

FOR LEASE AVAILABILITIES - JULY 2023

BUILD TO SUIT

Property/Address	Available SF	Rate/SF Per Year	Description	Date Available BF > 6 months
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LANSING

Edgewood Towne Center	438 E. Edgewood; I-96 at Cedar		Harry Cohn @ SNV Cohn (248) 851-5000 harry.cohn@cohncommercial.com	
Out lot Build to Suit or Ground Lease	.95 acres	\$0.60	Absolute Net for Ground Lease	Busy mall, Target Anchored; perfect for fast food, bank, etc. Build to Suit up to 12,000 SF
				Immediate

WATERFORD TOWNSHIP

Oakland County Business Center	N. US-24 Hwy. (NW corner of Telegraph & Elizabeth Lake)		Arie Leibovitz (248) 327-4161 arie@ari-el.com	
Bus Various Size Buildings	100,000 - 1,000,000 SF		Build to suit opportunities	70 acres for R&D, Engineering, Fulfillment, Distribution, etc.; 317,300 SF building site plan approved
				SUMMER '24

INDUSTRIAL: ENGINEERING / FLEX / OFFICE-WAREHOUSE - [All have 3-phase]

Property/Address	Available SF	D/C	Min. / Max.	Rate/RSF Per Year	Est. NNN's	Approx. Monthly Rent	Lease Pending	Crane / Power	Docks	Grade Doors	Clear Hgt.	Current Build Out (% Office)	Date Available BF > 6 months
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ANN ARBOR

Ann Arbor Commerce Center [off Ellsworth, east of State]					NNNs							Jay Chavey @ Signature 248-417-4118 jchavey@signatureassociates.com	
R&D 804 Phoenix	3,230			\$9.95	\$2.87	\$3,451				1 - 12'	14'	2,851 SF office (88%); extra windows	Immediate

BRIGHTON

Citation [north off Grand River - near I-96 & US-23 interchange]					NNNs							Kyle Passage @ Cushman 734-323-7464 kyle.passage@cushwake.com	
OW 10421 Citation, Suite 1200	3,656	C	7,021	\$7.95	\$3.93	\$3,619				1 - 12'	15'	821 SF office (22%); Fully Air Conditioned	Immediate
O 10421 Citation, Suite 1100	3,365	C		\$7.95	\$3.93	\$3,331						All office - Fully Air Conditioned	Immediate

DEXTER

TRUCK DOCK & GRADE DOOR

Dexter Business Park, 7322 Newman Rd [North of I-94 off Baker]					NNNs							Kyle Passage @ Cushman 734-323-7464 kyle.passage@cushwake.com	
R&D Building 1	26,000			\$9.95	\$2.50	\$26,975			1	1 - 10'	14'	21,136 SF office (81%) TRUCK DOCK ; Free standing, single tenant bldg; ample parking	Immediate

FARMINGTON HILLS

Arie Farmington [south of 10 Mile Road]					NNNs							Erika Skrabut (248) 327-3989 erikas@ari-el.com	
OW 24034 Haggerty	3,449			\$7.95	\$1.97	\$2,851				1 - 12'	15'	1,000 SF office (29%)	Immediate
OW 24006 Haggerty	3,441			\$7.95	\$1.97	\$2,845				1 - 12'	15'	526 SF office (15%)	8/1/2023

TRUCK DOCK & GRADE DOOR

Farmington Hills Industrial Centre [north off Grand River]					NNNs							Erika Skrabut (248) 327-3989 erikas@ari-el.com	
OW 24786 Crestview	4,755			\$7.95	\$1.97	\$3,931		200A/240V		1 - 12'	16'	525 SF office (11%)	Immediate

Techtron Center [south off Grand River, east of I-275]

					NNNs							Erika Skrabut (248) 327-3989 erikas@ari-el.com	
R&D 23399 Commerce, Ste B-8	9,927	C	13,284	\$8.95	\$2.50	\$9,472		200A/208V		1 - 12'	18'	8,818 SF office (89%)	Immediate
R&D 23399 Commerce, Ste B-7	3,357	C		\$8.95	\$2.50	\$3,203				1 - 12'	18'	2,100 SF office (63%)	11/1/2023

LIVONIA

Jeffries Tech Center [south side of Schoolcraft, west of Newburgh]					NNNs							Erika Skrabut (248) 327-3989 erikas@ari-el.com	
OW 37637 Schoolcraft	4,364			\$7.95	\$2.17	\$3,680		200A/240V		12' & 14'	16'	600 SF office (14%)	Immediate
OW 37689 Schoolcraft	4,049			\$7.95	\$2.17	\$3,415				1 - 12'	16'	972 SF office (24%)	12/1/2023




INDUSTRIAL: ENGINEERING / FLEX / OFFICE-WAREHOUSE - continued

Property/Address	Available SF	D/C	Min. / Max.	Rate/RSF Per Year	Est. NNN's	Approx. Monthly Rent	Lease / Sale Pending	Crane / Power	Docks	Grade Doors	Clear Hgt.	Current Build Out (% OFFICE)	Date Available BF > 6 months
NEW BOSTON													
Huron Commerce Center [I-275 at Sibley Road exit]					NNNs							Erika Skrabut (248) 327-3989	erikas@ari-el.com
OW 17901 Woodland #100	3,167			\$7.95	\$2.00	\$2,626		200A/280V		1 - 14'	17'	575 SF office (18%)	Immediate
NOVI													
Novi Industrial Center [off 9 Mile between Novi & Meadowbrook]					NNNs							Erika Skrabut (248) 327-3989	erikas@ari-el.com
OW 22857 Heslip	3,054			\$7.95	\$1.97	\$2,524				1 - 14'	18'	390SF office (13%)	Immediate
PLYMOUTH													
General Court Commerce Center [between Ann Arbor Rd & Joy]					NNNs		Monument Signage Available					Erika Skrabut (248) 327-3989	erikas@ari-el.com
W 9175 General Court	3,605			\$7.95	\$1.97	\$2,979				1 - 14'	18'	693 SF office (19%)	Immediate
Plymouth Commerce Center [Joy west of Haggerty]					NNNs							Erika Skrabut (248) 327-3989	erikas@ari-el.com
OW 41270 Joy Road	3,883			\$7.95	\$2.00	\$3,219				1 - 12'	16'	1,486 SF office (38%)	Immediate
ROMULUS													
Metroplex Commerce Center [Middlebelt, N. of Ecorse]					NNNs		Monument & Building Signage Available					Erika Skrabut (248) 327-3989	erikas@ari-el.com
R&D 6730 Middlebelt	9,663			\$7.95	\$1.97	\$7,988		400A/208V		1 - 14'	17'	8,565 SF office (87%) <i>most can be removed</i>	Immediate
SOUTHFIELD													
21238 Bridge Street [N. off 8 Mile, W. of Telegraph]					NNNs		Monument Signage Available					Jeff Lemanski @ Signature 248-635-7200	jlemanski@signatureassociates.com
OW 21238 Bridge	14,333			\$6.95	\$3.25	\$12,183				1 - 14'	18'	Sublease thru 11/25 3,400 SF office (24%); may also be available for purchase	Immediate
Bridge Commerce Center 2 [N. off 8 Mile, W. of Telegraph]					NNNs							Erika Skrabut (248) 327-3989	erikas@ari-el.com
OW 20992 Bridge	3,667			\$6.95	\$2.40	\$2,857				1 - 12'	14'	1,400 SF office (38%)	8/1/2023
Hilltop R & D Center 21421 Hilltop [north off 8 Mile & west of Telegraph]					NNNs							Erika Skrabut (248) 327-3989	erikas@ari-el.com
Flex Unit 7	7,913			\$6.95	\$2.17	\$6,014				1 - 12'	15'	3733 SF office (47%)	Immediate
OW Unit 8	2,733			\$6.95	\$2.17	\$2,078				1 - 12'	15'	1,062 SF Office (38%)	8/15/2023
OW Unit 29	3,358			\$6.95	\$2.17	\$2,553				2 - 12'	15'	2,015 SF Office (60%)	Immediate

OFFICE / MEDICAL / R&D: [Square Footages shown are "Rentable" unless single tenant building, full floor or R&D space]

Property/Address	Available RSF	D/C	Min. / Max.	Rate/RSF Per Year	Elec. \$1.32/SF	Approx. Monthly Rent	Lease Pending	Current Build Out	Date Available BF > 6 months
ANN ARBOR									
Ann Arbor Commerce Center [off Ellsworth, east of State]						NNNs		Jay Chavey @ Signature 248-417-4118	jchavey@signatureassociates.com
R&D 804 Phoenix	3,230			\$9.95	\$2.87	\$3,451		2,851 SF office (88%); end unit with extra windows	Immediate
BLOOMFIELD HILLS									
10 West Square Lake [n. side of Square Lake, w. Woodward]					Elec. \$1.32/SF		104 unit Assisted Living next door	Erika Skrabut (248) 327-3989	erikas@ari-el.com
O Suite 110	2,172	D	967	\$19.95	+electric	\$3,611		Former physical therapy space; 5 rooms, rest room, large open area	Immediate
O Suite 202	1,806	D	682	\$19.95	+electric	\$3,002		Open space, ready to finish to suit	Immediate
O Suite 102	1,400			\$19.95	+electric	\$2,328		Waiting room, reception, 5 offices, kitchenette, large meeting room	Immediate
O Suite 215	862	C		\$19.95	+electric	\$1,433		Waiting room, reception, 2 offices	Immediate
O Suite 219	495	C	1,357	\$19.95	+electric	\$823		Waiting room and 1 office	Immediate
O Suite 302	1,038			\$19.95	+electric	\$1,726		Waiting room, reception, 4 offices	Immediate
O Suite 303	713			\$19.95	+electric	\$1,185		Waiting room with sink, 2 offices	Immediate
O Suite 106	633			\$19.95	+electric	\$1,052		Waiting room/reception, 1 office with exterior entrance	Immediate
O Suite 214	385			\$21.83	+electric	\$700		Waiting room and 1 office	12/1/2023
74 W. Long Lake [north side of Long Lake, west of Woodward]					Elec. \$1.32/SF		Covered Parking Possible	Chuck Howard @ Transwestern 248-440-1447	charles.howard@transwestern.net
O Suite 205	3,960			\$26.00	+electric	\$8,580		Premium finishes, 7 offices, large & small conference rooms, kitchenette	Immediate
O Suite 201	1,756			\$21.50	+electric	\$3,146		Conference room, 4 offices, kitchen, 3 built-in workstations	Immediate

OFFICE / MEDICAL / R&D: - continued

Property/Address	Available RSF	D/C	Min. / Max.	Rate/RSF Per Year	Elec. / NNNs	Approx. Monthly Rent	Lease Pending	Current Build Out				Date Available BF > 6 months	
							Power	Docks	Grade Door	Clear Hgt.			
BRIGHTON													
Citation [north off Grand River - near I-96 & US-23 interchange]							NNNs	Kyle Passage @ Cushman 734-323-7464				kyle.passage@cushwake.com	
OW 10421 Citation, Suite 1200	3,656	C	7,021	\$7.95	\$3.93	\$3,619			1 - 12'	15'	821 SF office (22%); Fully Air Conditioned		Immediate
O 10421 Citation, Suite 1100	3,365	C		\$7.95	\$3.93	\$3,331						All office - Fully Air Conditioned	
DEXTER													
Dexter Business Park, 7322 Newman Rd [North of I-94 off Baker]							NNNs	Building Signage				Kyle Passage @ Cushman 734-323-7464	kyle.passage@cushwake.com
R&D Building 1	26,000			\$9.95	\$2.50	\$26,975		1	1 - 10'	14'	21,136 SF office (81%) TRUCK DOCK; Free standing, single tenant bldg; ample parking		Immediate
FARMINGTON HILLS													
Techtron Center [south off Grand River, east of I-275]							NNNs	Possible Freeway Signage				Erika Skrabut (248) 327-3989	erikas@ari-el.com
R&D 23399 Commerce, Ste B-8	9,927	C	13,284	\$8.95	\$2.50	\$9,472		200A/208V	1 - 12'	18'	8,818 SF office (89%)		Immediate
R&D 23399 Commerce, Ste B-7	3,357	C		\$8.95	\$2.50	\$3,203			1 - 12'	18'	2,100 SF office (63%)		11/1/2023
NOVI													
25125 Regency [West off Haggerty, north of Grand River]							NNNs	Jeff Lemanski @ Signature 248-635-7200				jlemanski@signatureassociates.com	
O Majority of 25125 Regency	27,585	D	10,000	\$13.50	\$3.00	\$37,929		Sublease thru 5/31/28 Office space in a single tenant building, abundant parking				Immediate	
ROMULUS													
7845 Middlebelt [east side of Middlebelt, north of I-94]								Erika Skrabut (248) 327-3989				erikas@ari-el.com	
O Suite 202	4,989			\$7.21	+utilities	\$3,000		General office in an industrial building close to Metro airport				Immediate	
O Suite 200	3,000			\$8.00	+utilities	\$2,000		General office in an industrial building close to Metro airport				Immediate	
SOUTHFIELD													
29355 Northwestern Highway [North of 12 Mile]							Elec. \$1.32/SF	Chris Secontine @ Signature Associates 248-250-4500				csecontine@signatureassociates.com	
 Suite 250 - Medical	3,022			\$21.95	+electric	\$5,528		High-end finishes, waiting room, reception, 10 exam rooms, offices, rest room				Immediate	
O Suite 307	1,691	C	2,727	\$17.95	+electric	\$2,529		Space features private balconies & pond views; ready for finish to suit				Immediate	
O Suite 309	1,036	C		\$17.95	+electric	\$1,550		Private balcony, finish to suit				Immediate	
O Suite 130	1,928			\$17.95	+electric	\$2,884		4 window offices, kitchen, reception, waiting room; can convert to Medical				Immediate	
29425 Northwestern Highway [North of 12 Mile]							Elec. \$1.32/SF	Chris Secontine @ Signature Associates 248-250-4500				csecontine@signatureassociates.com	
 Suite 200 - Medical	3,921	C	4,944	\$21.95	+electric	\$7,172		4 offices, 7 exam rooms, 2 rest rooms, lab, kitchen, perfect for Urgent Care				Immediate	
 Suite 202 - Medical	1,023	C		\$21.95	+electric	\$1,871		3 exam rooms, office, waiting room, reception				Immediate	
O Suite 300	2,559			\$17.95	+electric	\$3,828		Premium space with lots of windows, ready to be finished to suit				Immediate	
O Suite 100	2,252			\$14.95	+electric	\$2,806		Reception, conference room, 3 offices, open area, garden level, bargain rate				Immediate	
O Suite 210	1,517			\$19.95	+electric	\$2,522		Lobby, reception, 3 offices, kitchen, rest room & large conference room				8/1/2023	
O Suite 320	573			\$19.95	+electric	\$953		Open area and 2 offices, wet bar				Immediate	
TROY													
Kirts Office Park [east of Crooks, close to I-75/Big Beaver]							Elec. \$1.32/SF	Chuck Howard @ Transwestern 248-440-1447				charles.howard@transwestern.net	
O 820 Kirts, Suite 350	3,114			\$14.95	+electric	\$3,880		Large open area, finish to suit				Immediate	
Kirts West [east of Crooks, close to I-75/Big Beaver interchange]							Elec. \$1.32/SF	Chuck Howard @ Transwestern 248-440-1447				charles.howard@transwestern.net	
O 1228 Kirts, Suite 400	5,090	C	7,534	\$14.95	+electric	\$6,341		Multiple offices, kitchen, training rooms and large open area				Immediate	
O 1228 Kirts, Suite 500	2,444	C		\$14.95	+electric	\$3,045		Corner office private entrances; 3 offices, open area, rest rooms				Immediate	
O 1250 Kirts, Suite 102	3,564	C	7,043	\$14.95	+electric	\$4,440		Corner office private entrance; 5 offices, open areas				Immediate	
O 1250 Kirts, Suite 400	3,479	C		\$14.95	+electric	\$4,334		Reception, multiple offices, open area				Immediate	
O 1250 Kirts, Suite 100	6,767			\$15.45	+electric	\$8,713		Upscale finishes, high ceilings, conference rooms, kitchen, offices, open areas				Immediate	
O 1250 Kirts, Suite 500	4,285			\$14.95	+electric	\$5,338		6 offices, break room, large open areas				Immediate	

RETAIL / COMMERCIAL:

Property/Address	Available SF	D/C	Min. / Max.	Rate/RSF Per Year	Est. NNNs	Approx. Monthly Rent	Power	Dock	Grade Doors	Current Build Out	Date Available BF > 6 months
BLOOMFIELD HILLS											
Kingswood Plaza [west side of Woodward, north of Square Lake]											
R 43239 Woodward	4,033	C	6,061	\$13.95	\$4.95	\$6,352				Erika Skrabut (248) 327-3989 Many possible uses, easily converted to restaurant Open space Former chiropractic space, possible medical	Immediate
R 43243 Woodward	2,028	C		\$16.50	\$4.95	\$3,625					Immediate
R/O 43257 Woodward	2,010			\$16.50	\$4.95	\$3,593					Immediate
LANSING											
Edgewood Towne Center [438- E. Edgewood I-96 at S. Cedar exit]											
R 446 E. Edgewood	23,782	C	25,809	\$11.50	\$5.50	\$33,691				Harry Cohn @ SNV Cohn (248) 851-5000 Anchor location in busy mall 7 offices, two large meeting rooms	12/1/2023
R/O Suite B-100	2,027	C		\$16.00	\$5.50	\$3,632		1			Immediate
R Suite A-108	6,144	C	8,526	\$12.95	\$5.50	\$9,446				Join Target, Dollar Tree and more Open space with back room Open space with back room	Immediate
R Suite A-110	2,382	C		\$16.00	\$5.50	\$4,268					Immediate
R Suite B-110	1,611			\$16.00	\$5.50	\$2,886					Immediate

FLOOR PLANS AVAILABLE UPON REQUEST

Legend

D = Divisible (if no "D" then not divisible); C = Contiguous; TBD = To Be Determined; RSF = Rentable Square Feet;  = Dental Office
 Bus. = Various Business; Eng. = Engineering; F/C = Freezer/Cooler; Flex = Approx. 50/50 Office/Warehouse; Lab = Laboratory;  = Medical Office;
 O = Office; OW = Office/Warehouse; R = Retail; R&D = Research & Development;  = Restaurant; Stor = Storage; W = Warehouse (little or no office)

NOTE: The information contained herein is provided by the owner of the properties but is subject to change. All information should be verified prior to lease or purchase.



Contact Erika at 248.327.3989

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Phone: 248.557.3800

www.ari-el.com

FOR SALE PROPERTIES - JULY 2023

LAND											
Property/Address	Zoning	Sale Price	Per SF	Acres	Description						
BROWNSTOWN TOWNSHIP											
25002 Sibley Road [west of Telegraph]											
Vacant Land	I-RT, Ind. Research Tech.	\$550,000	\$1.55	8.15	Vacant land - many possible uses						
LANSING											
Edgewood Towne Center 438 E. Edgewood at Cedar											
Out lot Build to Suit or Ground Lease	TBD SC- Suburban Commercial	\$200,000	\$4.83	0.95	Harry Cohn @ SNV Cohn (248) 851-5000 Busy mall; I-96 at Cedar; perfect for fast food, bank, etc. Build to Suit up to 12,000 SF						