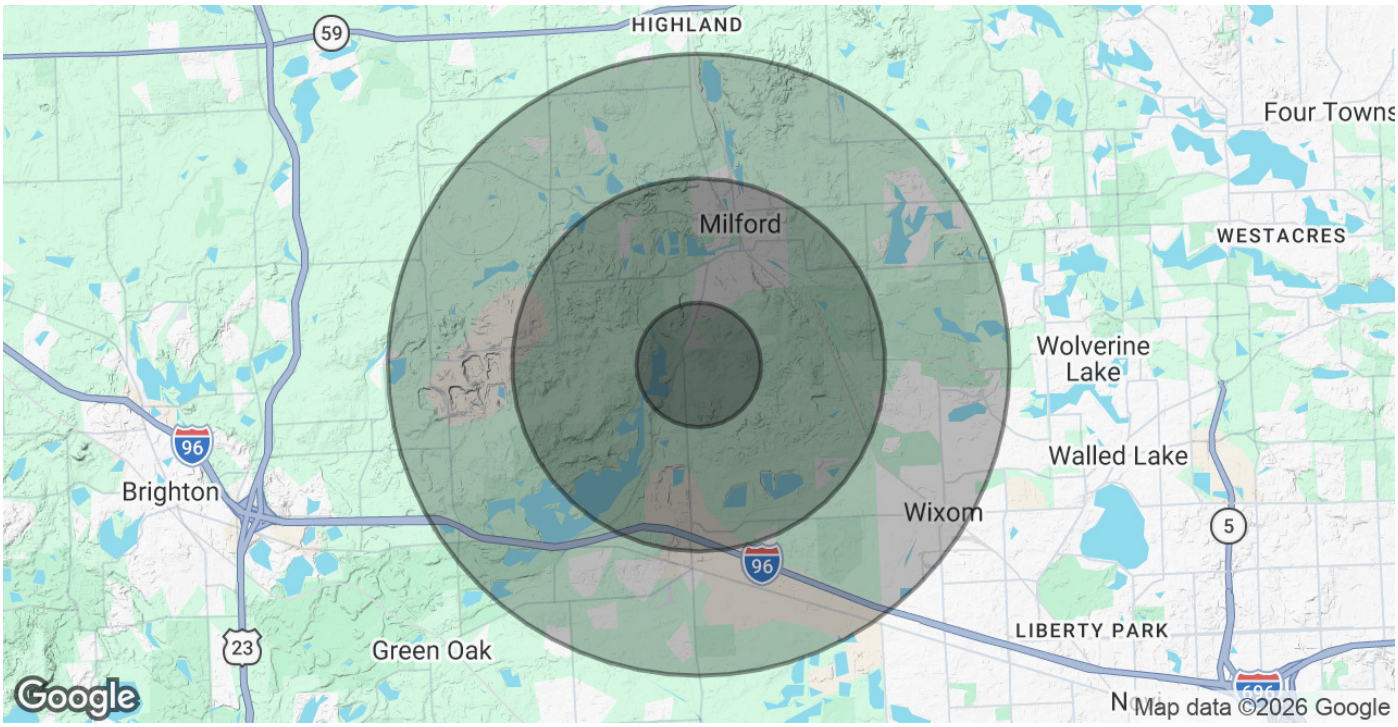
RETAILER MAP: 950 Corporate Office Dr | Milford, MI 48381



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DEMOGRAPHICS MAP & REPORT: 950 Corporate Office Dr | Milford, MI 48381



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	1,104	14,772	47,474
Average Age	45	44	42
Average Age (Male)	45	43	41
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	401	5,926	18,093
# of Persons per HH	2.8	2.5	2.6
Average HH Income	$167,368	$144,370	$147,969
Average House Value	$557,809	$443,077	$422,136

2020 American Community Survey (ACS)