

## OFFICE PROPERTY FOR LEASE

11,806 SF Attractive Office Space  
Available on 12 Mile/Orchard Lake

31690 W 12 MILE RD  
FARMINGTON HILLS, MI 48334



11,806 SF Office in Strategic Location  
Includes 1,837 SF Garage/Warehouse  
Immediate Availability



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



### OFFERING SUMMARY

Available SF:	11,806 SF
Building Size:	11,806 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Zoning:	OS1 - Office
Year Built:	1981
Lot Size:	0.69 Acres
Market:	Detroit
Submarket:	Farmington/Farmington Hills
Traffic Count:	29,500

### PROPERTY OVERVIEW

Attractive office with two private lobby entrances, impressive conference room, stained glass doors and many upgrades. Building is furnished with workstations and offices-ready for business! Roll up door access to 1,837 sf heated storage/garage area. Above the storage/garage is 2nd floor office of equal size. Building sign and Monument sign available. Owner occupied and will vacate at lease signing. Landlord responsible for roof and paving. Tenant responsible for utilities, snow, grass, insurance, janitorial & taxes.

### LOCATION OVERVIEW

This building has outstanding visibility on 12 Mile Rd and immediate access to I-696 expressway. Convenient central location for clients in metro Detroit in a safe community. There is a full range of restaurants nearby, many are walkable at an adjacent retail center.

### PROPERTY HIGHLIGHTS

- 11,806 SF Office in Strategic Location
- Includes 1,837 SF Garage/Warehouse
- Immediate Availability

FOR MORE INFORMATION CONTACT:

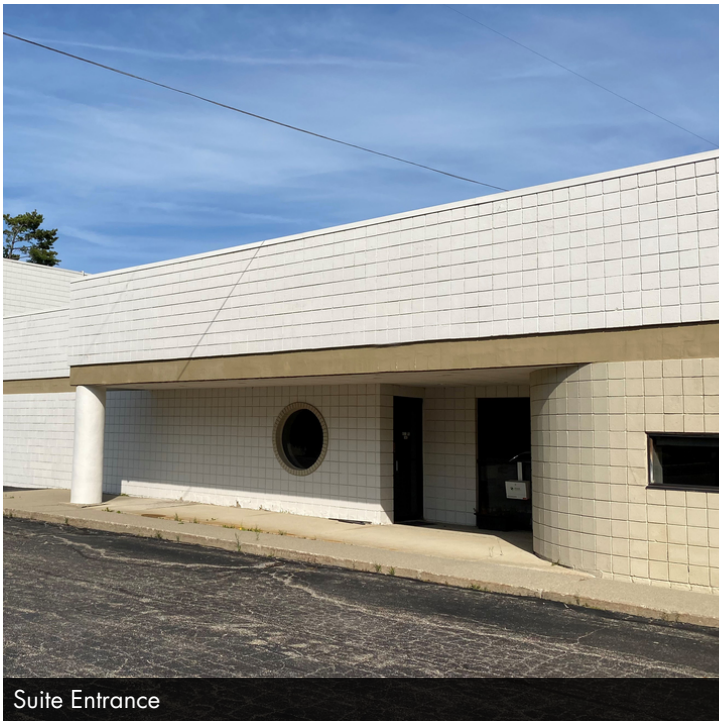
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31690 W 12 MILE RD, FARMINGTON HILLS, MI

// ADDITIONAL PHOTOS



Front of Building on 12 Mile Rd

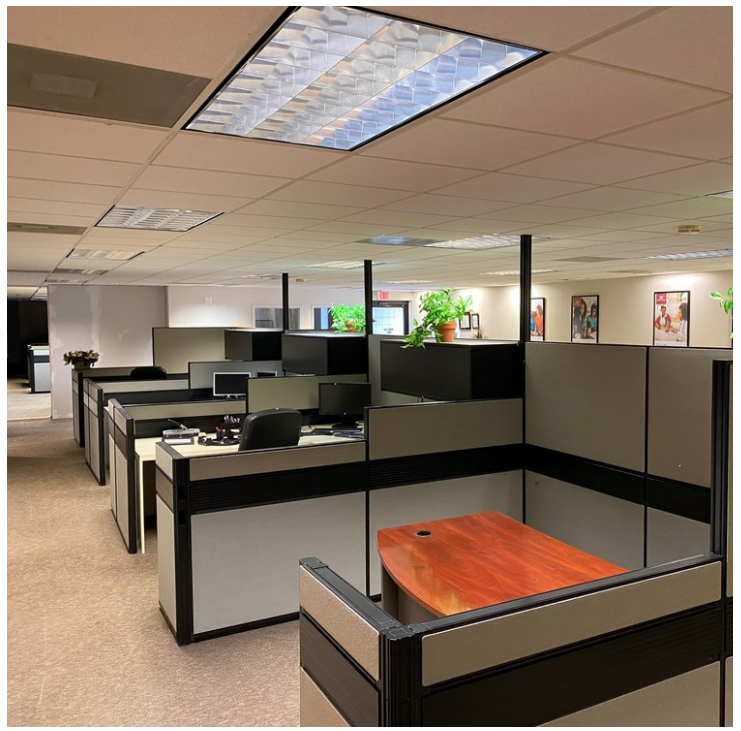
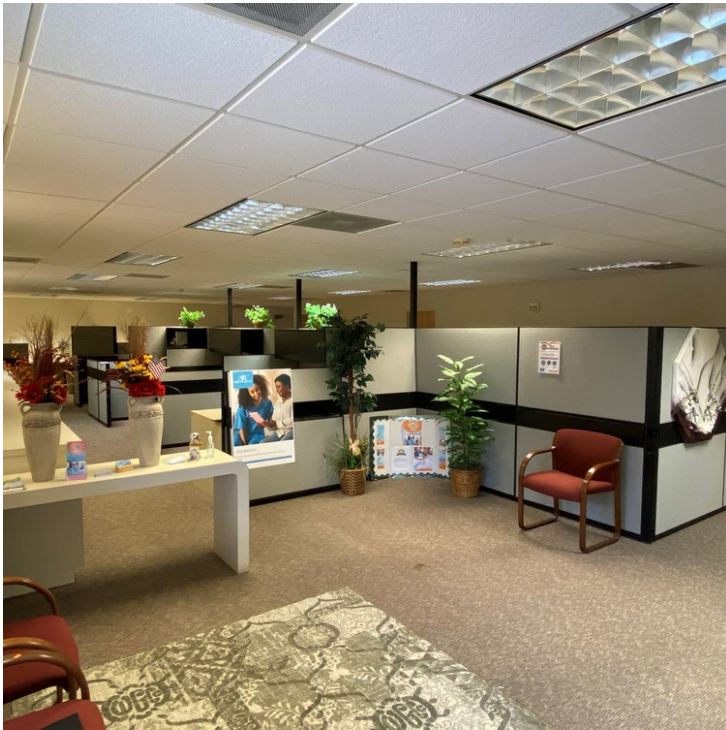


Suite Entrance



Garage & Second-story Office



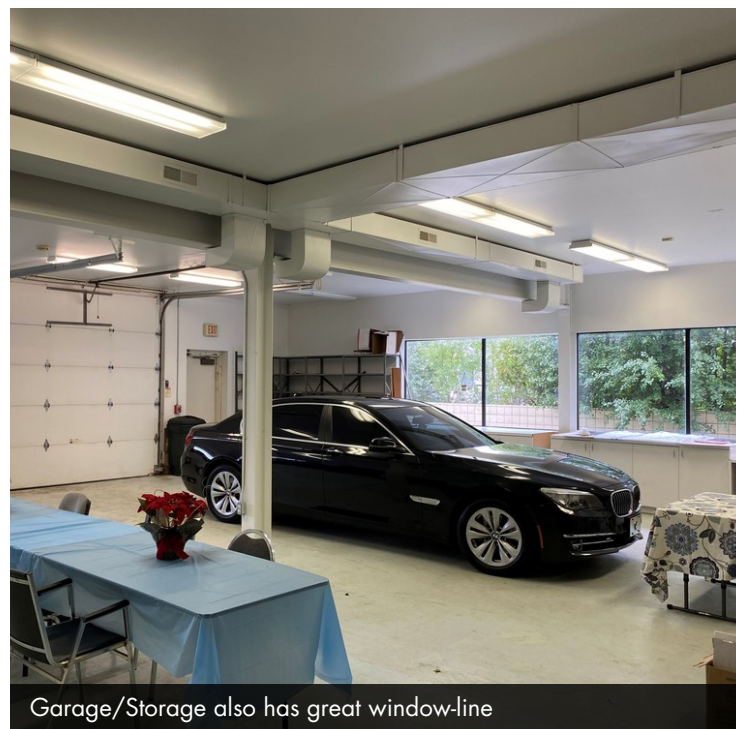




Second Floor Space



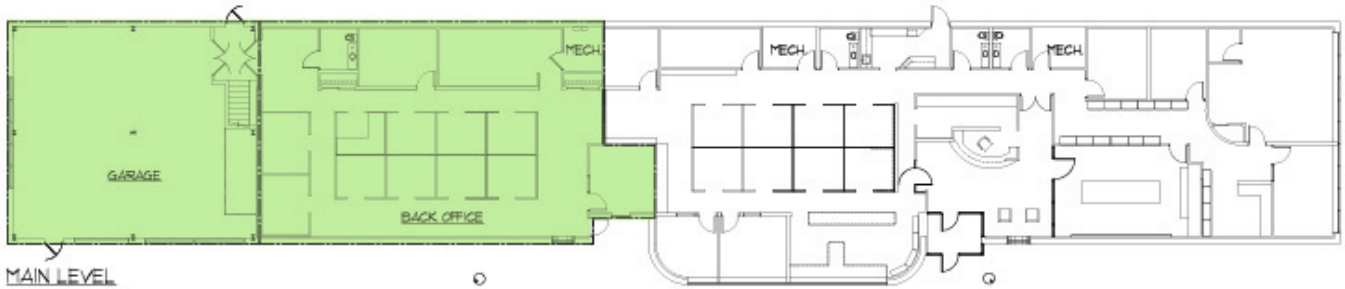
1,837 SF Garage/Storage Space



Garage/Storage also has great window-line




UPPER LEVEL



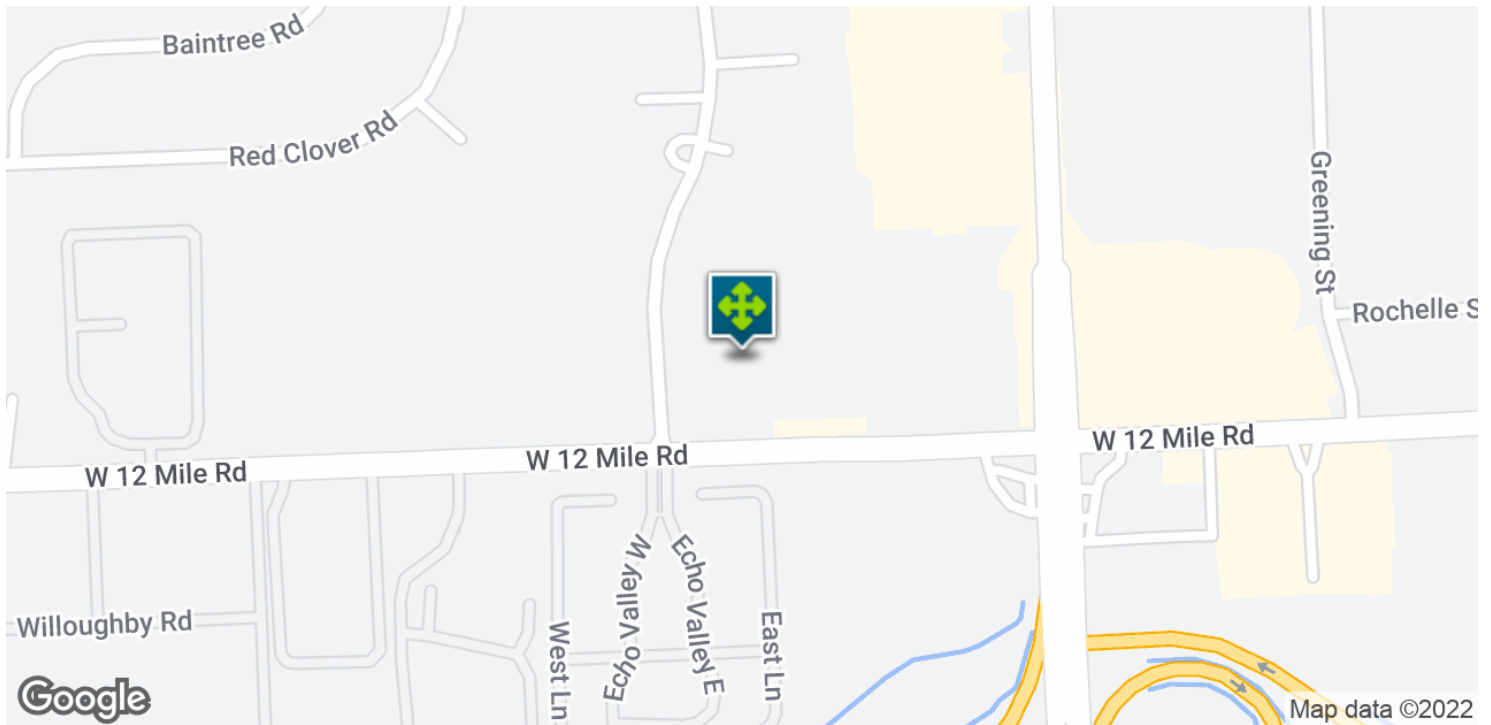
MAIN LEVEL

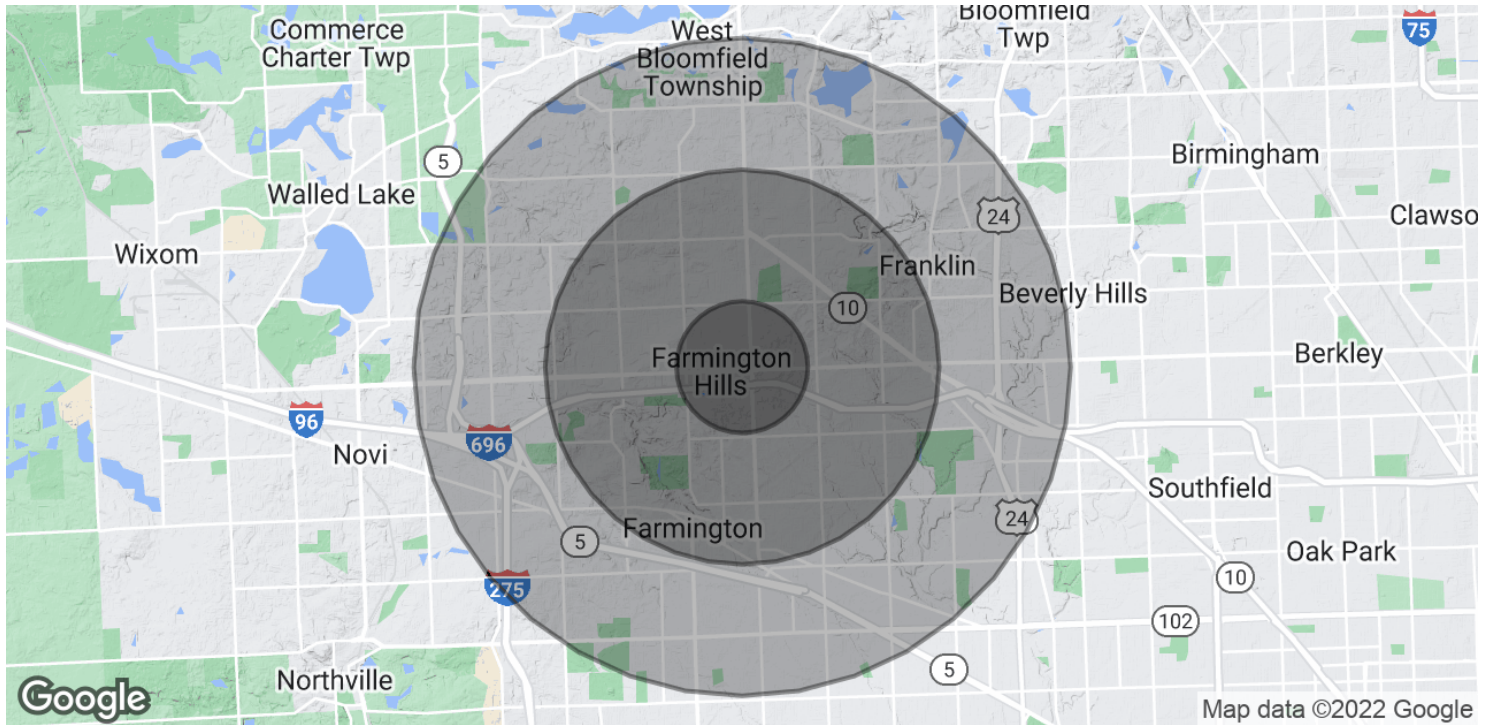
BACK OFFICE:	2,590 SF.
GARAGE:	1,813 SF.
UPPER LEVEL:	1,831 SF.
TOTAL:	6,240 SF.

 31690 W. TWELVE MILE RD.  
FARMINGTON HILLS, MI 48334

31690 W 12 MILE RD, FARMINGTON HILLS, MI

// LOCATION MAP





**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,866	62,908	191,123
Average Age	42.1	44.1	42.0
Average Age (Male)	43.2	43.6	40.9
Average Age (Female)	40.5	44.5	43.0

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,012	25,310	79,169
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$78,799	\$99,212	\$96,354
Average House Value	\$245,331	\$277,815	\$287,288

\* Demographic data derived from 2020 ACS - US Census