

# PRIME COMMERCIAL SPACE FOR LEASE

2480 Opdyke Rd, Bloomfield Hills, MI



**PRIME LOCATION  
IDEAL FOR CO-WORKING  
OR CORPORATE HQ**



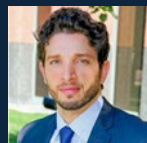
**ZONED A-2 & R-1  
8,442 BUSINESSES IN  
5-MILE RADIUS**



**26,230 SF  
8.78 ACRES**



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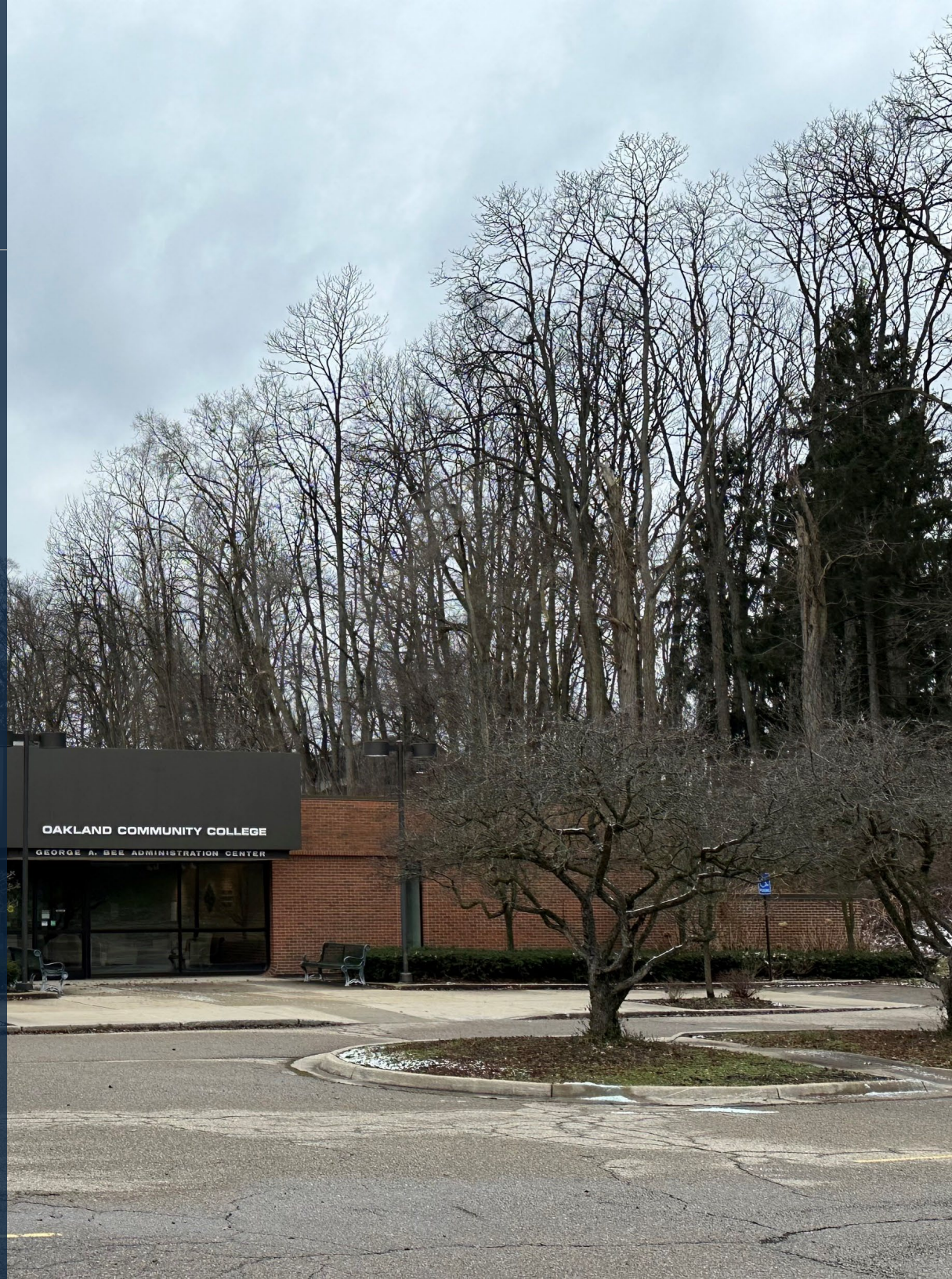


# Table Of Contents

03 PROPERTY  
HIGHLIGHTS

04 AERIAL  
OVERVIEW

08 AGENT  
REPRESENTATION





# PROPERTY HIGHLIGHTS

## PROPERTY SUMMARY

Asking Rent	\$25/SF
Lease Type	NNN
Year Built / Remodeled	1956 / 2005
Property Size	26,230 SF
Lot Size	8.78 Acres
Parking	156 Surface Parking Spots
Zoning	A-2 & R-1



- ✓ **MULTI-PURPOSE BUILDING IN PRIME LOCATION**
- ✓ **SUITABLE CO-WORKING OR CORPORATE HQ**
- ✓ **PRIVATE INGRESS & SCENIC WALKING PATH SURROUNDING A POND**
- ✓ **CLOSE PROXIMITY TO I-75 & WOODWARD AVENUE**
- ✓ **NEAR STONYCROFT HILLS CLUB, BOH INDOOR TENNIS CLUB, BLOOMFIELD HILLS COUNTRY CLUB, CRANBROOK ART MUSEUM & GARDENS**
- ✓ **SEVERAL BLOOMFIELD HILLS PUBLIC SCHOOLS NEARBY, AS WELL AS CRANBROOK ACADEMY OF ART**

## MARKETING ANALYSIS

FORMER OCC CAMPUS | BLOOMFIELD HILLS, MI



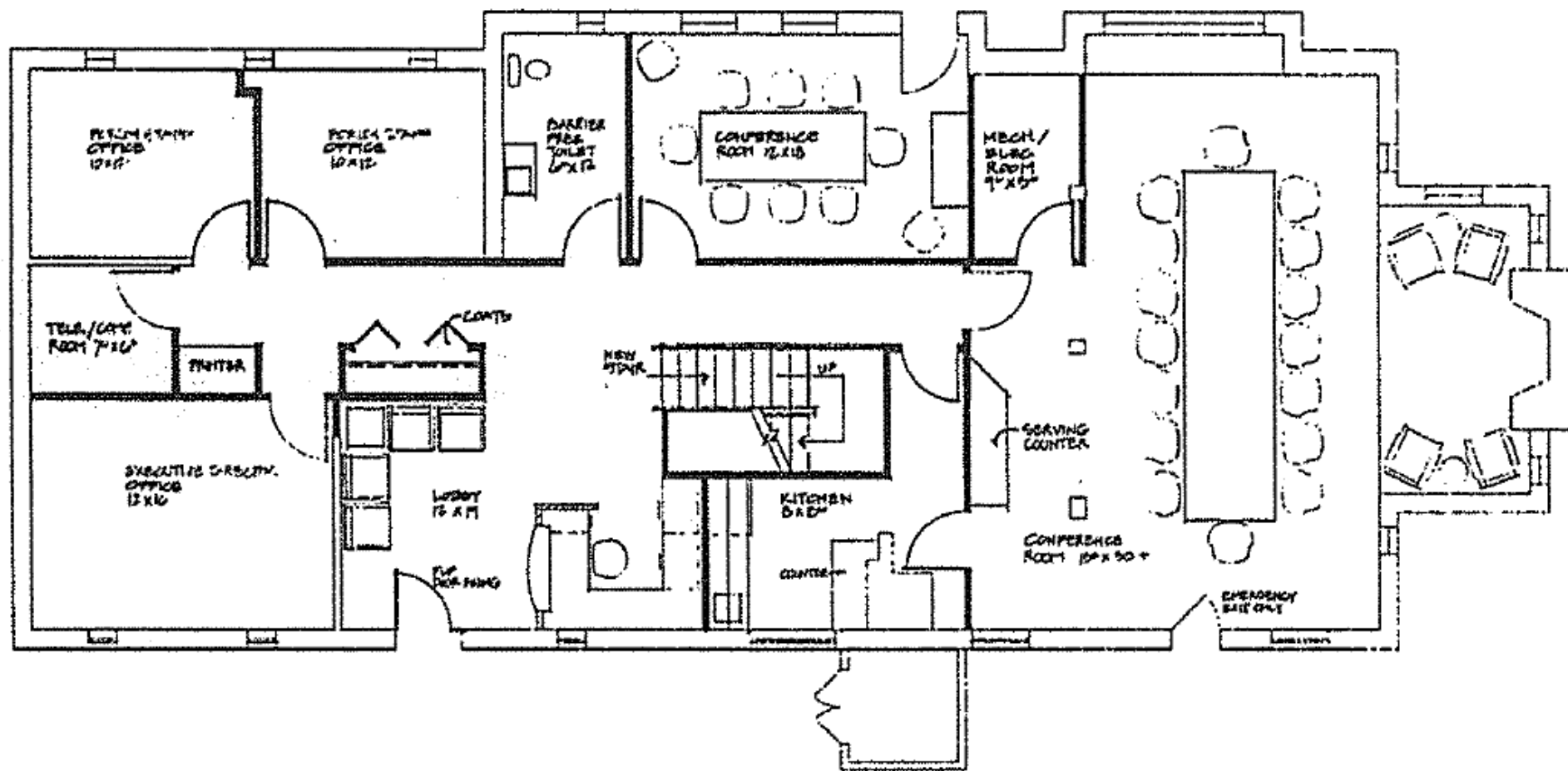
# AERIAL OVERVIEW



## MARKETING ANALYSIS

FORMER OCC CAMPUS | BLOOMFIELD HILLS, MI

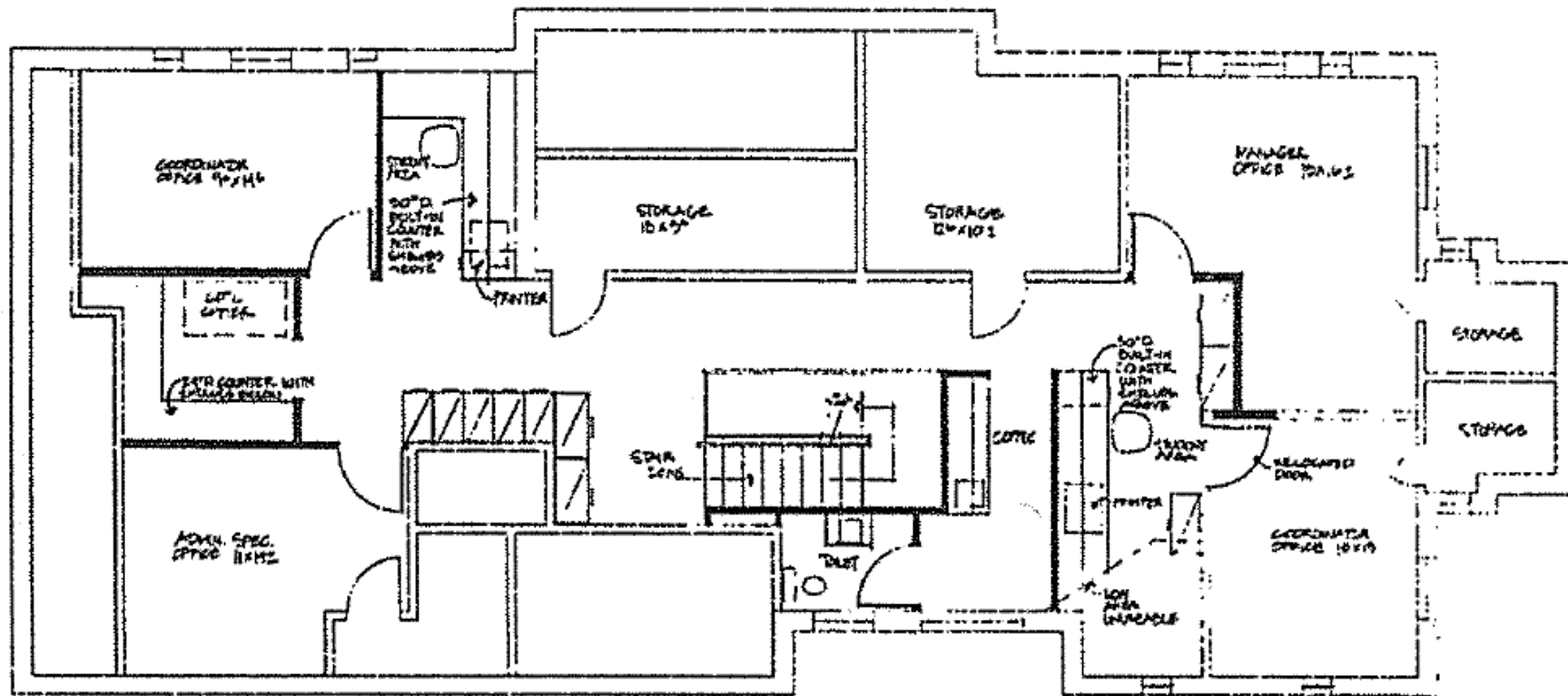
# FLOOR PLAN



FIRST FLOOR PLAN

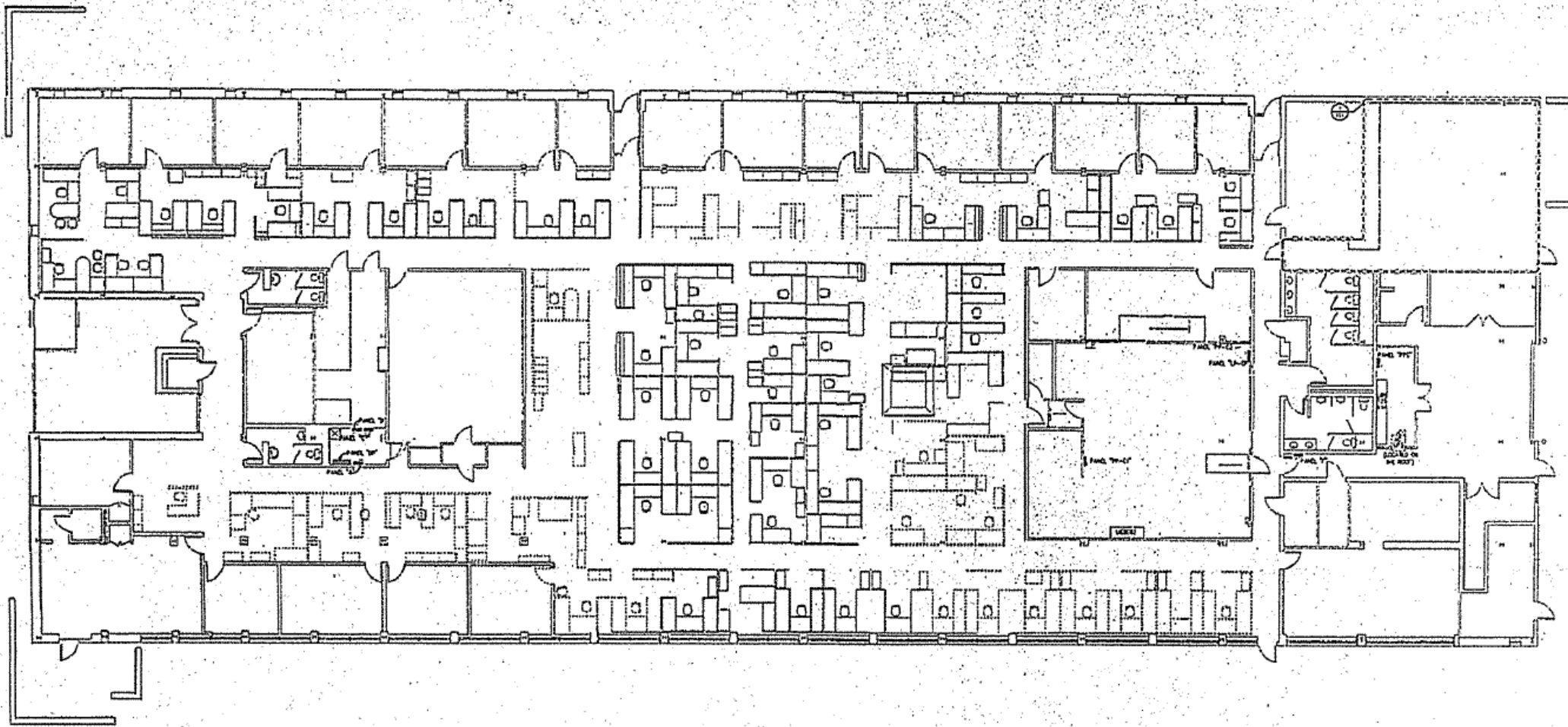


# FLOOR PLAN



SECOND FLOOR PLAN

# FLOOR PLAN



## MARKETING ANALYSIS

FORMER OCC CAMPUS | BLOOMFIELD HILLS, MI



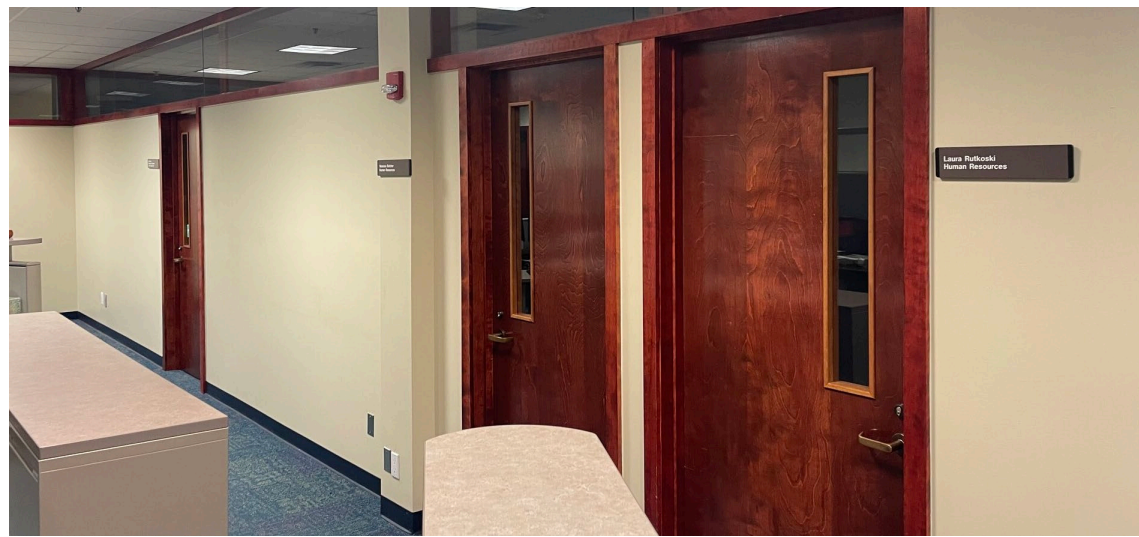
# PROPERTY PICTURES

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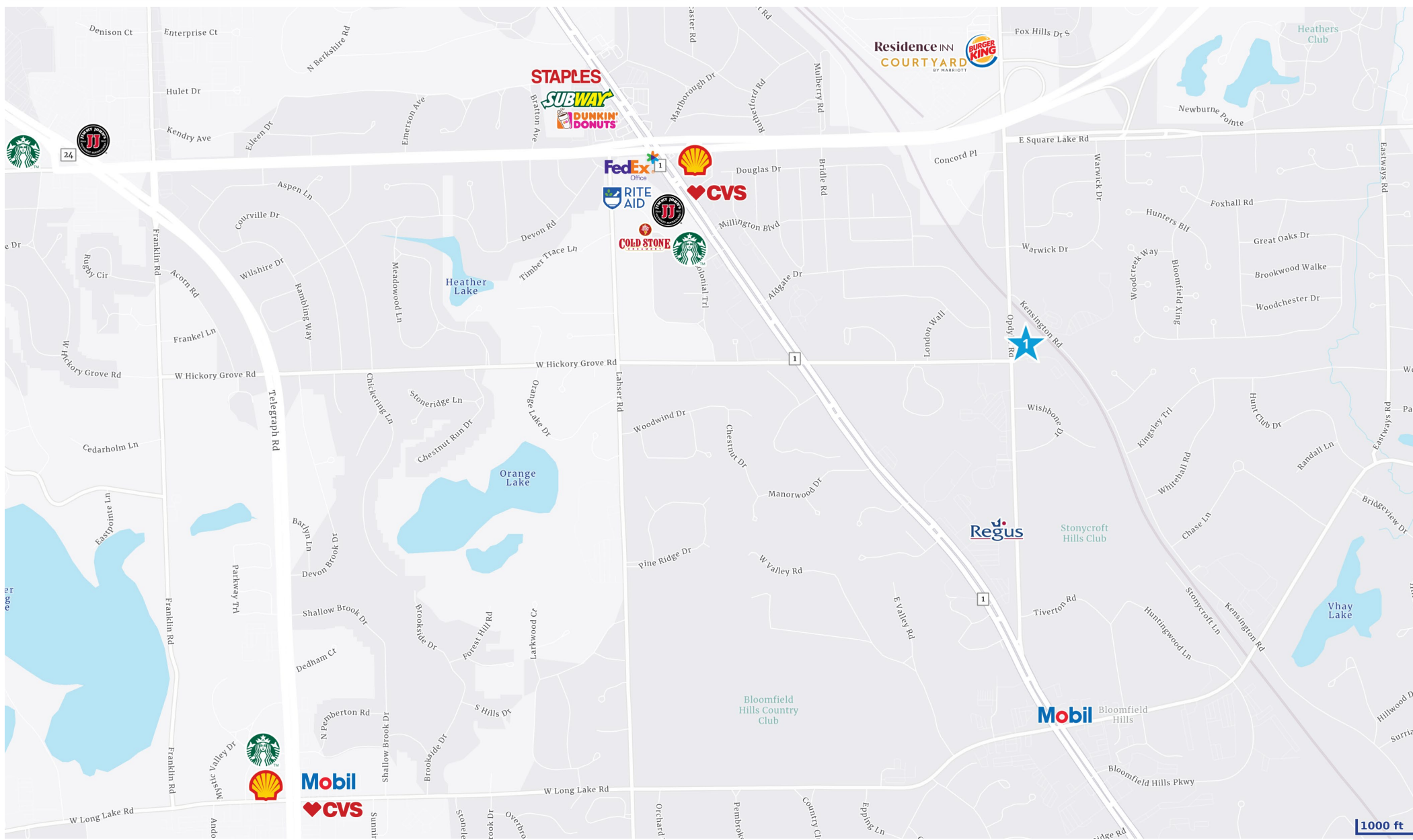
# PROPERTY PICTURES



MARKETING ANALYSIS  
FORMER OCC CAMPUS | BLOOMFIELD HILLS, MI



# LOCAL OVERVIEW



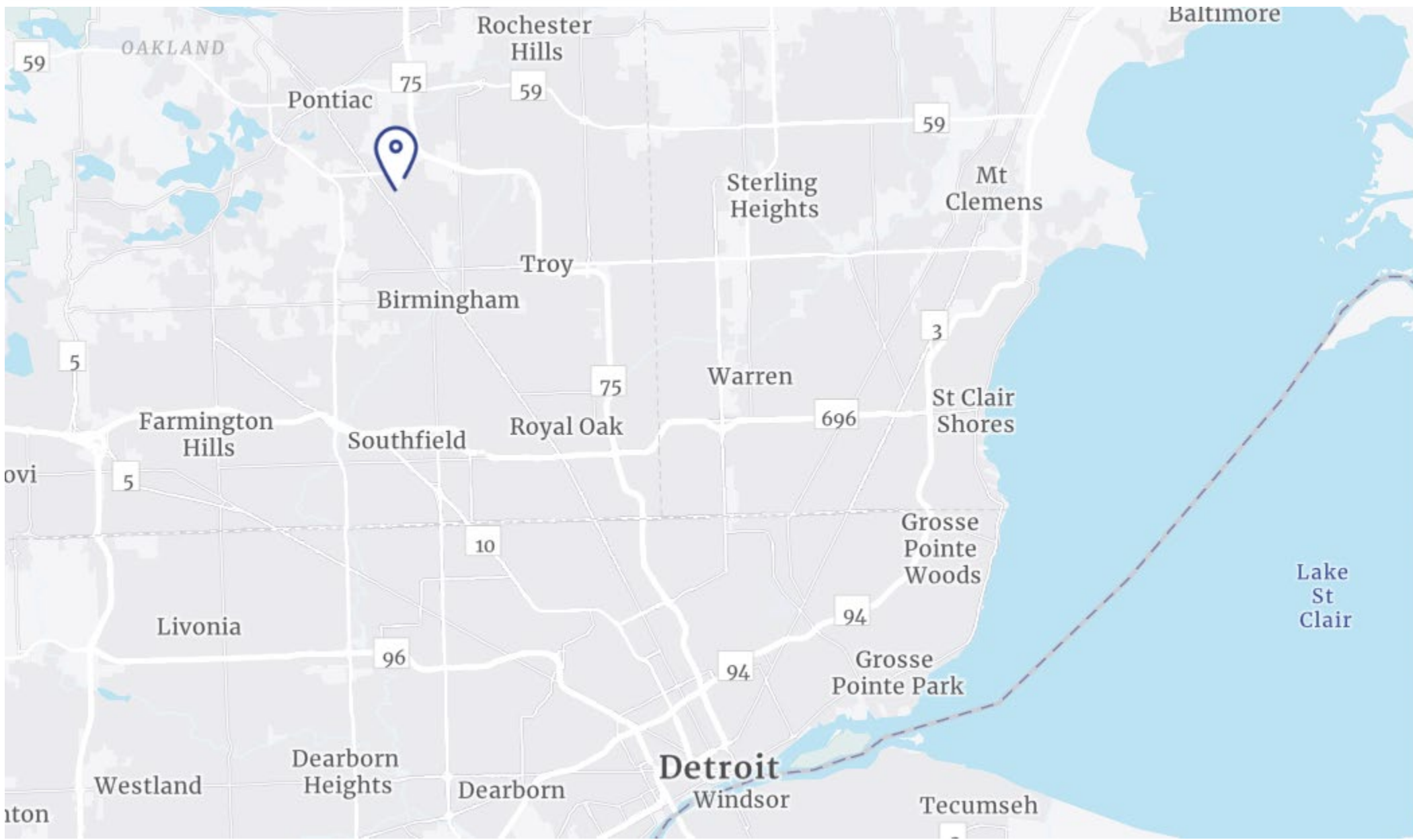
**MARKETING ANALYSIS**  
FORMER OCC CAMPUS | BLOOMFIELD HILLS, MI

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES





# AERIAL OVERVIEW



## MARKETING ANALYSIS

FORMER OCC CAMPUS | BLOOMFIELD HILLS, MI



# LOCATION DEMOGRAPHICS

## IN 5-MILE RADIUS



POPULATION  
175,645



HOUSEHOLD  
69,620



AVG. HLD. INCOME  
\$163,408

## 2023 Population by Age

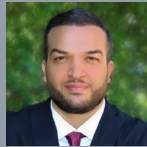


- ✓ Average household size is **2.5** and median age is **44**, annual spending total **\$9B+** on household and retail goods.
- ✓ Almost **30%** of residents age 25 and older are bachelor's degree holders and **29.9%** also have earned a graduate or professional degree.
- ✓ Total of **8,442** businesses and **130k+** employees.

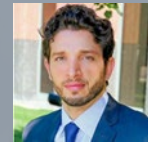
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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.