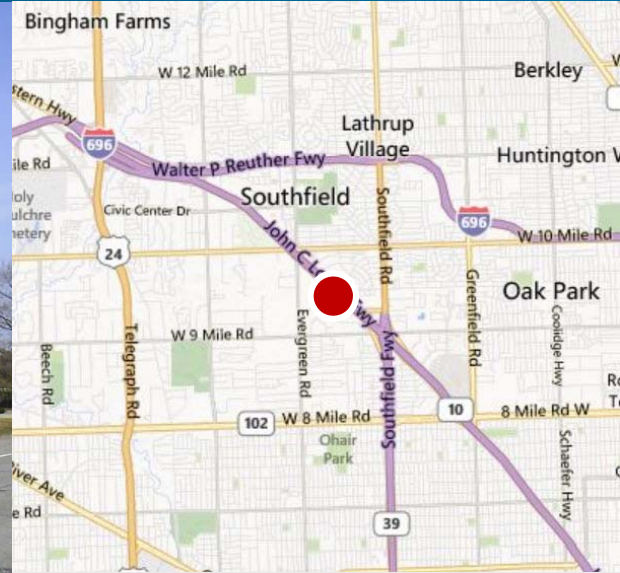


FOR SALE OR LEASE >

# Office Availability



23999 NORTHWESTERN HIGHWAY, SOUTHFIELD, MICHIGAN



## Building Amenities

- > 52,400 Square Feet Available For Sale
- > 3,000 – 45,000 Square Feet Available For Lease
- > Excellent Signature Rights – Freeway Frontage
- > Easy Freeway Access
- > Close to Restaurants, Banks, Shopping
- > Owner/User Opportunity

## Contact Us

RAFFI DERBABIAN  
248 540 1000 | Ext. 1630  
SOUTHFIELD, MI  
[raffi.derbabian@colliers.com](mailto:raffi.derbabian@colliers.com)

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2 Corporate Drive, Suite 300  
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# Office Availability

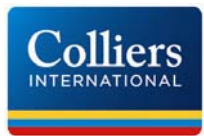
## For Sale / Lease

23999 Northwestern Highway  
Southfield, MI 48075



**Sale Price:** \$1,890,000      Cash  
**Lease Rate :** \$11.00 - \$11.00      Gross + Electric  
**Gross Sq Ft:** 52,400  
**Vacant Sq Ft:** 45,000  
**Min Available Sq Ft:** 3,000  
**Max Contiguous Sq Ft:** 52,400  
**% Occupied:** 18%  
**Date Built/Rehab:** 1967 /  
**T I Allowance:**  
**Pass Thrus:**  
**Property Taxes/Year** \$73,000  
**Parking:** Ample

**For more information, contact:**



**Raffi Derbabian**

raffi.derbabian@colliers.com

**(248) 540-1000**

2 Corporate Drive      400 E. Washington St.  
Suite 300      Ann Arbor, MI 48104  
Southfield, MI 48076      734 994 3100  
248 540 1000

[www.colliers.com](http://www.colliers.com)

**County:** Oakland  
**Crossroads:** Mt. Vernon

52,400 Square Feet Available For Sale.  
45,000 Square Feet Available For Lease.  
Excellent Signature Rights - Freeway Frontage.  
Easy Freeway Access.  
Close to Restaurants, Banks, Shopping.  
Owner/User Opportunity.

**Site Status:** Existing  
**Acres:** 2.58 Acres  
**Zoning:** Office  
**Sub-Type:** Office  
**Floors:** 2  
**Basement:**  
**Class:** C

### Traffic Count:

Northwestern Highway      132,000

### Demographics:

5 Mile Radius

Population: 331,703  
DT Population: 145,282  
# Households: 137,946  
HH Income: \$73,861

FOR SALE OR LEASE >



# Office Availability

23999 NORTHWESTERN HIGHWAY, SOUTHFIELD, MICHIGAN –  
ASSESSOR'S SKETCH

