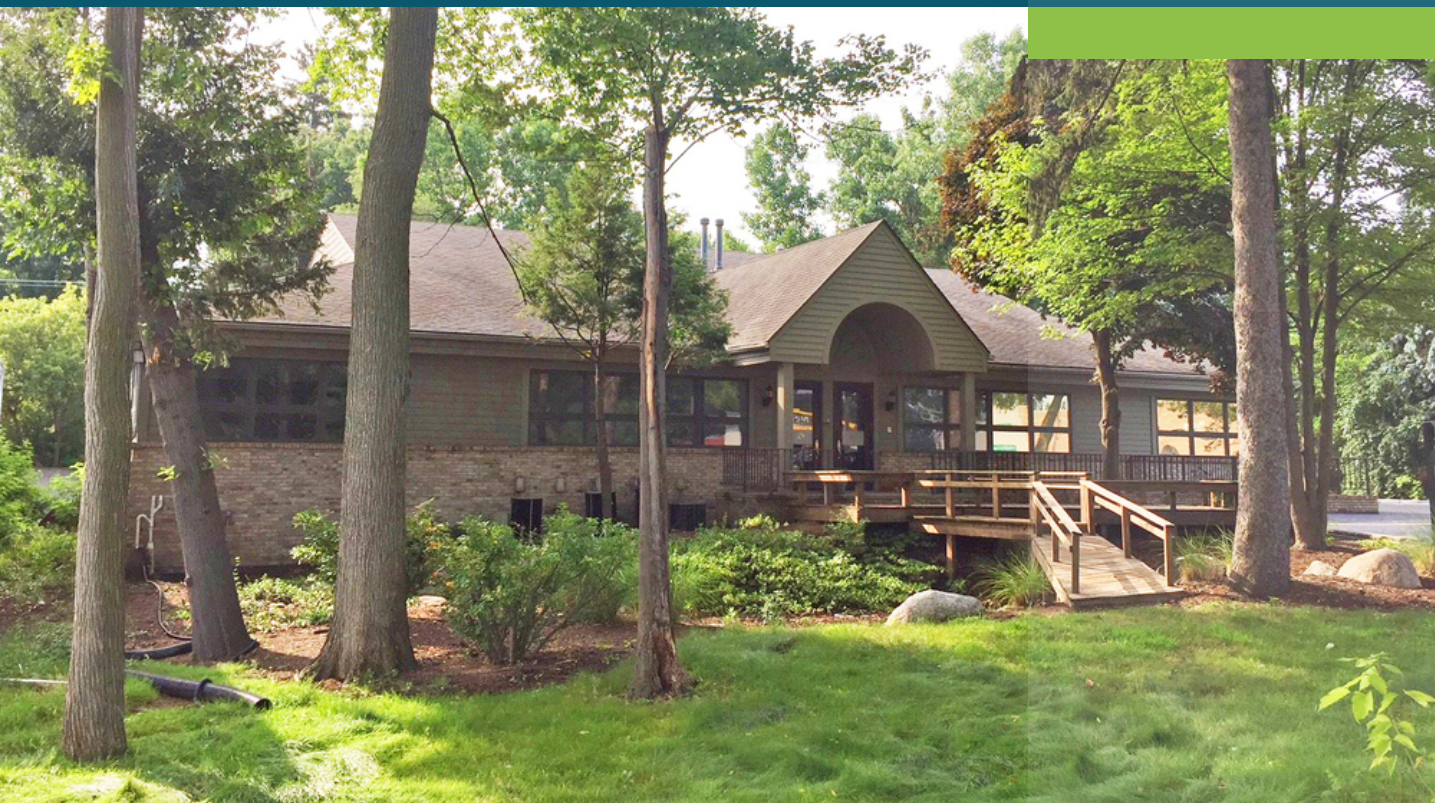


OFFICE PROPERTY FOR LEASE

3,000 SF Office Suite with High-end Finishes

2207 ORCHARD LAKE RD
SYLVAN LAKE, MI 48320



3,000 SF office available

High-end finishes throughout

Flexible layout

Sylvan Lake/Keego Harbor Area

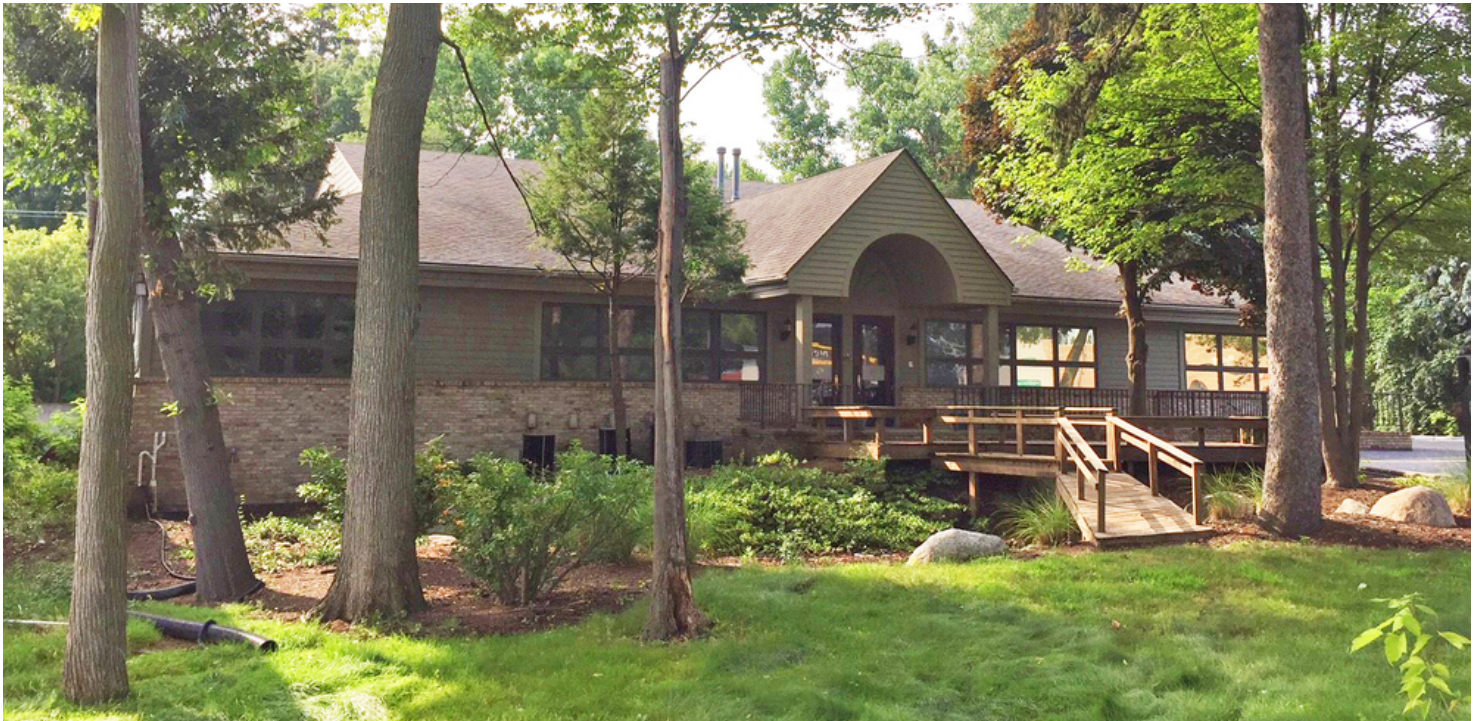


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ARBOR BUILDING

2207 ORCHARD LAKE RD, SYLVAN LAKE, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,000 SF
Building Size:	9,228 SF
Lease Rate:	\$13.00 SF/yr (Gross)
Zoning:	BI
Year Built:	1986
Lot Size:	0.57 Acres
Market:	Detroit
Traffic Count:	29,000

PROPERTY OVERVIEW

Beautiful two-story, free-standing office building located in a natural woodsy setting with high-end finishes and abundant open windows that create natural light throughout. There is currently a 3,000 SF space for lease on the first floor which features two large open spaces, a conference room, large offices, coffee bar, two private restrooms, storage, and a file room. The landlord is flexible and could potentially lease more than 3,000 SF if needed to include additional offices, conference rooms, and large 4,614 SF basement. The Gross rate includes all utilities, taxes, insurance, and external maintenance costs.

LOCATION OVERVIEW

Great location on Orchard Lake Rd, just south of Telegraph Rd and north of Middlebelt Rd. This area is a prime commercial district in Sylvan Lake that is surrounded by restaurants and business services.

PROPERTY HIGHLIGHTS

- 3,000 SF office available
- High-end finishes throughout
- Flexible layout
- Sylvan Lake/Keego Harbor Area

ARBOR BUILDING

2207 ORCHARD LAKE RD, SYLVAN LAKE, MI

// ADDITIONAL PHOTOS



ARBOR BUILDING

2207 ORCHARD LAKE RD, SYLVAN LAKE, MI

// ADDITIONAL PHOTOS



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2207 ORCHARD LAKE RD, SYLVAN LAKE, MI

// ADDITIONAL PHOTOS

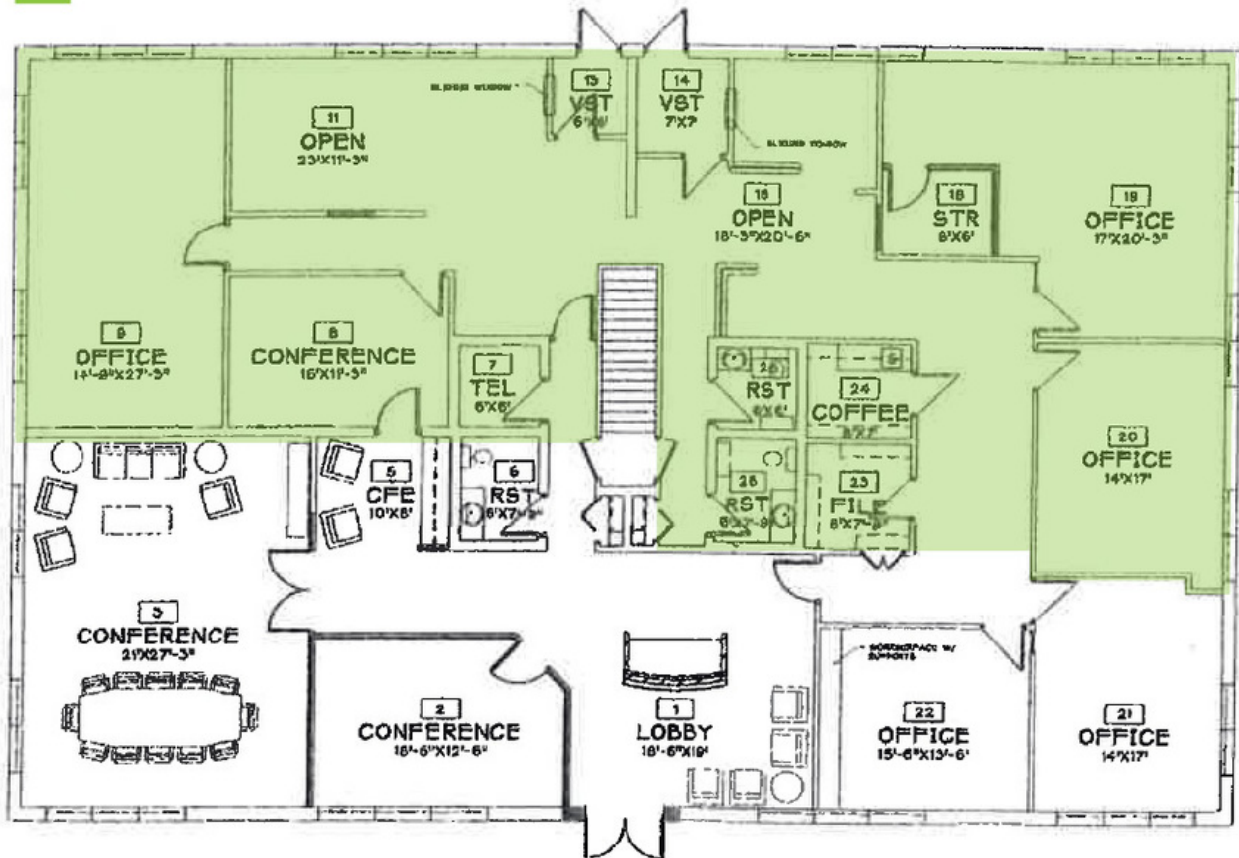


ARBOR BUILDING

2207 ORCHARD LAKE RD, SYLVAN LAKE, MI

FIRST FLOOR // FLOOR PLAN

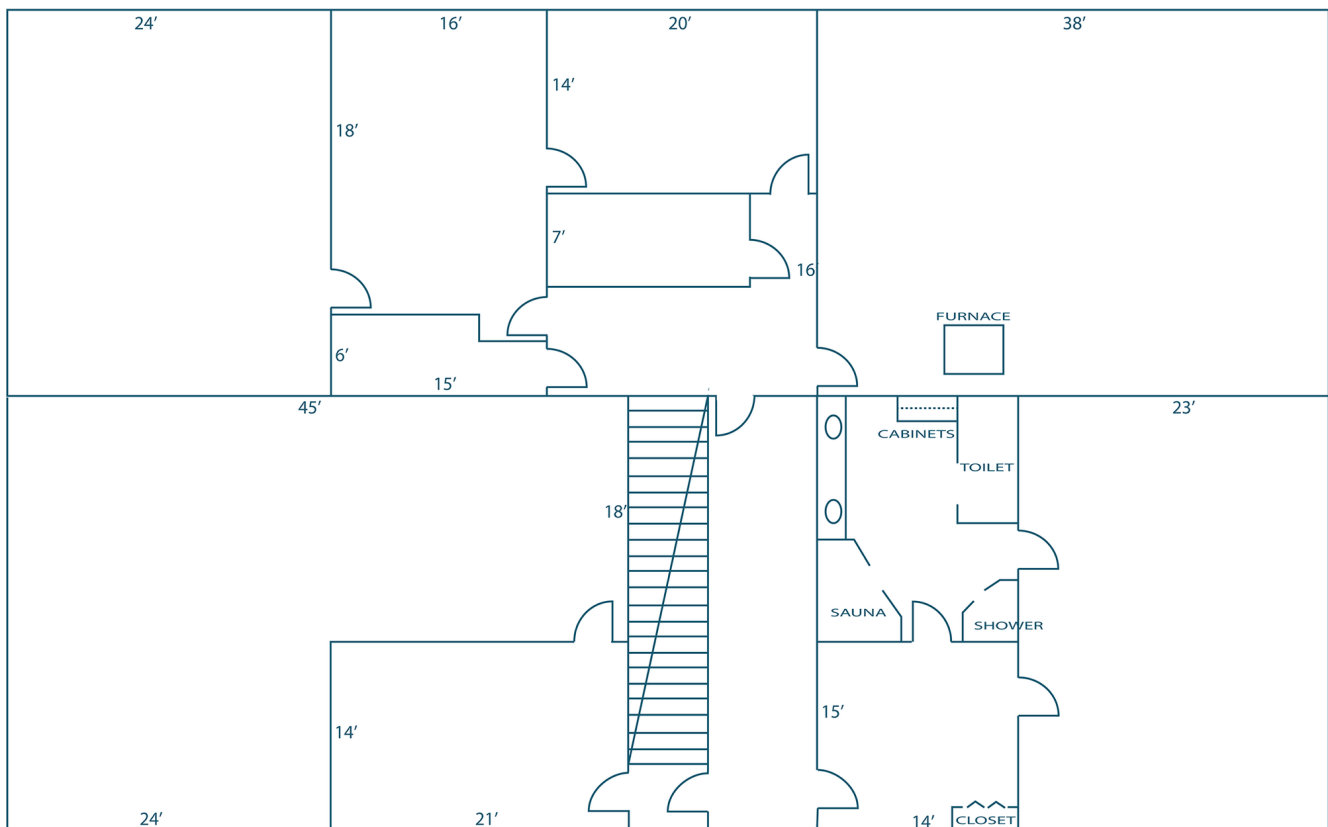
 = 3,000 SF Office For Lease



ARBOR BUILDING

2207 ORCHARD LAKE RD, SYLVAN LAKE, MI

BASEMENT // FLOOR PLAN



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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

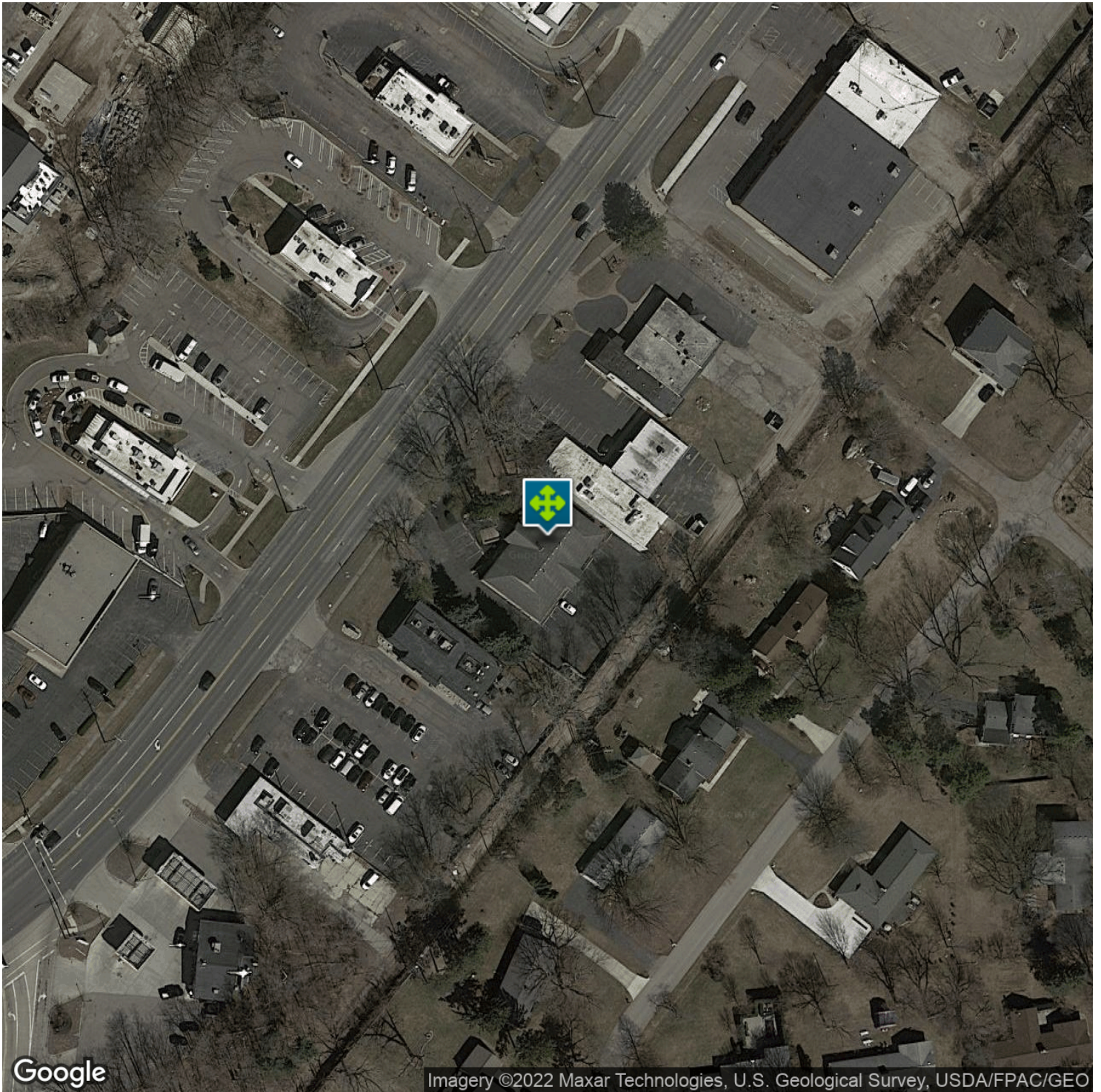
JOHN T. ARTHURS Principal
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

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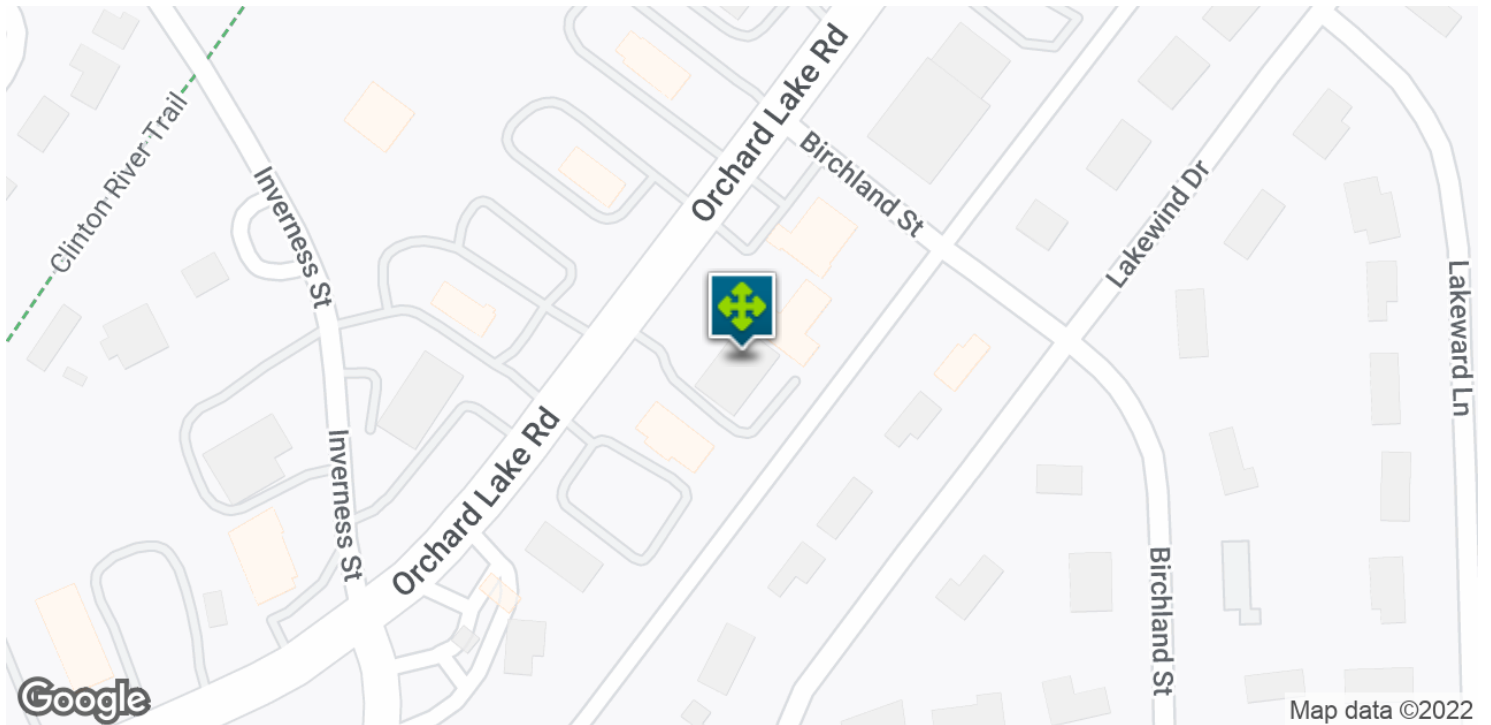
// AERIAL MAP



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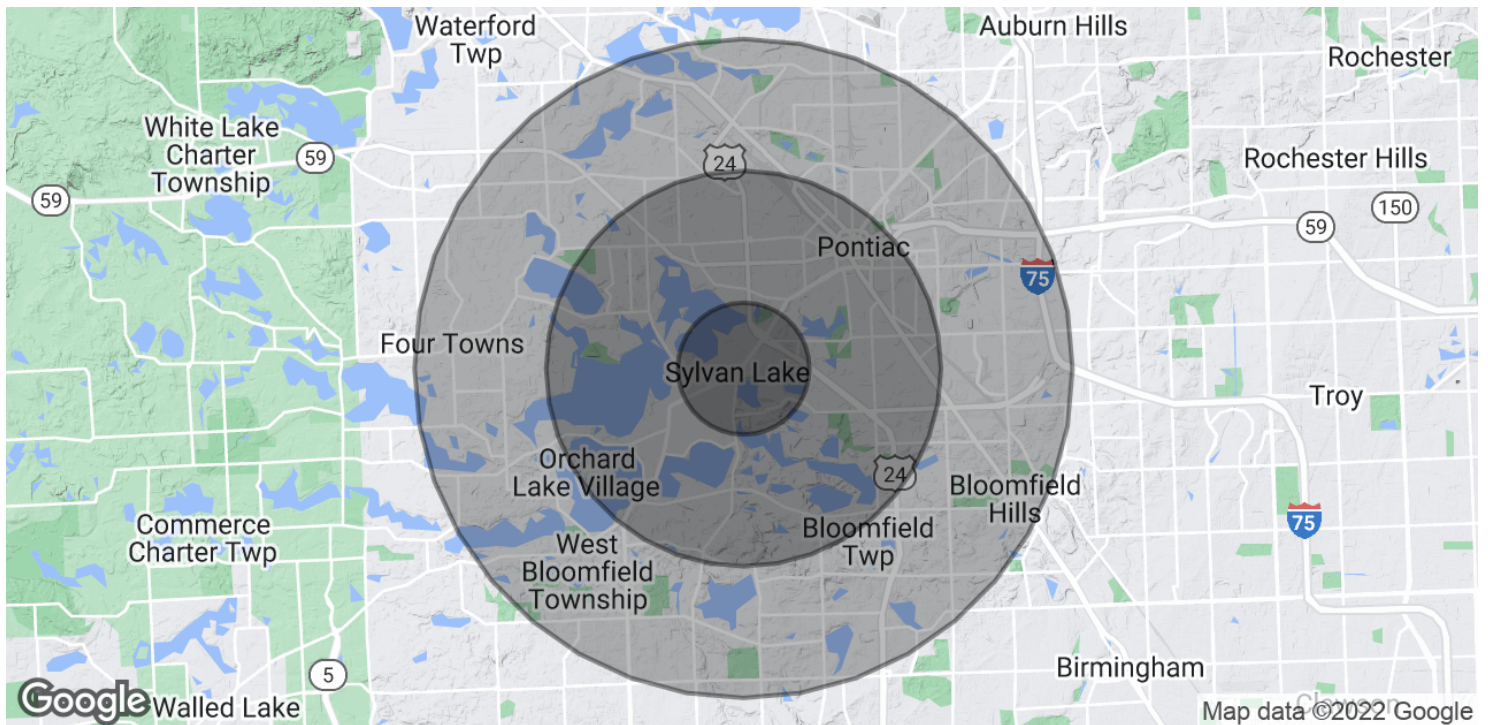
// LOCATION MAP



ARBOR BUILDING

2207 ORCHARD LAKE RD, SYLVAN LAKE, MI

// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,086	61,686	165,407
Average Age	41.6	38.6	38.4
Average Age (Male)	40.2	37.6	37.2
Average Age (Female)	43.5	39.7	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,761	24,906	64,662
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$93,388	\$85,193	\$87,508
Average House Value	\$318,198	\$216,295	\$245,884

* Demographic data derived from 2020 ACS - US Census