

**EXCELLENT HQ
OPPORTUNITY!**

COMPANY NAME HERE

COMPANY NAME HERE

TOWER 14

21700 NORTHWESTERN HWY, SOUTHFIELD, MI

HIGH-RISE OFFICE BUILDING | FOR LEASE

- Top of building signage
- 495 - 195,000 SF available
- Ten (10) full floors ready for occupancy
- Adjacent to \$403M Northland City Center mixed-use development
- Motivated landlord
- Many capital improvements have recently been made



P.A. COMMERCIAL
Corporate & Investment Real Estate



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PROPERTY SNAPSHOT



EXCELLENT BUILDING EXPOSURE

Tower 14 receives excellent building exposure along Northwestern Hwy/The Lodge Freeway - making this an excellent top of building signage/corporate branding opportunity that is visible from miles away.



CLOSE TO MAJOR FREEWAYS

Tower 14 is located on Northwestern Hwy/The Lodge Freeway, providing quick access to I-696, M-39, 8 Mile Rd, and all of metro Detroit. The property is just 10 minutes from the popular residential areas of Royal Oak, Berkley, Ferndale, Oak Park, Hazel Park, Detroit, and more.



GREAT LOCATION IN SOUTHFIELD

The property is close to local restaurants and building services on Greenfield Rd and is next door to the \$403M Northland City Center Development which will bring 1,500 residences, shopping, and dining to the area.



MOTIVATED LANDLORD

Ownership has made several capital improvements in the last 24 months with more on the way including a new lobby, penthouse upgrades, elevators, keyless fob entry systems, exterior lights, a new heat pump system, and on-site security.



FULL FLOORS AVAILABLE

The building has up to 195,000 SF for lease with ten full floors available. The majority of the floors receive abundant natural light, have 8.5' ceilings, remodeled bathrooms, kitchenettes, and breakout spaces/private offices. Landlord will also build to suit to satisfy your unique business needs.



COMPETITIVE LEASE RATE

This building is available for lease at a rate of **\$11.95 per square foot plus electric**. This competitive lease rate is 35% less than the average lease rate in the Southfield Office real estate market.

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Tower 14 presents an exciting opportunity to lease high-rise office space adjacent to the upcoming Northland City Center Redevelopment. Located at 21700 Northwestern Hwy, Tower 14 is a fourteen-story office building with office suites available from 495 SF for a private office to as much as 195,000 SF spanning ten floors to accommodate a growing business. Top of building signage along M-10/The Lodge Freeway is available, providing a great opportunity for corporate branding.

The landlord has made several capital improvements to the property in the last 24 months including a beautifully updated lobby and shared conference room on the ground floor, new transformers, elevators, keyless fob entry systems, exterior lights, and on-site security. In addition, nine of the floors were completely renovated in 2015 and rebuilt with "Class A" finishes.

Tower 14 is professionally managed with a property manager & security on-site and secure surface parking for 1,000 vehicles. In addition, the landlord will build to suit to accommodate your unique business needs.

ADDITIONAL PROPERTY HIGHLIGHTS

- Corporate branding opportunity
- Excellent visibility & freeway access
- Class A" plug-and-play suites for immediate occupancy
- Recently renovated lobby and shared conference room
- On-site security & secure parking
- Close to downtown Detroit

PROPERTY INFORMATION

ADDRESS	21700 Northwestern Hwy Southfield, MI 4807
TYPE(S)	HQ Office Creative Office Executive Office Retail Space on Ground Floor
BUILDING SIZE	254,000 SF
NUMBER OF FLOORS	14
AVERAGE FLOOR PLATE	18,182 SF
ZONING	RS
LAND SIZE	7.42 Acres
YEAR BUILT/RENOVATED	1980/2022
PARKING SPACES	1,000
PARKING RATIO	4: 1,000
TRAFFIC COUNT	92,000 VPD
SUBMARKET	Southfield
LOCATION TYPE	Suburban
DISTANCE TO NEAREST AIRPORT	25 miles
LEASE RATE	\$11.95 p/sf Gross + Electric

AVAILABLE SPACES

14th & 13th Floor: 18,182 SF Available per Floor

12th Floor:

Suite 1200: 5,500 SF Available
Suite 1210: 12,682 SF Available

11th Floor:

Suite 1120: 1,058 SF Available
Suite 1130: 440 SF Available
Suite 1150: 1,072 SF Available
Suite 1155: 587 SF Available
Suite 1180: 1,735 SF Available

10th Floor: 18,182 SF Available

9th Floor: Occupied

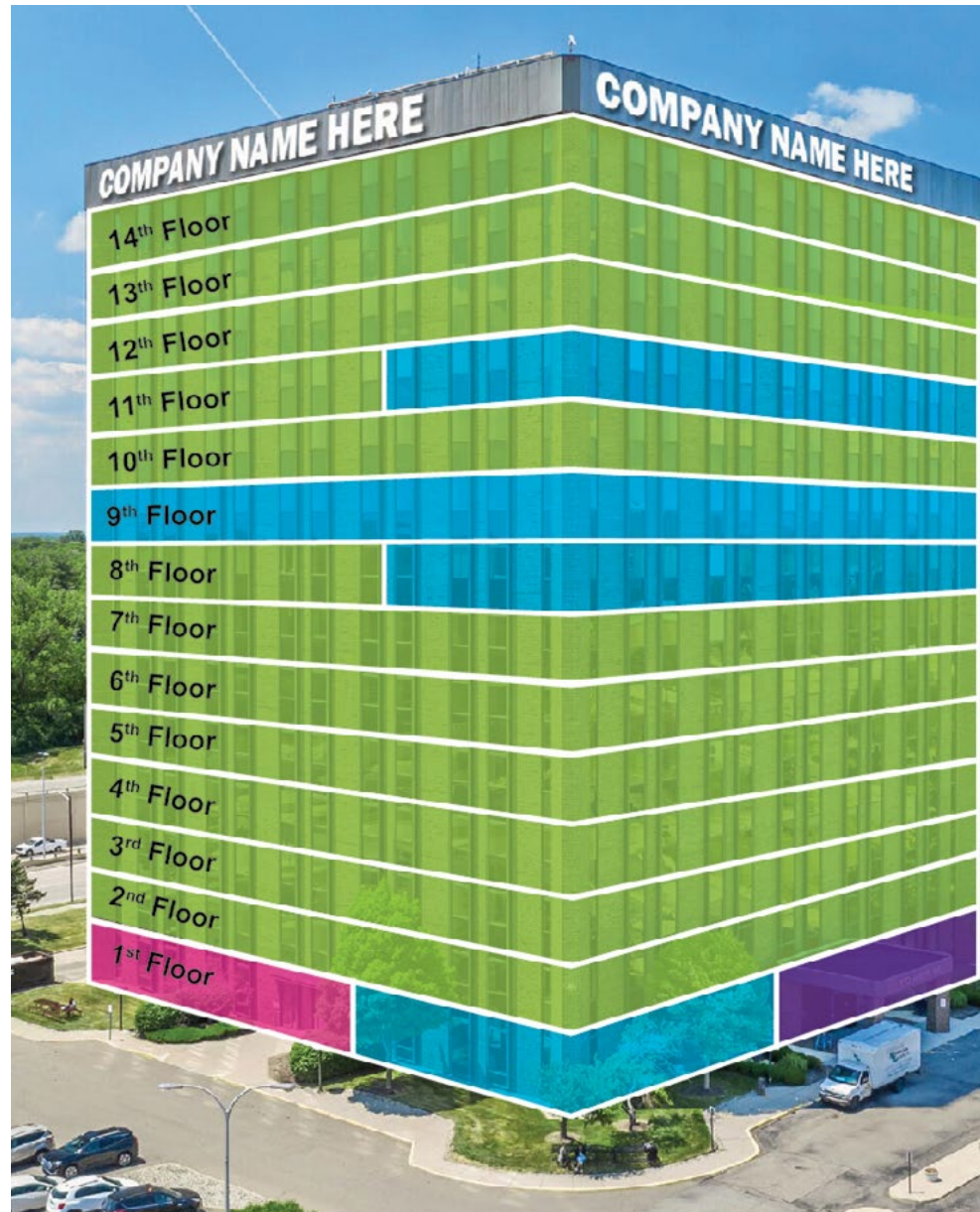
8th Floor:

Suite 801: 3,000 SF Available
Suite 854: 659 SF Available
Suite 860: 1,744 SF Available
Suite 870: 610 SF Available
Suite 875: 484 SF Available
Suite 880: 495 SF Available

7th - 2nd Floor: 18,182 SF Available per Floor

1st Floor:

Retail: 2,500 SF Available



LEGEND

- = Available Office
- = Occupied
- = Available Retail
- = Shared Conference Room

LOCATION

Tower 14 is conveniently located along M-10 (John C Lodge Freeway), providing easy access to several major area freeways. Additionally, the property provides easy access to public transportation. Tower 14 is surrounded by an abundance of amenities including fast-casual restaurants, business services, childcare facilities, hotels, Ascension Providence Hospital, and Oakland Community College - Southfield Campus.

Most importantly, the property is located in a developing area adjacent to the upcoming \$403M Northland City Center Redevelopment. This exciting mixed-use development will reimagine 100+ acres and the former Northland Mall into a thriving community with apartments, shopping, dining, office, and entertainment. This project will increase density, create a more walkable community, bring over 500+ permanent jobs to the area, and will serve as a catalyst for further development in the southeast corner of Southfield.

Proximity to major freeways, public transit, and new development activity coupled with outstanding building signage visibility from Northwestern Hwy and 8 Mile Rd makes Tower 14 an excellent HQ opportunity.



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ADJACENCY TO NORTHLAND CITY CENTER



8 TOWER 14
21700 NORTHWESTERN HWY, SOUTHFIELD, MI

OFFERED EXCLUSIVELY BY P.A. COMMERCIAL

NORTHLAND MASTER PLAN

“Once again, Northland will be a prime destination for living, laughing, and enjoying life.”

Bruce Kopytek
Contour Companies

Phase One includes over 1,300 apartment residences, walkways and landscaped area, parking facilities, and the restoration of the original buildings of the 1954 Northland Center, which will be returned to an outdoor mall environment.



INTERIOR PHOTOS LOBBY



RECENTLY RENOVATED LOBBY



RECENTLY RENOVATED EVEVATORS

INTERIOR PHOTOS SHARED CONFERENCE ROOM



INTERIOR PHOTOS SUITE 200

Floors 2, 3, 5, 7, 10, 11, 13, and 14
all have the same layout.



SPACIOUS OPEN FLOOR PLAN



KITCHENETTE



REMODELED BATHROOMS



PRIVATE OFFICE

INTERIOR PHOTOS SUITE 1200



SPACIOUS OPEN FLOOR PLAN



KITCHENETTE



PRIVATE OFFICES



GLASS PARTIONED WALLS

INTERIOR PHOTOS SUITE 1200



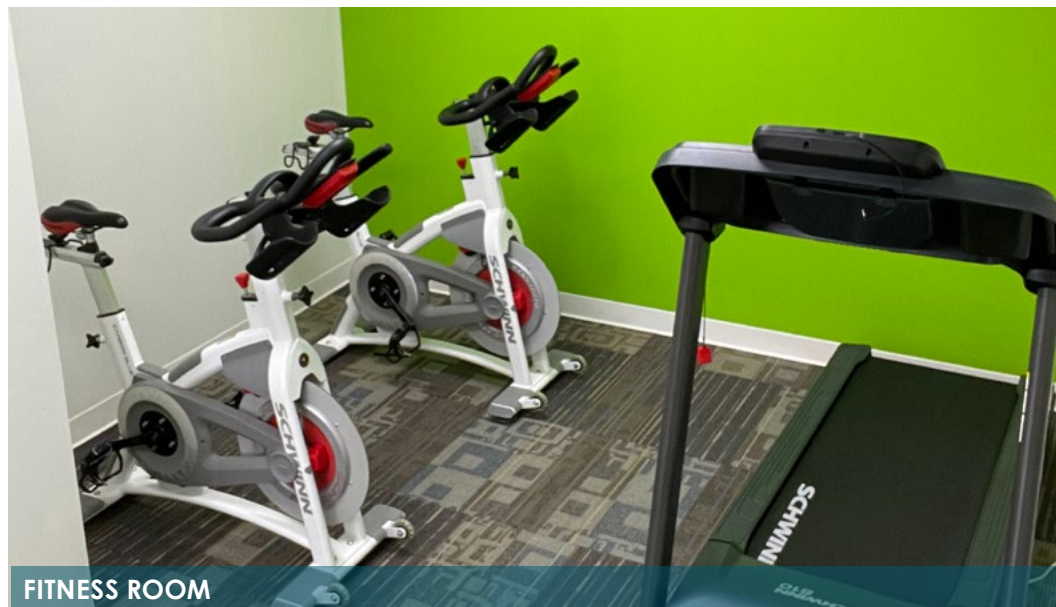
PRIVATE OFFICE



CONFERENCE ROOM

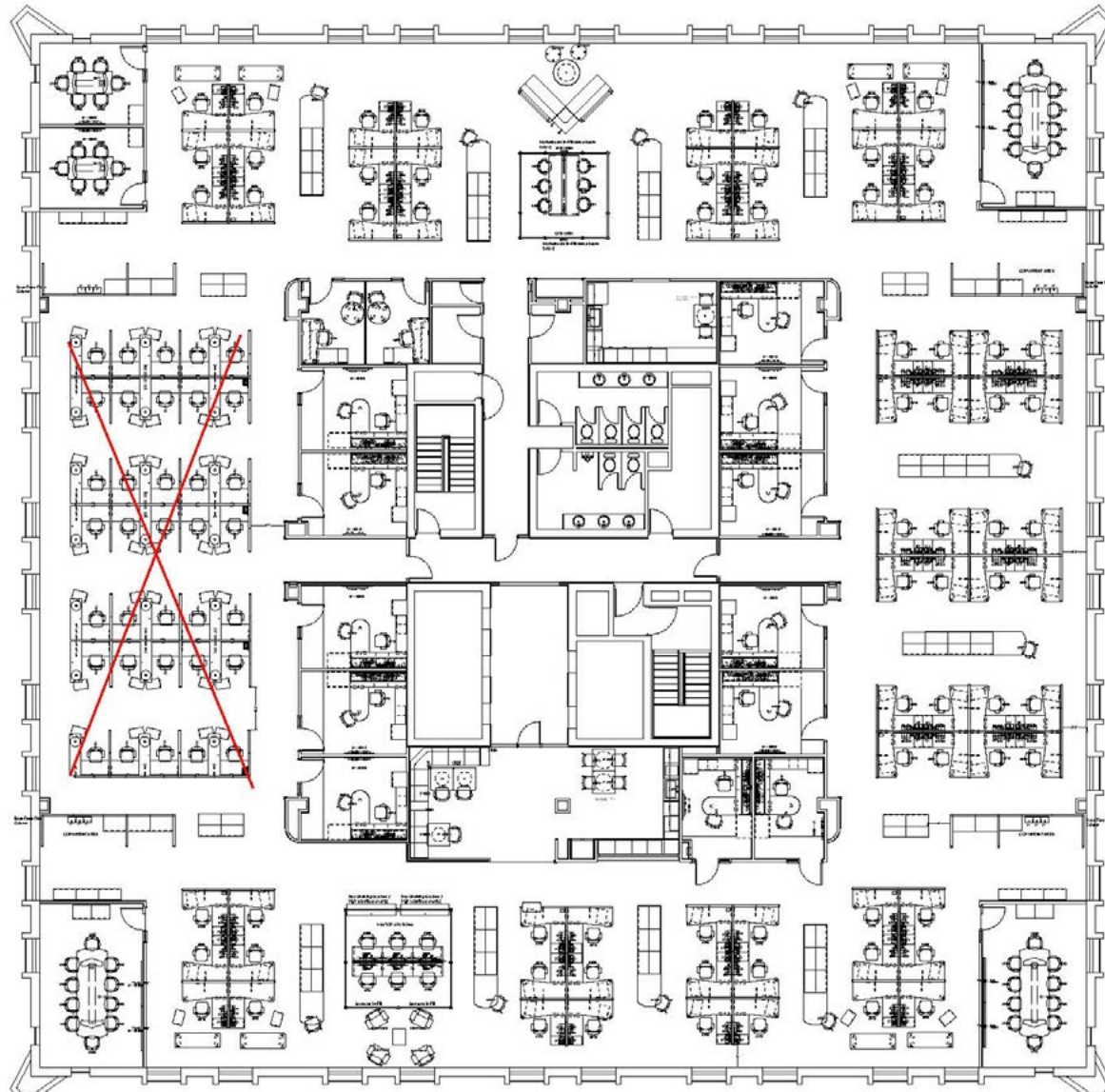


PRIVATE OFFICE



FITNESS ROOM

SAMPLE FLOOR PLAN 2ND FLOOR

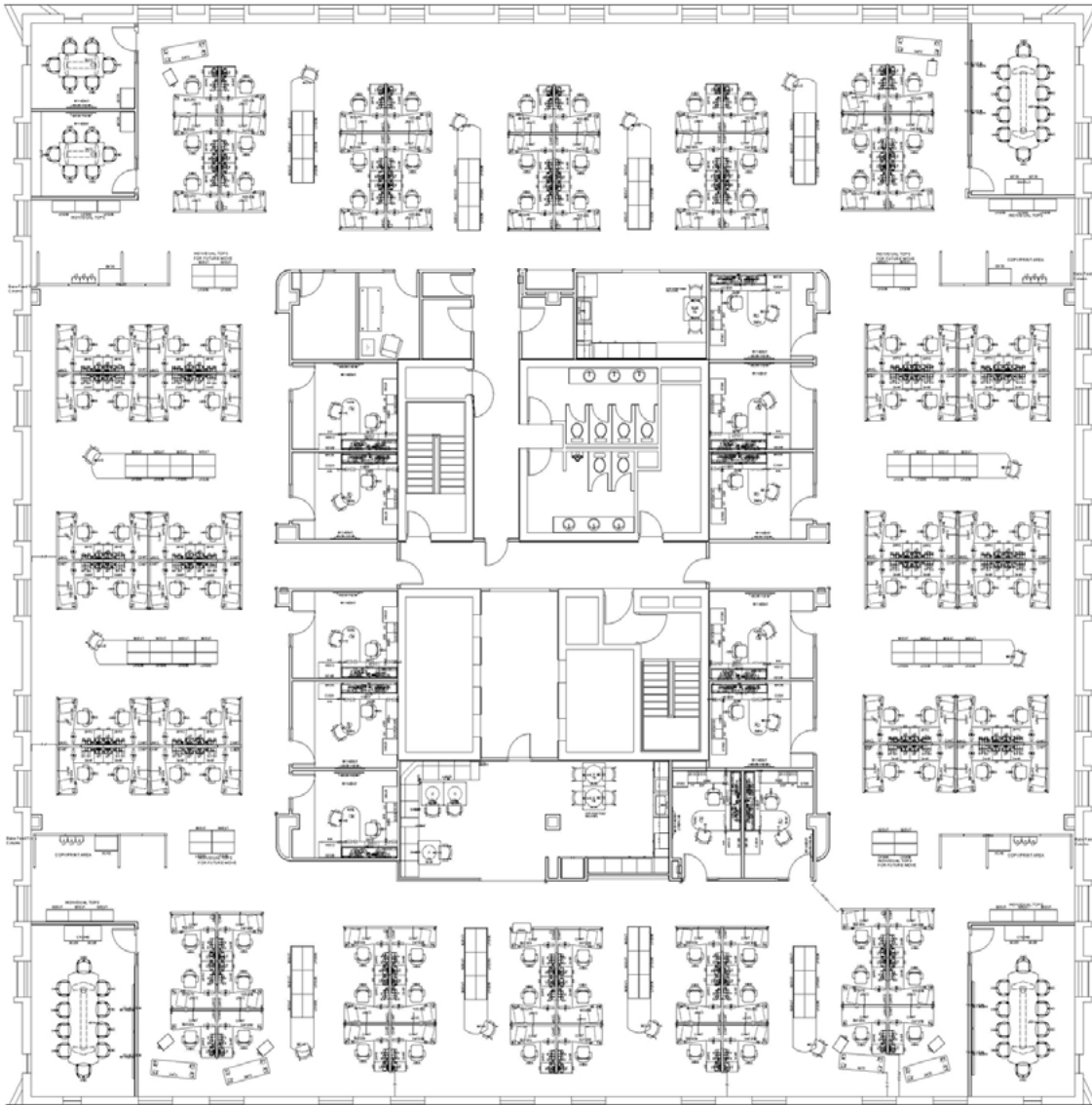


*Sample floor/furniture plan
of the second floor*

*Floors 2, 3, 5, 7, 10, 11, 13, and 14
all have the same layout*

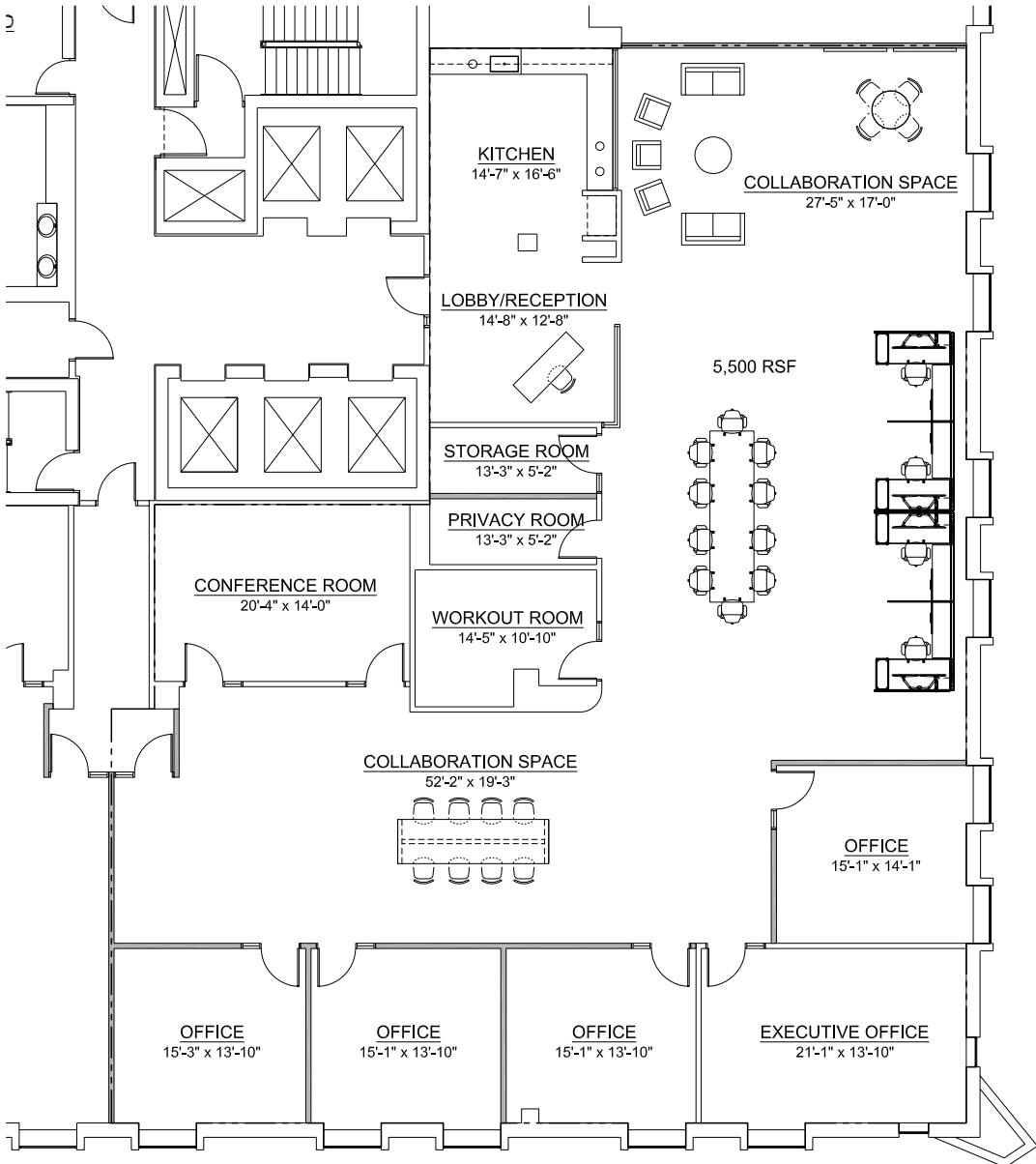
SAMPLE FLOOR PLAN 4TH FLOOR

*Sample floor/furniture plan
of the fourth floor*



FLOOR PLAN SUITE 1200

5,500 SF Available



MARKET OVERVIEW

The City of Southfield is one of the premier business and residential addresses in Michigan. Located in Oakland County, Southfield is home to more than 73,000 residents and over 10,000 businesses in a wide variety of sectors including over 100 "Fortune 500" companies. With a daytime population nearing 175,000, over 27 million square feet of office space and more than seven million square feet of retail and industrial space, Southfield is truly Michigan's undisputed business center.

An impressive 98 percent of the City is accessible to high-speed fiber optics, broadband and satellite services, and several backbones traverse the community. The City's extensive infrastructure, access to a footprint of citywide fiber optics and central location are just a few of the many reasons why businesses choose Southfield.

Southfield ranks second in the Detroit metro area to Detroit's central business district of 33 million square feet of office space, but boasts more office space than the central business districts of Cleveland, Cincinnati, Indianapolis or Kansas City.

The City also offers 50-plus miles of cycling, hiking and nature trails; sand volleyball and tennis courts; a historical museum; ice and sports arena; an outdoor swimming pool; two public golf courses; and over 770 acres of park land, including the new Carpenter Lake Nature Preserve.

Residents and businesses alike come to Southfield for its central location, excellent city services and easy access to all of southeastern Michigan.



76,618
POPULATION



31,962
HOUSEHOLDS



\$58,076
MEDIAN
HOUSEHOLD INCOME



\$164,800
HOUSEHOLD VALUE



61%
IN CIVILIAN
LABOR FORCE



38%
HAVE BACHELORS
DEGREE OR HIGHER

AREA DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
POPULATION			
2010 TOTAL POPULATION	61,709	374,225	1,235,201
2022 POPULATION	58,666	355,966	1,201,538
2027 POPULATION PROJECTION	57,756	350,757	1,190,299
MEDIAN AGE	39.8	39.8	39.1
BACHELOR'S DEGREE OR HIGHER	21%	30%	29%
HOUSEHOLDS & INCOME			
2010 HOUSEHOLDS	24,784	153,077	489,127
2022 HOUSEHOLDS	23,459	145,486	475,611
2027 HOUSEHOLD PROJECTION	23,067	143,273	470,922
AVERAGE HOUSEHOLD SIZE	2.5	2.4	2.5
AVG HOUSEHOLD INCOME	\$58,343	\$72,413	\$75,985
MEDIAN HOUSEHOLD INCOME	\$44,875	\$52,875	\$53,785
TOTAL SPECIFIED CONSUMER SPENDING	\$533,810,993	\$3,770,985,777	\$13,044,161,327
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	13,873	90,403	299,924
RENTER OCCUPIED HOUSEHOLDS	9,194	52,870	170,998
MEDIAN HOME VALUE	\$100,205	\$136,322	\$154,039
MEDIAN YEAR BUILT	1956	1953	1954

LANDLORD INFORMATION



FOSTER FINANCIAL

Foster Financial is an opportunistic real estate investment group specializing in deep value-add development, with a focus on multi-tenant office buildings. Their mission is to create long-term value for their partners by investing not only in their properties, but also in the communities where they are located.

Foster acts as the sponsor for all of their real estate investments. They handle the deal sourcing, acquisition, financing, capital stack organization, and the ongoing financial health of an asset.

In addition, they have a robust full-service operation for property management, which includes accounting, reporting, on-site personnel, payroll, and leasing.



\$250M
OF ASSETS UNDER
MANAGEMENT



50
OPERATING
EMPLOYEES



2.4M
SF OF COMMERCIAL
SPACE



CONTACT US

For more information, or to schedule a tour of Tower 14,
please contact the exclusive listing agents:



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INVESTMENT
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