

46,468 SF

FOR AUCTION VIA TEN-X JUNE 5TH-7TH



## OFFICE BUILDING



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## 31500 13 Mile Rd

Farmington Hills, Michigan 48334

### Property Highlights

- Fantastic Class B Office Building in Farmington Hills
- Amazing Location just One Mile from Area Freeways
- Monument Signage on 12 Mile Rd
- Huge Upside Potential to Lease Additional 15,737 SF, Add Utility Charges, and Convert Leases to Rentable Square Feet
- Abundant Parking with 170 Free Surface Spaces
- Smooth Ingress / Egress with Prime Main Road Visibility

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,329	23,875	74,175
Total Population	7,344	61,571	182,005
Average HH Income	\$81,040	\$108,921	\$104,590

AVAILABLE SPACES	SPACE SIZE
Suite 106	315 SF
Suite 110	1,888 SF
Suite 120/130	5,831 SF
Suite 140	12,191 SF



Commercial Real Estate Services, Worldwide.

[www.naifarberman.com](http://www.naifarberman.com)

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Property Type	Office
Building Size	46,468 SF
Lot Size	4.11 Acres
Building Class	B
Year Built	1985
	60%

Farmington Hills is an affluent suburb Northwest of Detroit and is the second most populated city in Oakland County, with a population of 83,986 at the 2020 census. The city ranks as one of the safest in the United States as well as in the state of Michigan.

Farmington Hills is home to the headquarters of various major companies including Bosch, Mercedes-Benz Financial Services, TD Auto Finance, 5-Hour Energy, and Nissan North American Technical Center, among others. Hitachi Automotive Systems Americas, Inc., Panasonic Automotive Systems and Lordstown Motors all have research and development centers in Farmington Hills.

Farmington Hills has 9.8 MM square feet of office space and has experienced 123,000 SF of negative net absorption of leased space in the prior 12 months. The vacancy rate is 14.8%.



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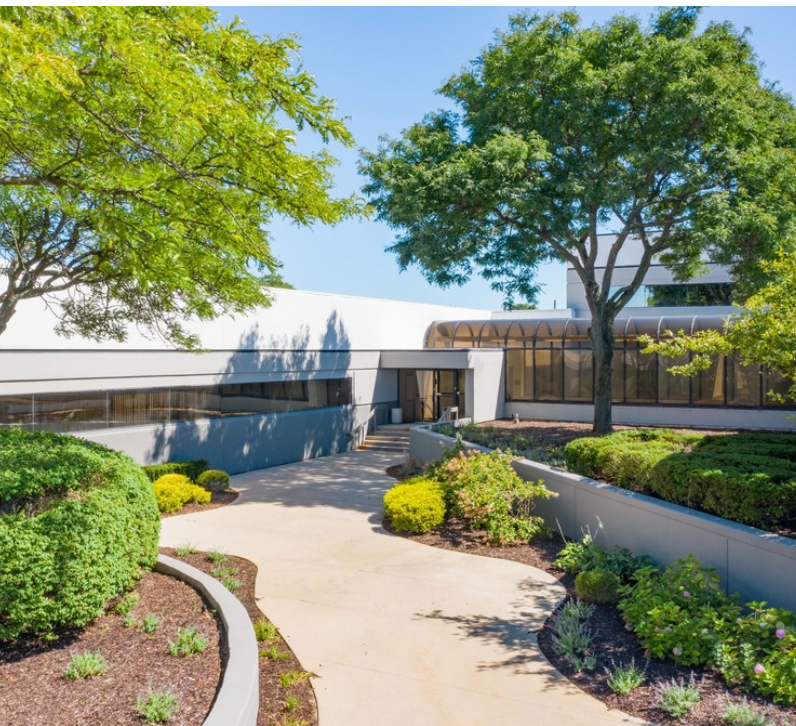
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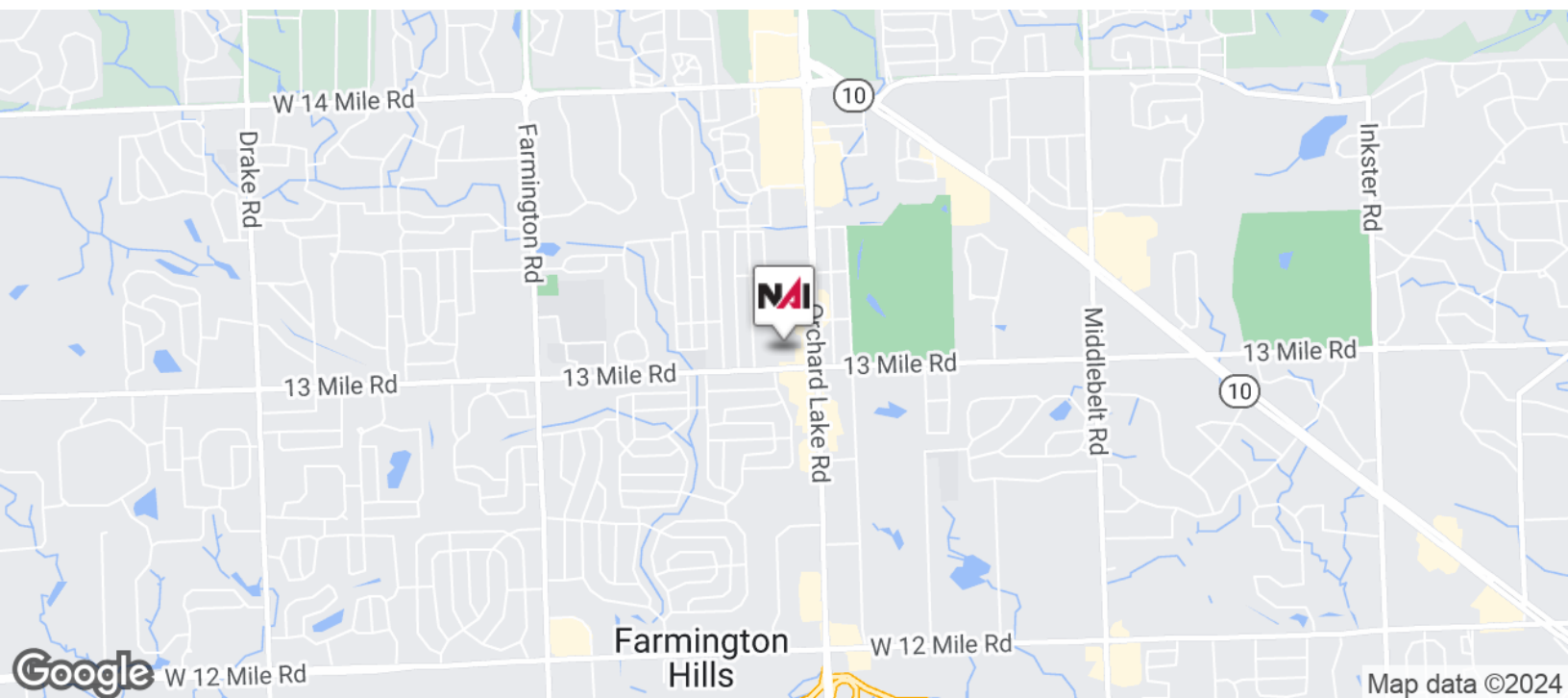
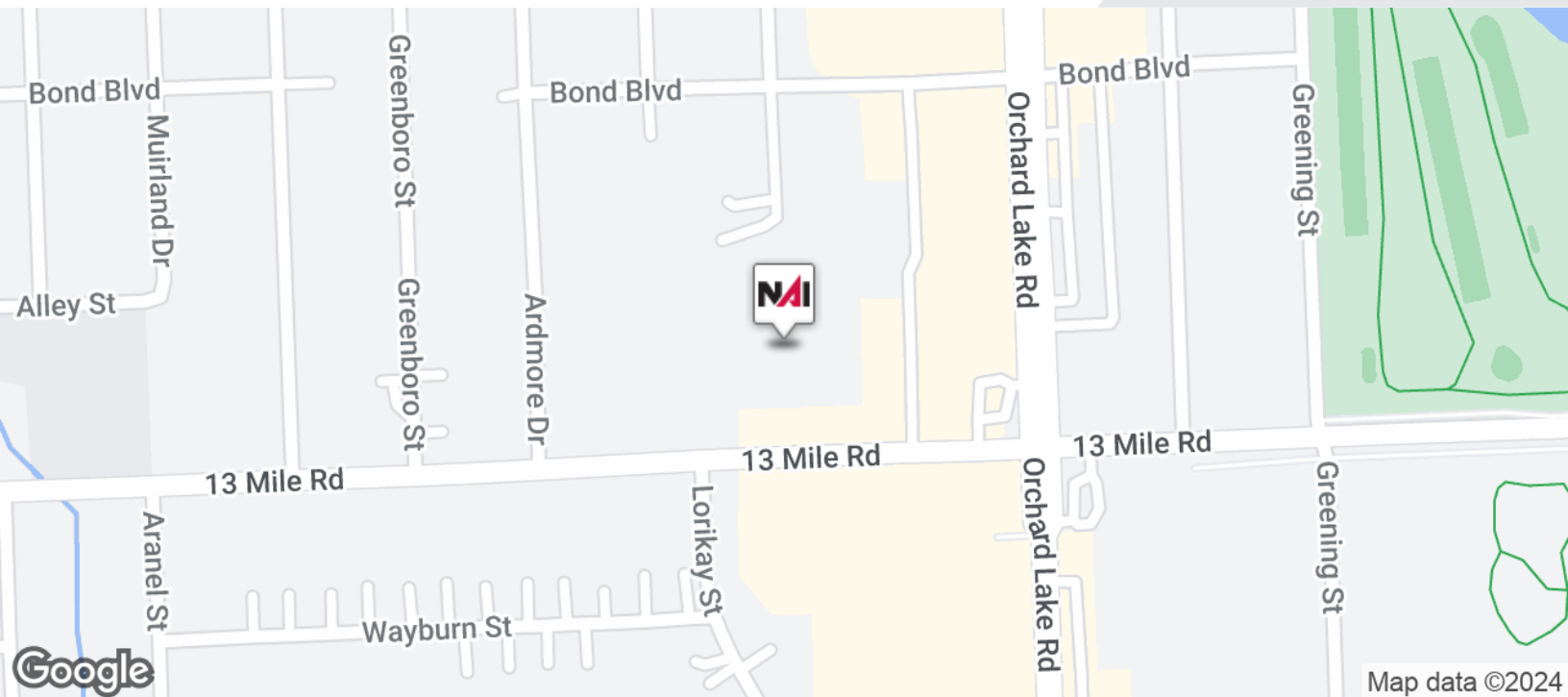


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