

OFFICE PROPERTY // FOR SUBLEASE

EXECUTIVE SUITES AT HIGH-IMAGE BUILDING ON TELEGRAPH

1668 SOUTH TELEGRAPH RD
BLOOMFIELD TOWNSHIP, MI 48302



- Two suites available: 140 & 165 SF
- Great for an accountant, financial planner, tutor, etc.
- Excellent location close to Bloomfield Hills
- Close to restaurants, shopping, business services
- Short-term lease preferred



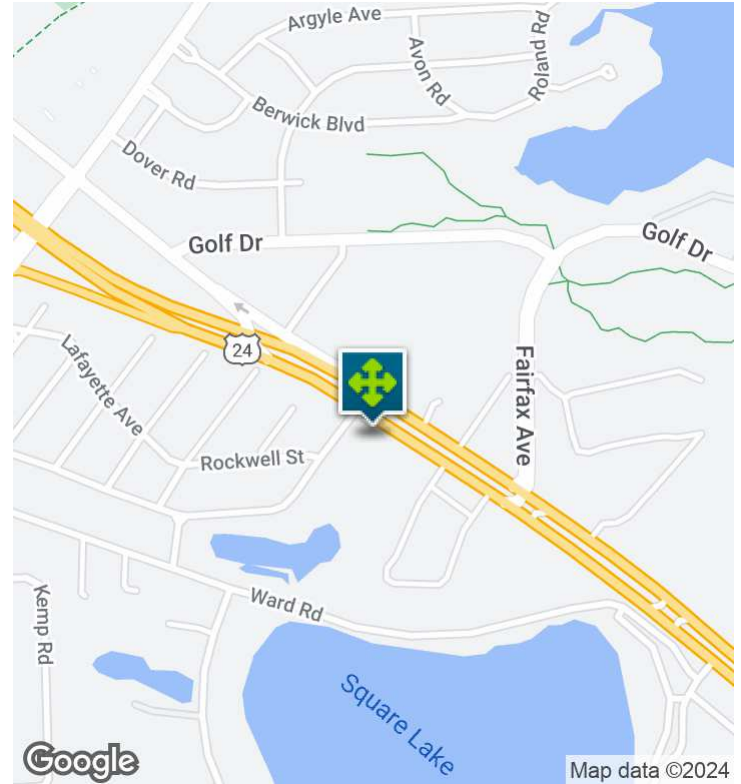
P.A. COMMERCIAL
Corporate & Investment Real Estate

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1668 SOUTH TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

EXECUTIVE SUMMARY



| | |
|------------|--|
| Lease Rate | \$550.00 - 650.00 PER MONTH (GROSS) |
|------------|--|

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Building Size: | 24,536 SF |
| Available SF: | 140 - 165 SF |
| Year Built: | 1998 |
| Zoning: | O-1 Office Building District |
| Market: | Detroit |
| Submarket: | North Oakland |
| Traffic Count: | 61,411 |

PROPERTY OVERVIEW

Quiet professional, office suites available inside a suite leased by Blue River Financial. Lobby, conference room, and office amenities are included. Ideal location for an accountant, financial planner, manufacturer's agent, etc.. All utilities and janitorial are included. Short-term lease preferred.

LOCATION OVERVIEW

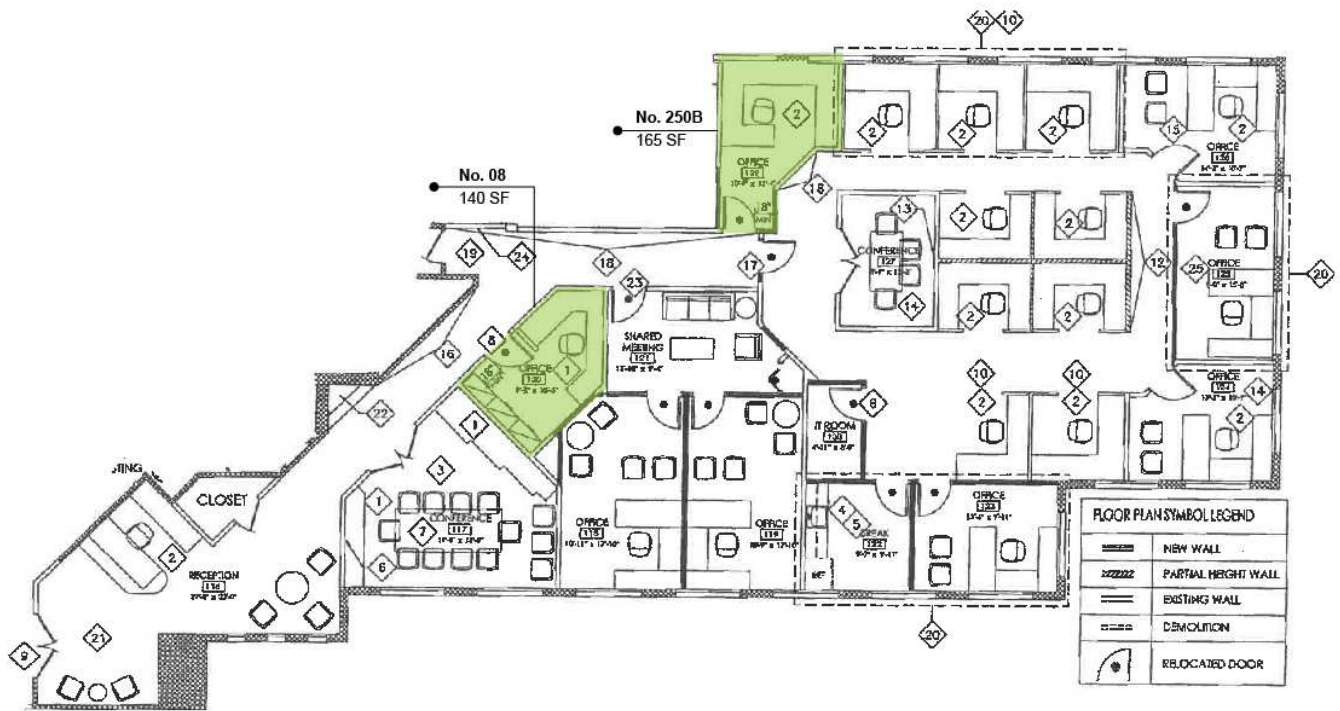
Conveniently located on the south side of Telegraph Rd, east of Orchard Lake Rd . Easy access to many communities in Oakland County and just minutes from I-75 and M-59.

PROPERTY HIGHLIGHTS

- Two suites available: 140 & 165 SF
- Great for an accountant, financial planner, tutor, etc.
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- Short-term lease preferred

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LEASE SPACES



LEASE INFORMATION

| | | | |
|---------------------|--------------|--------------------|-------------------------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total Space: | 140 - 165 SF | Lease Rate: | \$550.00 - \$650.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------------------------|-----------|-----------|------------|-----------------|-------------|
| 1668 South Telegraph Rd, Suite 250B | Available | 165 SF | Gross | \$650 per month | - |
| 1668 South Telegraph Rd, Suite 8 | Available | 140 SF | Gross | \$550 per month | - |

1668 SOUTH TELEGRAPH RD, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE
BUILDING LOBBY PHOTOS



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ADDITIONAL PHOTOS



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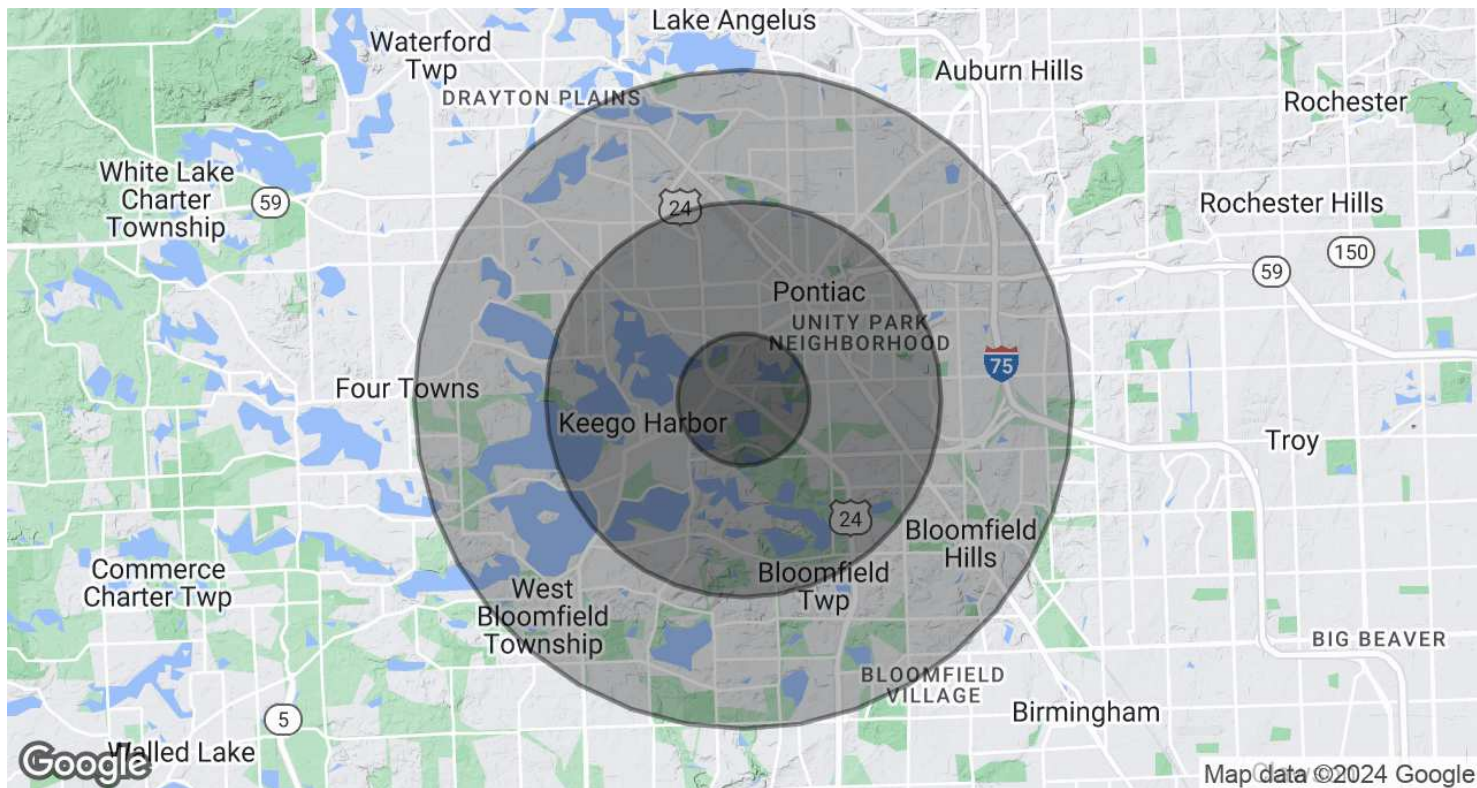
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,729 | 66,688 | 167,806 |
| Average Age | 41.1 | 37.3 | 37.8 |
| Average Age (Male) | 39.9 | 35.8 | 36.7 |
| Average Age (Female) | 42.7 | 38.8 | 39.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,675 | 26,320 | 65,679 |
| # of Persons per HH | 2.1 | 2.5 | 2.6 |
| Average HH Income | \$72,391 | \$76,490 | \$85,244 |
| Average House Value | \$319,692 | \$188,601 | \$252,734 |

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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