

OFFERING MEMORANDUM

37000 TWELVE MILE ROAD • FARMINGTON HILLS, MI 48331

HALSTED POINT

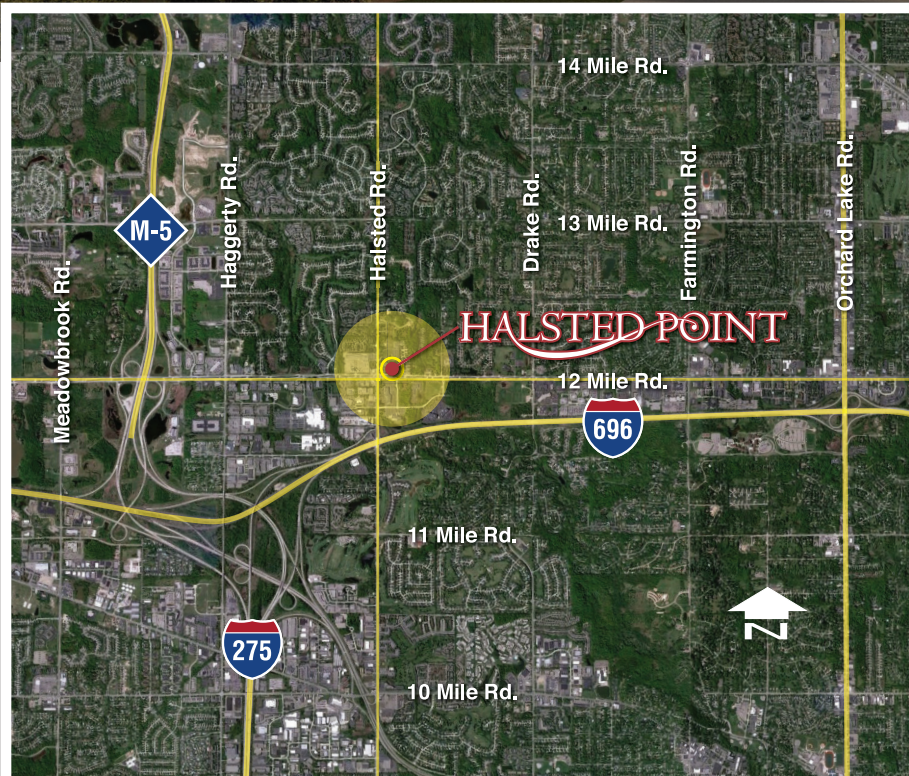


Josh Suardini
Vice President, Leasing and Development
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37000 TWELVE MILE ROAD • FARMINGTON HILLS, MI 48331

HALSTED POINT



FOR SALE: 50,113 SF

NUMBER OF FLOORS: 1

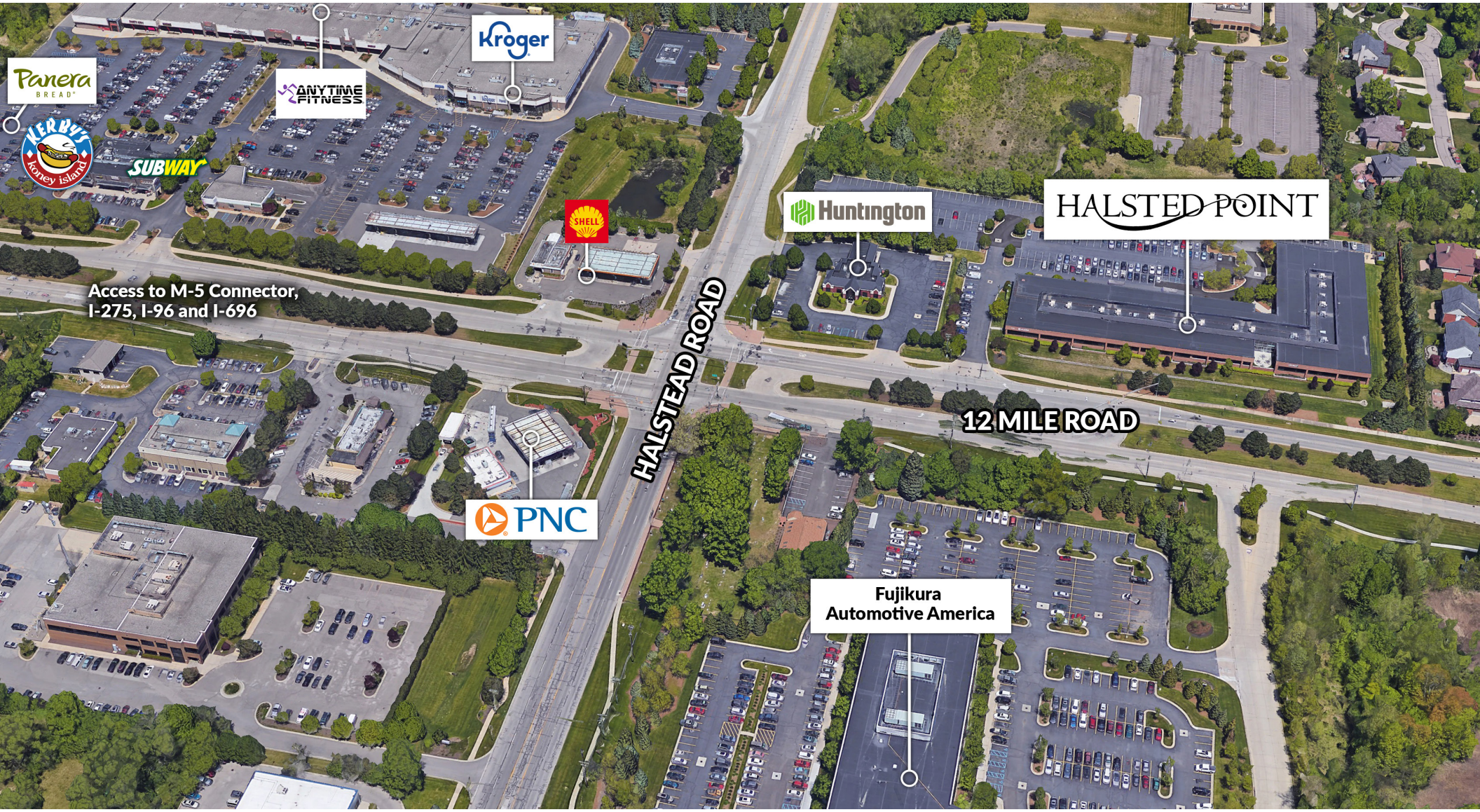
PARKING: 292 spaces plus 18 covered garage spaces

LOCATION: 37000 Twelve Mile Road Farmington Hills, MI 48331



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MARKETING POSITION





PROPERTY DETAILS



37000 TWELVE MILE RD
FARMINGTON HILLS
MICHIGAN 48331



50,113
SQUARE FEET



FULLY SPRINKLERED
BUILDING



292 SPACES PLUS 18
COVERED GARAGE
SPACES



SINGLE STORY
BUILDING



EASY ACCESS TO M-5,
I-275 AND I-696



Covered Private Suite Entries and
Covered Parking Garage

BUILDING FEATURES



HALSTED POINT

37000 Twelve Mile Road
Farmington Hills, MI 48331



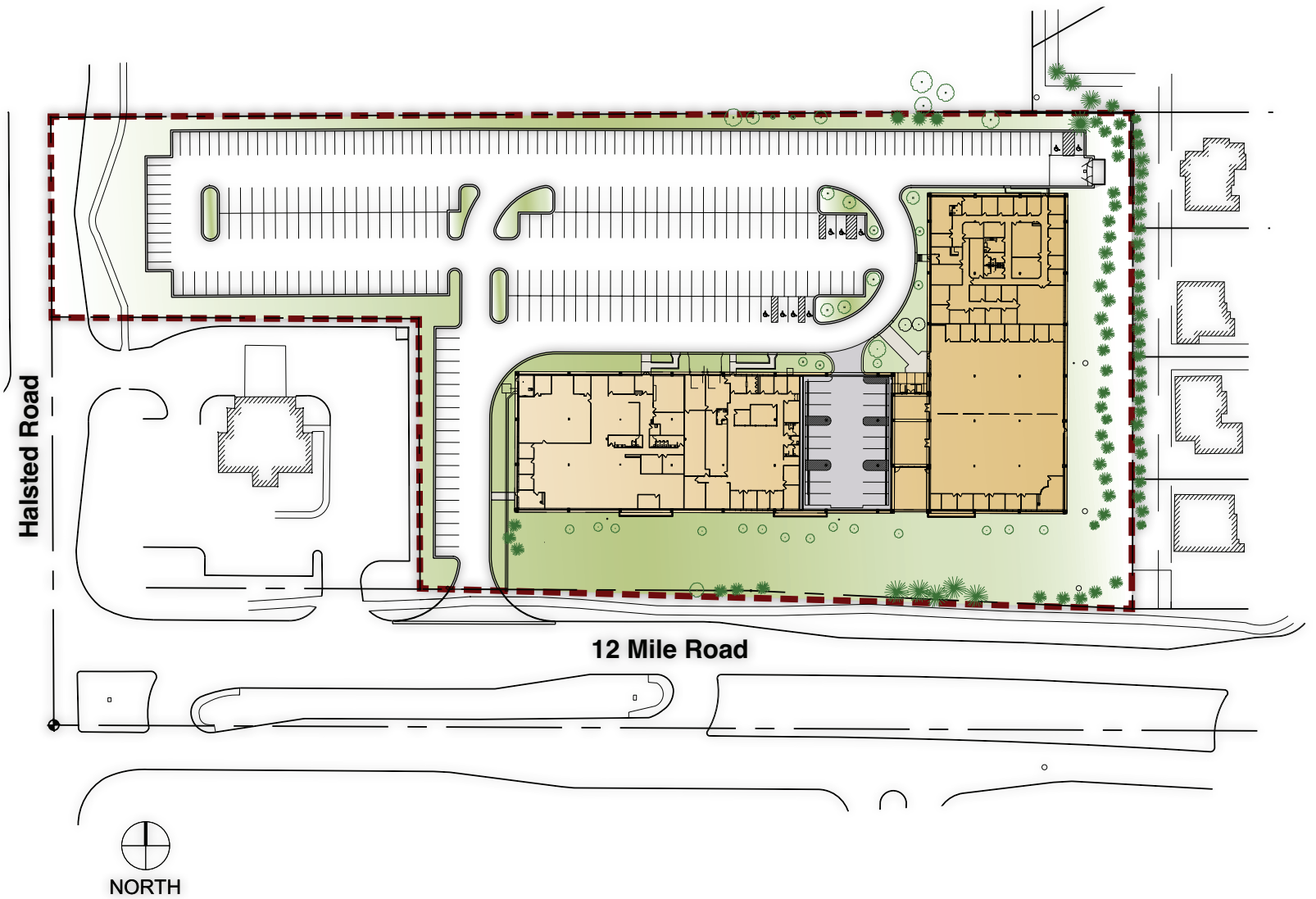
- Highly visible building with flexible design and window exposure on six sides
- Handsome brick exterior with tinted glass windows
- Monument signage available
- 35' x 40' Office bay sizes
- 100 Percent usable space (no rentable factor)
- 16-Foot clear ceiling height

- Fully sprinklered building
- Extensive lush landscaping
- Professionally managed and maintained
- Superior access to M-5 Connector, I-275, I-96 and I-696
- Year built: 2001
- Current percent leased: 79%

- Could be 100% leased immediately — please inquire about details
- Min/Max lease space available: 10,520
- Zoning: OS-1 Office Service
- Overhead doors: 2
- Number of floors: 1
- Parking: 292 spaces



SITE PLAN



50,113
SQUARE FEET

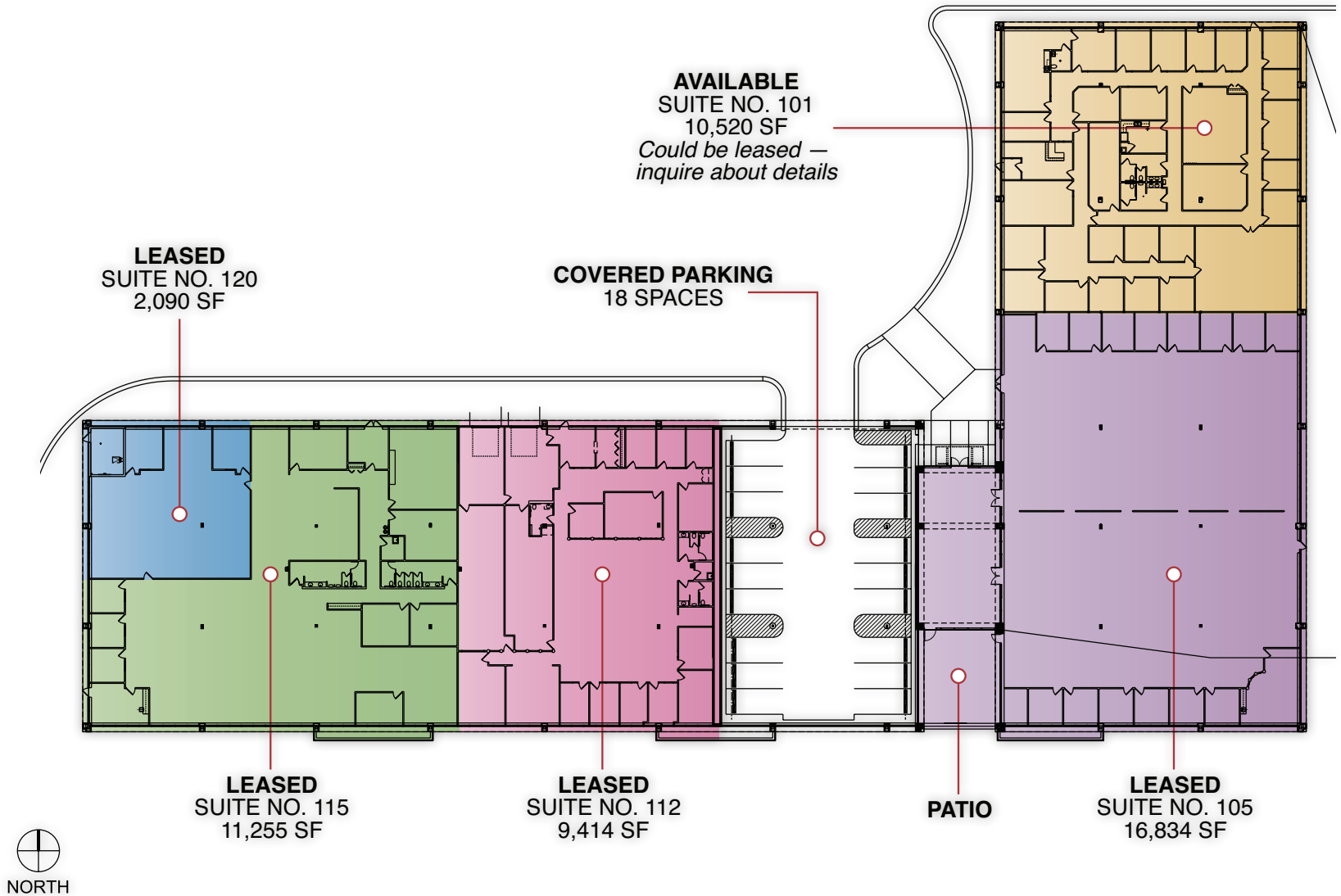
292 SPACES PLUS
18 COVERED
GARAGE SPACES

SINGLE STORY
BUILDING



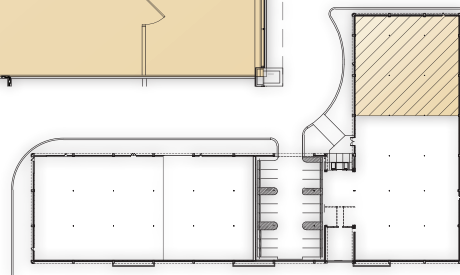
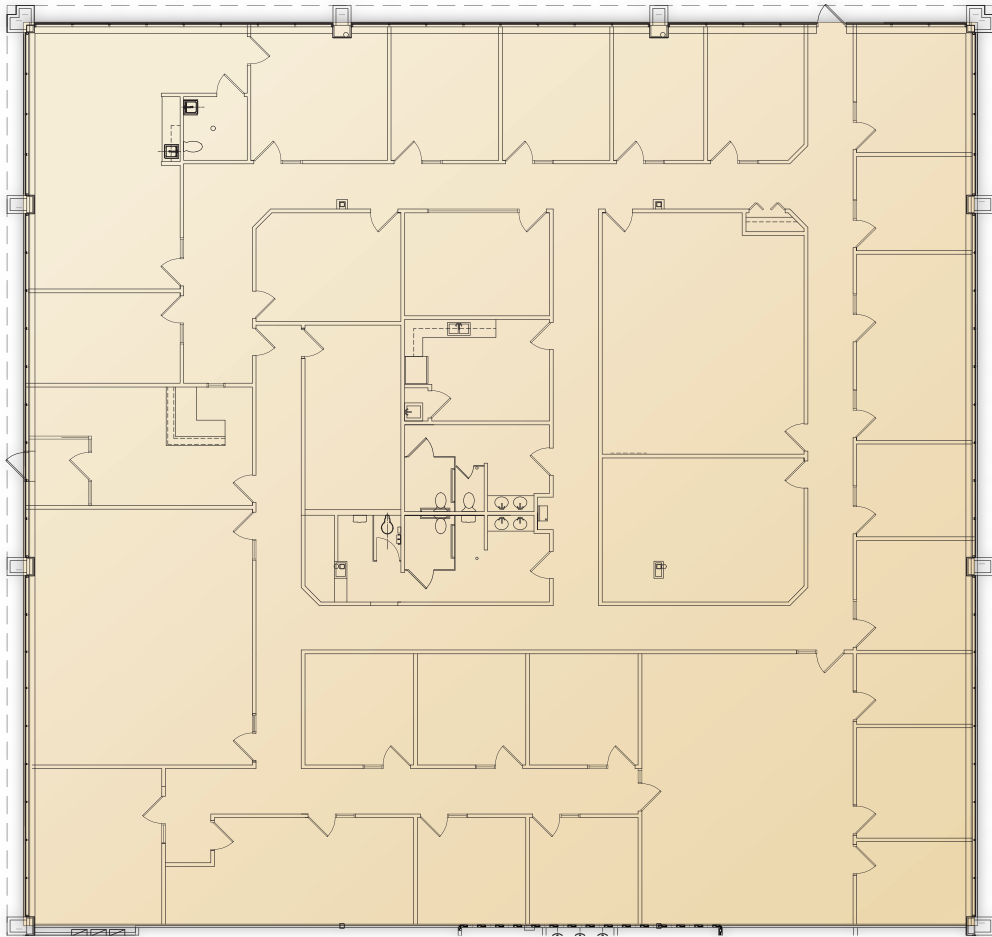


FLOOR PLAN





AVAILABLE SPACE PLAN



NOT TO SCALE



HALSTED POINT Suite 101

37000 Twelve Mile Road
Farmington Hills, MI 48331

- Multiple windowed offices
- Breakroom with sink
- Covered parking available
- Parking ratio: 5 spaces per 1,000 SF
- Fully sprinklered building
- Easy access to M-5, I-275 and I-696
- N/E corner of 12 Mile and Halsted
- 10,520 S.F.