

FOR LEASE

FOUR WEST 11
27350 W ELEVEN MILE ROAD
SOUTHFIELD, MI 48034



PROPERTY FEATURES:

- Ideal corporate HQ with ability to add tech center on the site
- Full building available for ±155,000 SF of office
- 10-story building with abundant windows
- Open full floorplates are ±15,500 SF
- Prominent building signage available visible from 11 Mile Rd and I-696
- Ability to expand on the site
- Major interior and exterior renovations planned for 2020
- Dedicated service parking lots surrounding the building with easy access to all building entrances
- Two truck wells in shipping in receiving area
- Located in the heart of Southfield office market with proximity to all area freeways: I-696, Northwestern Hwy, John C Lodge Fwy



FOR MORE INFORMATION PLEASE CONTACT:

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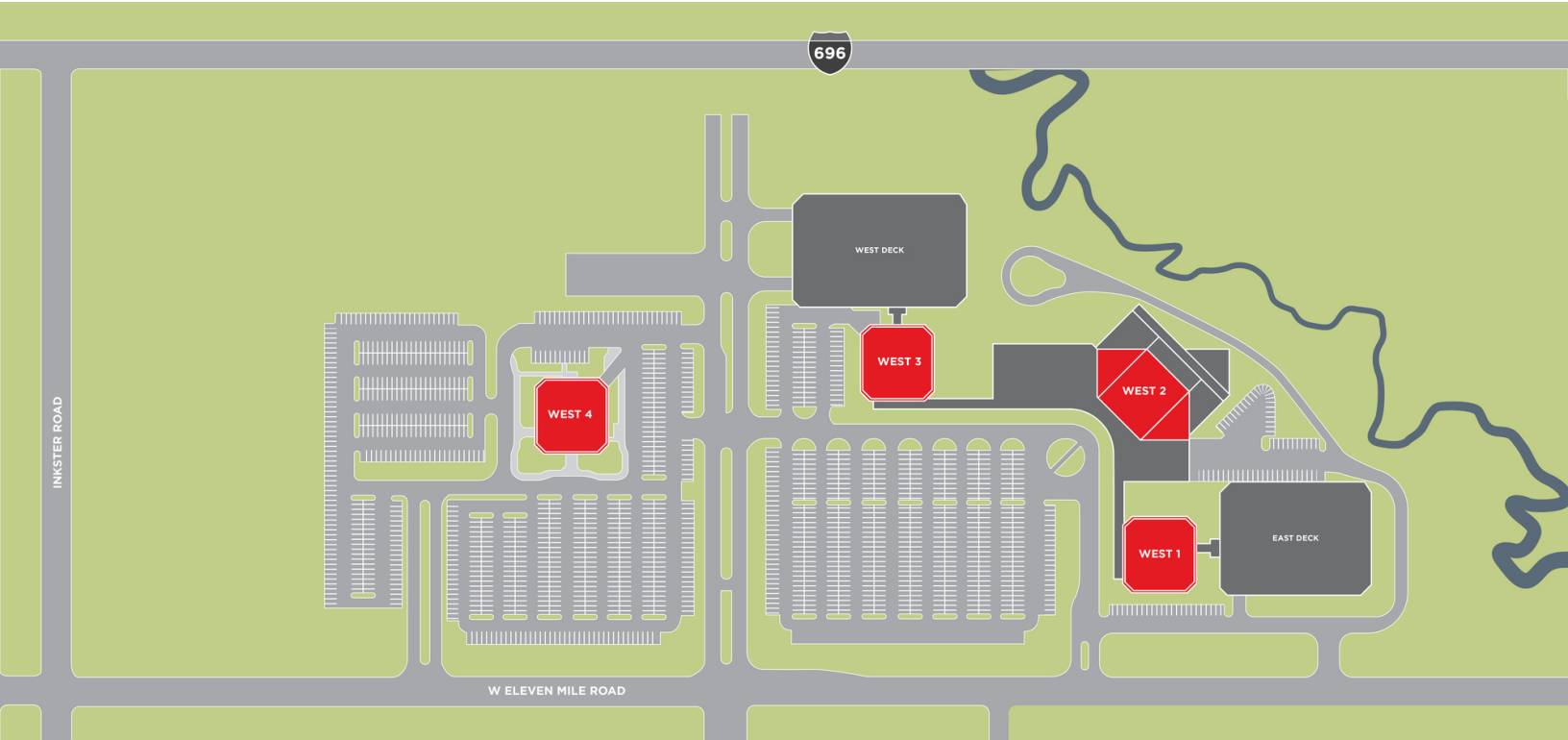
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eCODE 337

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
W 11 Mile Rd & Summerdale Dr E	6,295
Inkster Rd & W 11 Mile Road	9,282
W 11 Mile Rd & American Dr E	17,990
I-696 Franklin Rd NE	151,779

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,133	27,537	79,742
Total Population	7,133	62,221	189,922
Average HH Income	\$73,450	\$74,907	\$82,146

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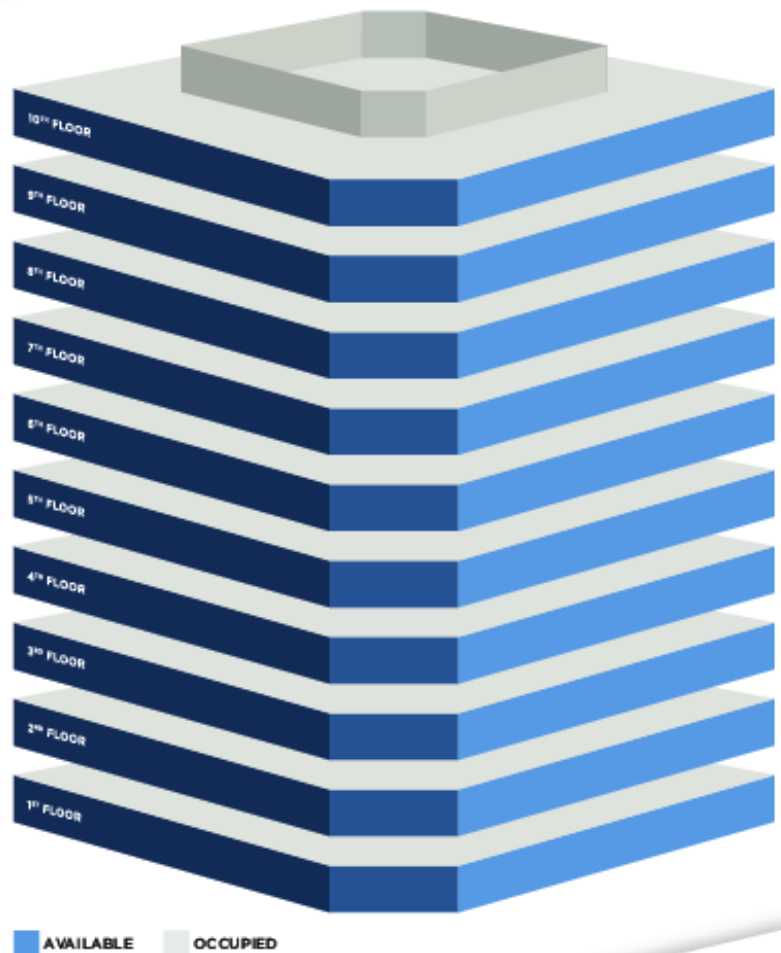
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PROPERTY HIGHLIGHTS FOUR WEST 11

Property Details	
Address	27350 W 11 Mile Rd
Number of Floors	10
Building Size:	±159,207 SF
Year Built:	1985
Loading Docks:	2, + Lift
Available RSF	
10 TH Floor	±16,080 SF
9 TH Floor	±16,080 SF
8 TH Floor	±16,080 SF
7 TH Floor	±16,080 SF
6 TH Floor	±16,080 SF
5 TH Floor	±16,080 SF
4 TH Floor	±16,080 SF
3 RD Floor	±16,080 SF
2 ND Floor	±16,080 SF
1 ST Floor	±14,487 SF
Contiguous	±159,207 SF



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