

1150 CORPORATE OFFICE DRIVE

Milford, MI 48381



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JACK ELOWSKY

Associate

jelowsky@thomasduke.com

MARK SCHAFER

Vice President

mschafer@thomasduke.com

OFFERING SUMMARY: 1150 Corporate Office Drive | Milford, MI 48381



PROPERTY OVERVIEW

Office condominium in Milford with space for lease.

OFFERING SUMMARY

LEASE RATE: \$14.50/SF, NNN
NNN Charges: \$6.70/SF
Building Size: 16,662 SF
Available Space: Ste. 220 - 890 SF
Zoning: CI - Local Business

PROPERTY HIGHLIGHTS

- Office/Medical Condominium close to downtown Milford.
- Immediate Occupancy.
- New roof and parking lot.
- Located between I-96 and the Village of Milford.
- Meticulously maintained building and premises.



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.

thomasduke.com | 2

Thomas Duke Company | 248.476.3700

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

BUILDING/PROPERTY INFORMATION: 1150 Corporate Office Drive | Milford, MI 48381

BUILDING INFORMATION

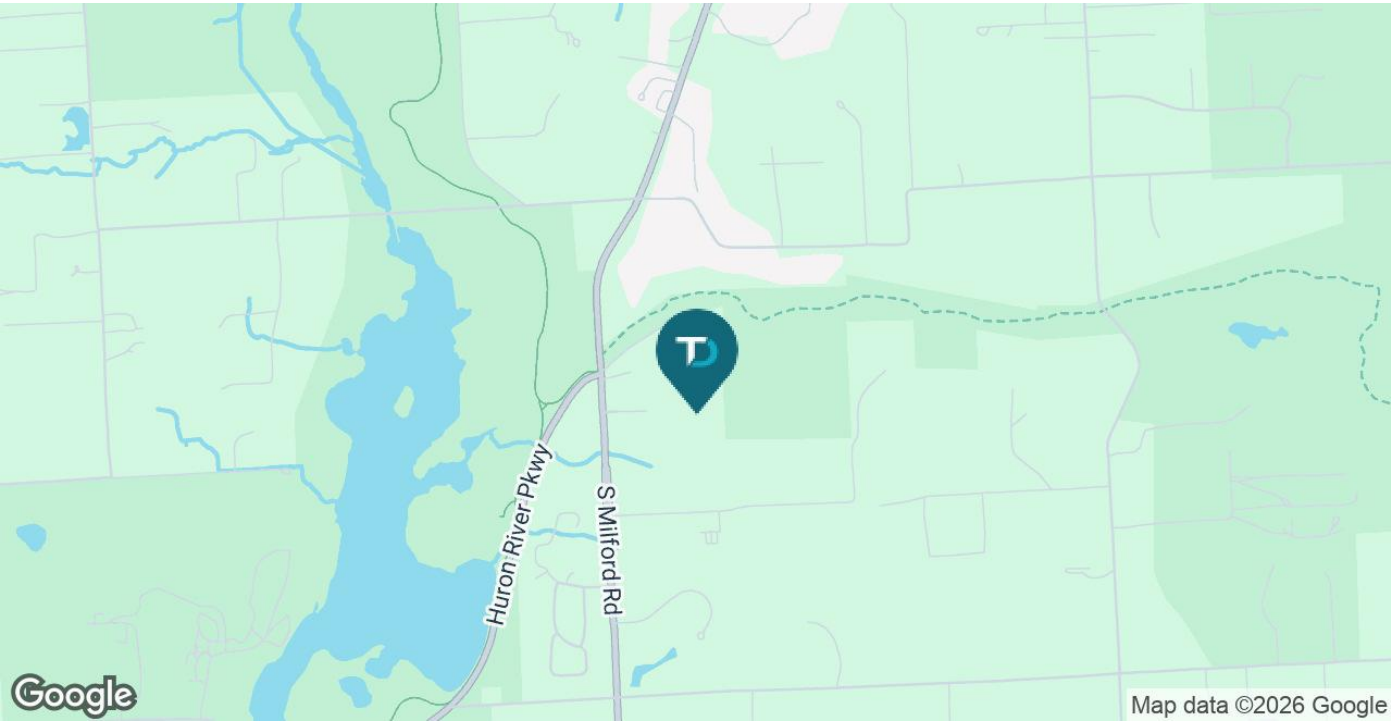
LEASE RATE:	\$14.50/SF, NNN
NNN Charges:	\$6.70/SF
Building Size:	16,662 SF
Available Space:	890 SF
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	Ample parking available.

PROPERTY INFORMATION

Lot Size:	10.03 Acres
Zoning	CI - Local Business
2022 Traffic Count:	Milford Road = 20,568

LOCATION INFORMATION

Located east off of Milford Road on Corporate Office Drive, just south of Huron River Parkway in Milford.



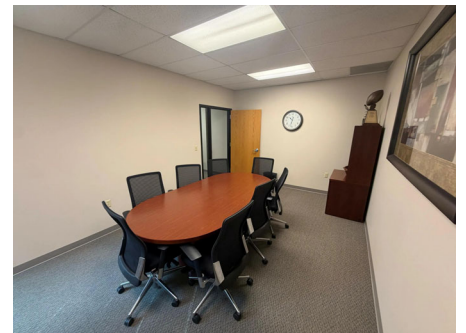
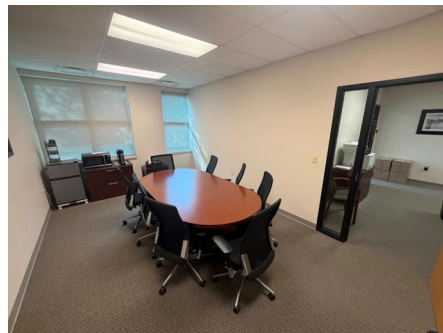
ADDITIONAL PHOTOS: 1150 Corporate Office Drive | Milford, MI 48381



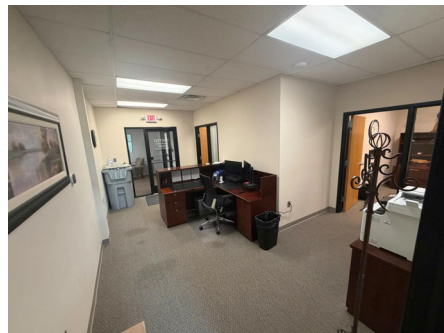
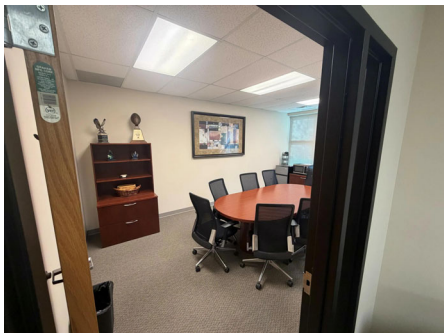
ADDITIONAL PHOTOS: 1150 Corporate Office Drive | Milford, MI 48381



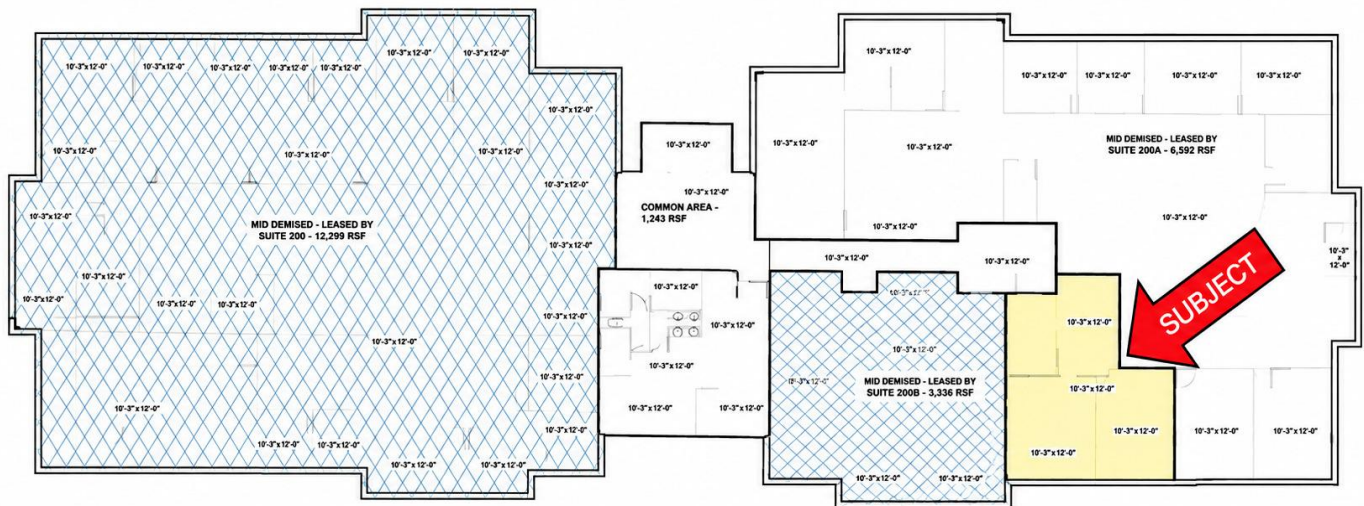
ADDITIONAL PHOTOS: 1150 Corporate Office Drive | Milford, MI 48381



ADDITIONAL PHOTOS: 1150 Corporate Office Drive | Milford, MI 48381



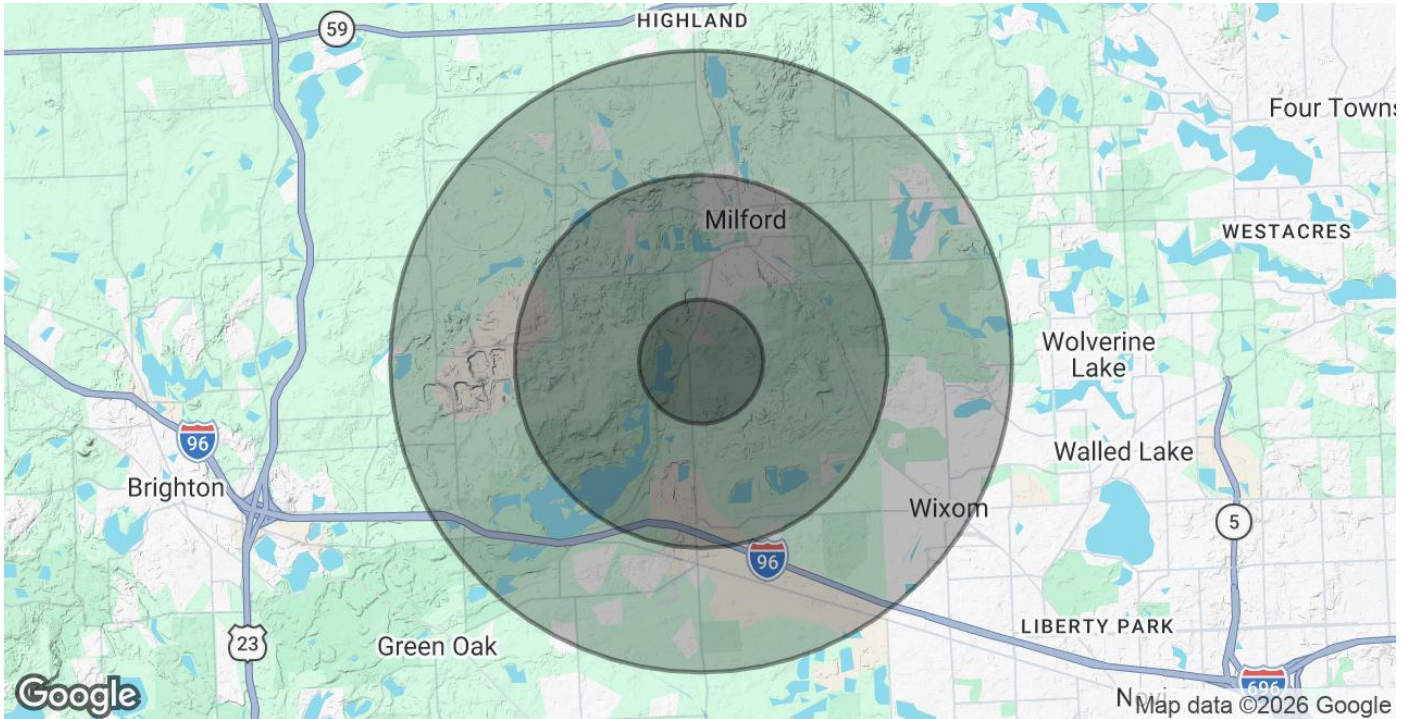
AVAILABLE SPACE: 1150 Corporate Office Drive | Milford, MI 48381



RETAILER MAP: 1150 Corporate Office Drive | Milford, MI 48381



DEMOGRAPHICS MAP & REPORT: 1150 Corporate Office Drive | Milford, MI 48381



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	675	14,480	46,379
Average Age	50.4	44.1	42.7
Average Age (Male)	52.1	43.8	42.0
Average Age (Female)	48.8	45.1	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	270	5,969	18,014
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$155,460	\$118,335	\$117,030
Average House Value	\$437,867	\$323,983	\$296,012

2020 American Community Survey (ACS)