

# FOR SALE

## WEST ANDOVER BUILDING



### INVESTMENT SALE

4111 ANDOVER ROAD, BLOOMFIELD HILLS, MI 48302

#### INVESTMENT HIGHLIGHTS:

- ±25,348 SF three-story Class A boutique office building
- Rare opportunity to acquire a Bloomfield Hills office building below replacement cost
- Flexible tenancy allows owner/user to occupy one floor of 8,000 SF up to two floors of 16,000 SF
- Bloomfield Hills submarket generates the highest office rents in Metro Detroit
- All-brick building designed by architect Irving Tobocman and renovated with high-class finishes by Birmingham architectural firm Saroki Architecture
- Building is joined by a shared atrium to a matching east building, which is not a part of this offering
- Located within the city's business district just west of the high-traffic commercial corridor at Long Lake Road and Telegraph Road (M-24)
- Corridor is home to Kroger, CVS, Starbucks, Lifetime Fitness, Bloomfield High School, Bloomfield municipal services, significant office/business services, inline shops and restaurants

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



**TODD HAWLEY**  
todd.hawley@freg.com



**RICHARD DEPTULA**  
richard.deptula@freg.com

**248.324.2000**

**eCODE 295**



# WEST ANDOVER BUILDING LOCATION OVERVIEW



**BLOOMFIELD HILLS MUNICIPAL CENTER:**  
TOWNSHIP HALL, CLERK'S OFFICE,  
TREASURER'S OFFICE, 48TH DISTRICT COURT,  
FIRE DEPT, POLICE DEPT, SENIOR SERVICES DEPT

**BH Bloomfield Hills Schools**

**4111 ANDOVER ROAD  
BLOOMFIELD HILLS, MI**

M 24

**MAX BROOK REALTORS**

**LIFETIME**

**CHASE**

**JOANN'S fabric and craft store**  
**Kroger**  
**CVS pharmacy**

**bp**

**SUBWAY**  
**Brooklyn BAGEL + DELI**  
**Starbucks**

**Jacobson's FLOWERS & GIFTS**  
**Bloomfield Wine and Spirits**  
**PALATE PLEASER**  
**LONG LAKE MARKET**

**TELEGRAPH RD**

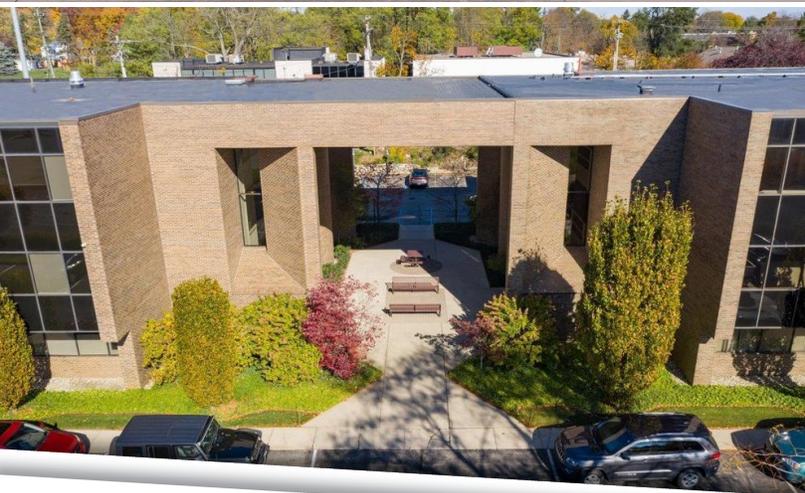
**TELEGRAPH RD**

**LONG LAKE RD**

TRAFFIC COUNTS	
CROSS STREETS	DAILY TRAFFIC
W Long Lake Rd at Telegraph Rd	19,153 VPD
Telegraph Rd at W Long Lake Rd (NB)	65,780 VPD
Telegraph Rd at W Long Lake Rd (SB)	52,610 VPD

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Resident Population	3,586	45,907	163,546
Daytime Population	2,487	27,842	87,500
Average HH Incomes	\$182,962	\$157,908	\$132,889

# WEST ANDOVER BUILDING PROPERTY PHOTOS



FOR MORE INFORMATION **PLEASE CONTACT:**

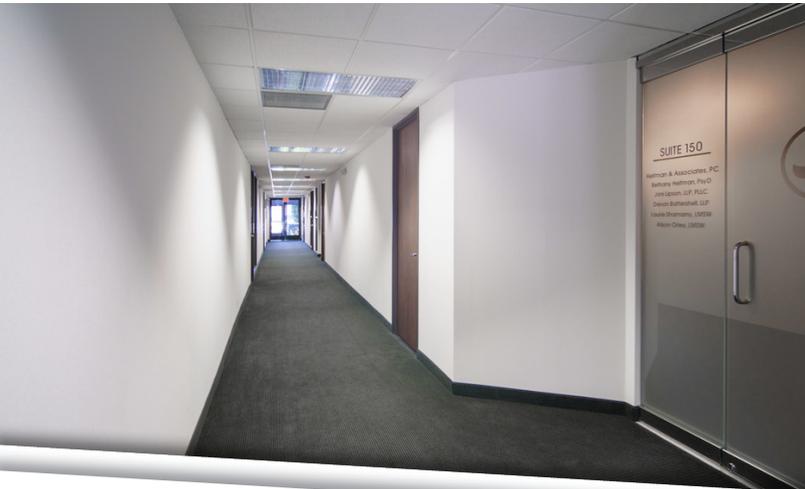


**TODD HAWLEY**  
todd.hawley@freg.com



**RICHARD DEPTULA**  
richard.deptula@freg.com

# WEST ANDOVER BUILDING PROPERTY PHOTOS



FOR MORE INFORMATION PLEASE CONTACT:

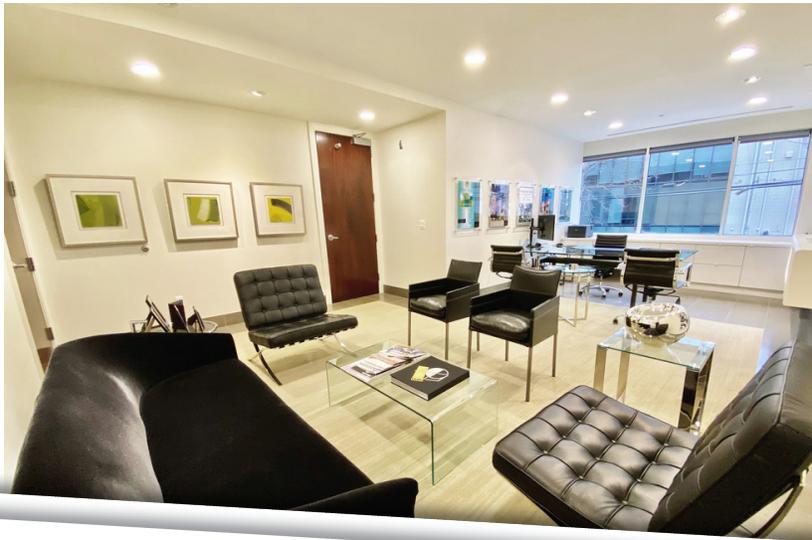
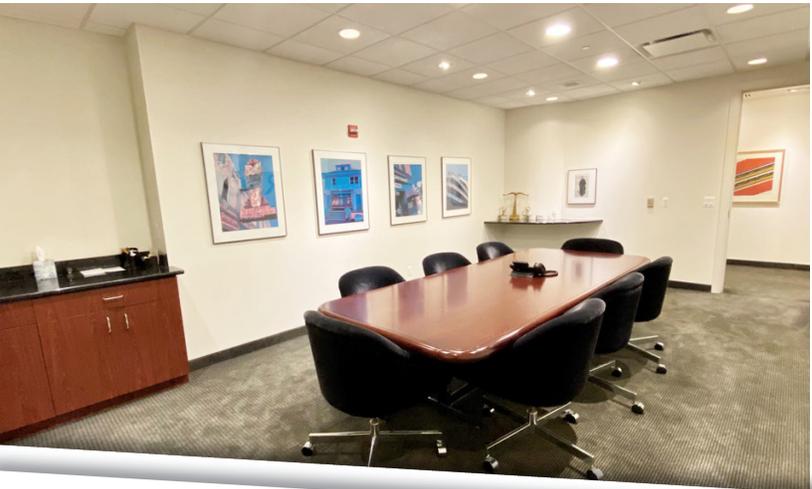
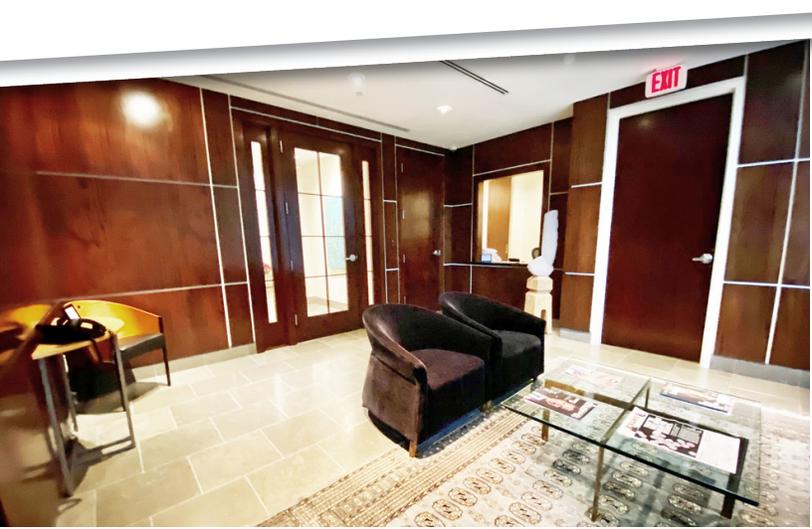


**TODD HAWLEY**  
todd.hawley@freg.com



**RICHARD DEPTULA**  
richard.deptula@freg.com

# WEST ANDOVER BUILDING PROPERTY PHOTOS



FOR MORE INFORMATION PLEASE CONTACT:



**TODD HAWLEY**  
todd.hawley@freg.com



**RICHARD DEPTULA**  
richard.deptula@freg.com