



## Office For Sublease



25800 Northwestern Highway  
Southfield, Michigan

Brent Beshears

248.540.1000

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INTERNATIONAL

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Summary

Photographs

Area Maps

Floor Plans

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice. CTT Partners is an independent member of Colliers International.

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<b>Address:</b>	Tower: 25800 Northwestern Highway Southfield, Michigan 48075	
	Lowrise: 25900 Northwestern Highway Southfield, Michigan 48075	
<b>Description:</b>	Tower:	11 story building plus lower level
	Lowrise:	3 story building plus lower level
<b>Total Rentable Area:</b>	Tower:	251,107 SF
	Lowrise:	113,199 SF
<b>Total Size Available:</b>	62,750 RSF	
<b>Minimum Contiguous:</b>	2,000 RSF	
<b>Maximum Contiguous:</b>	52,304 RSF	
<b>Space Available:</b>	5 <sup>th</sup> Floor- (sublease until 2013)	21,140 RSF
	6 <sup>th</sup> Floor- (sublease until 2013)	21,140 RSF
	7 <sup>th</sup> Floor-	3,198 RSF
	8 <sup>th</sup> Floor-	12,738 RSF
	9 <sup>th</sup> Floor-	2,227 RSF
<b>Price Per SF.:</b>	\$20.00 RSF, Gross + Electric	
<b>Sublease Term:</b>	Expires 12/31/2013 (shorter term sublease available if desired)	
<b>Site Area:</b>	9.362 Acres	
<b>Year Built:</b>	Tower:	Completed in 1986
	Lowrise:	Completely renovated in 1998
<b>Major Tenants:</b>	<b><u>Tower:</u></b>	
	• Doner Advertising	
	• Sullivan, Ward, Bone, Tyler & Asher PC	
	• Real Estate One	
	<b><u>Lowrise:</u></b>	
	• WB Doner	

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**Occupancy:** Available immediately

**Parking:** 5 level parking structure containing 1,103 spaces. Additional 100 surface spaces including visitor parking. Covered access is provided from the parking deck to the office building.

**Construction:**

- Tower:** Structural steel building, clad in precast concrete panel and glass
- Lowrise:** Structural steel building, clad in precast concrete panel and glass
- Parking Deck:** Poured in place concrete structural frame, clad in precast concrete panel

**Interior:** Two-story lobby with extensive marble, stainless steel and glass finishes

**HVAC System:**

- Tower:** Variable air volume multi-zone HVAC with perimeter forced air heating
- Lowrise:** Variable air volume multi-zone HVAC with perimeter forced air heating

**Life/Safety System:**

- Tower:** Fully sprinklered. Smoke detection devices and electric door release. Systems are connected to a 24-hour video recorded security station.
- Lowrise:** Fully sprinklered. Smoke detection devices and electric door release. Systems are connected to a 24-hour video recorded security station.

**Amenities:** Lower level below grade walkway between the Tower and Lowrise where a cafeteria with a seating capacity of 150 is located. Also available are Federal Express and United Parcel Service drop boxes, US Postage machine, onsite property management and loading docks.

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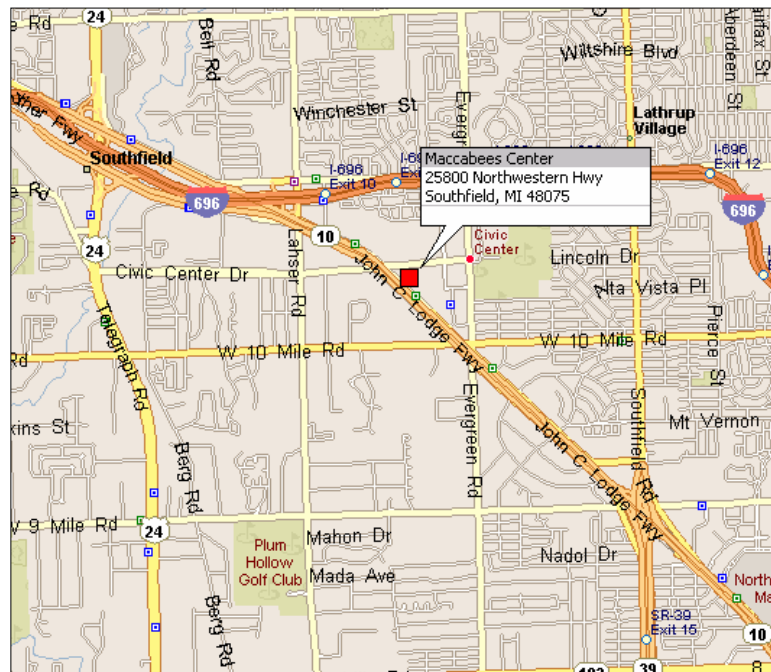
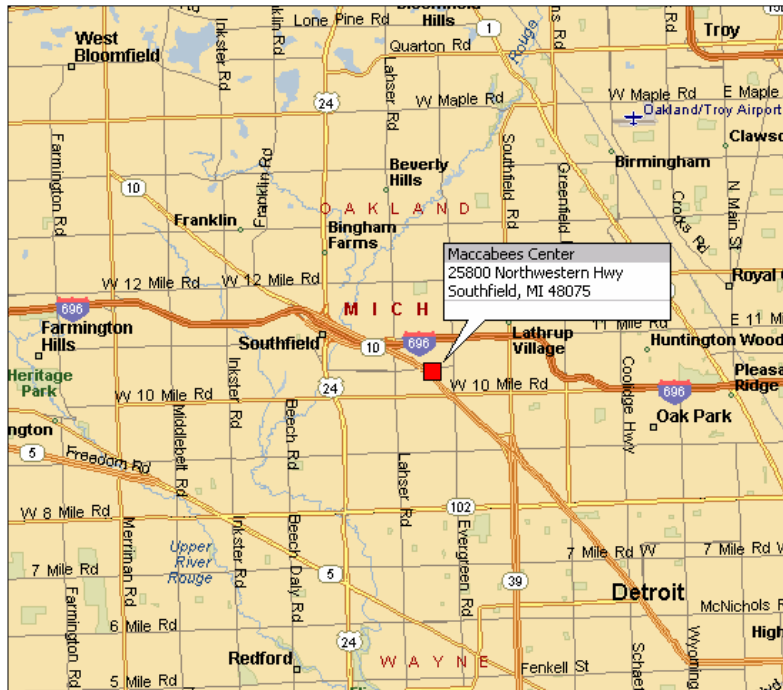
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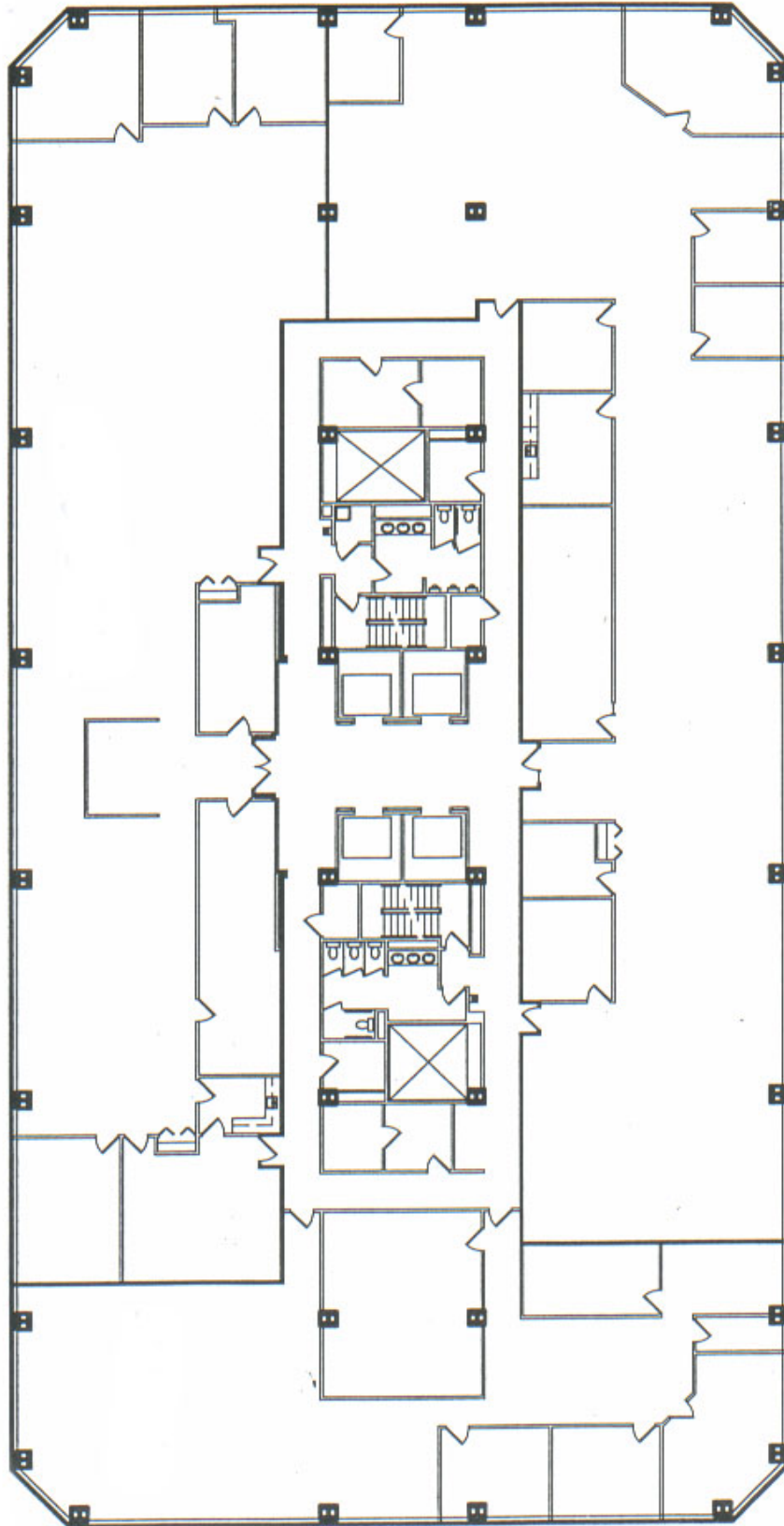
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**Contact Brent Beshears  
248.226.1686**

**7,189 RSF**



**8,039 RSF**

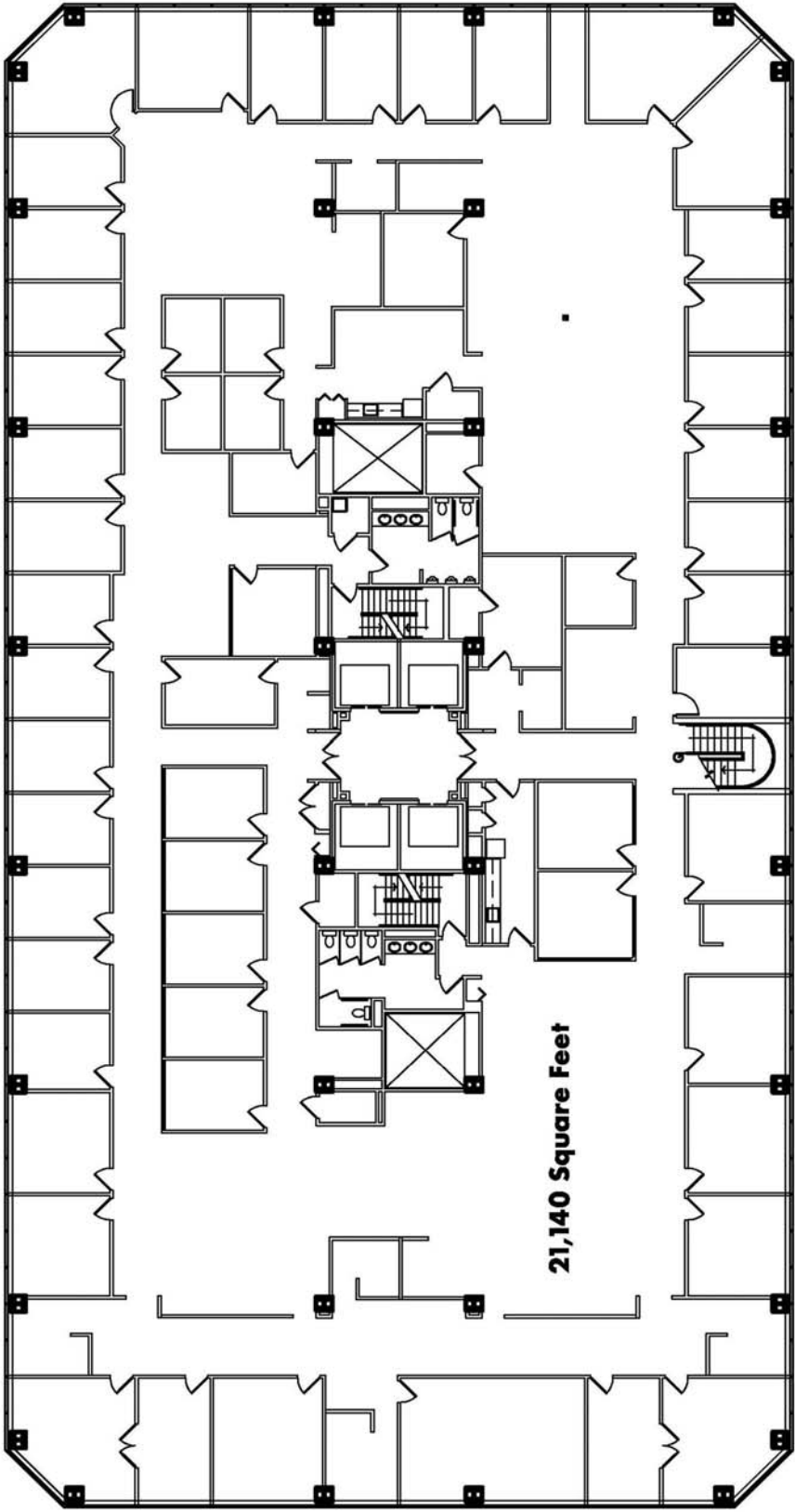
**4,309 RSF**



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MACCABEES CENTER  
High Rise  
6th Floor

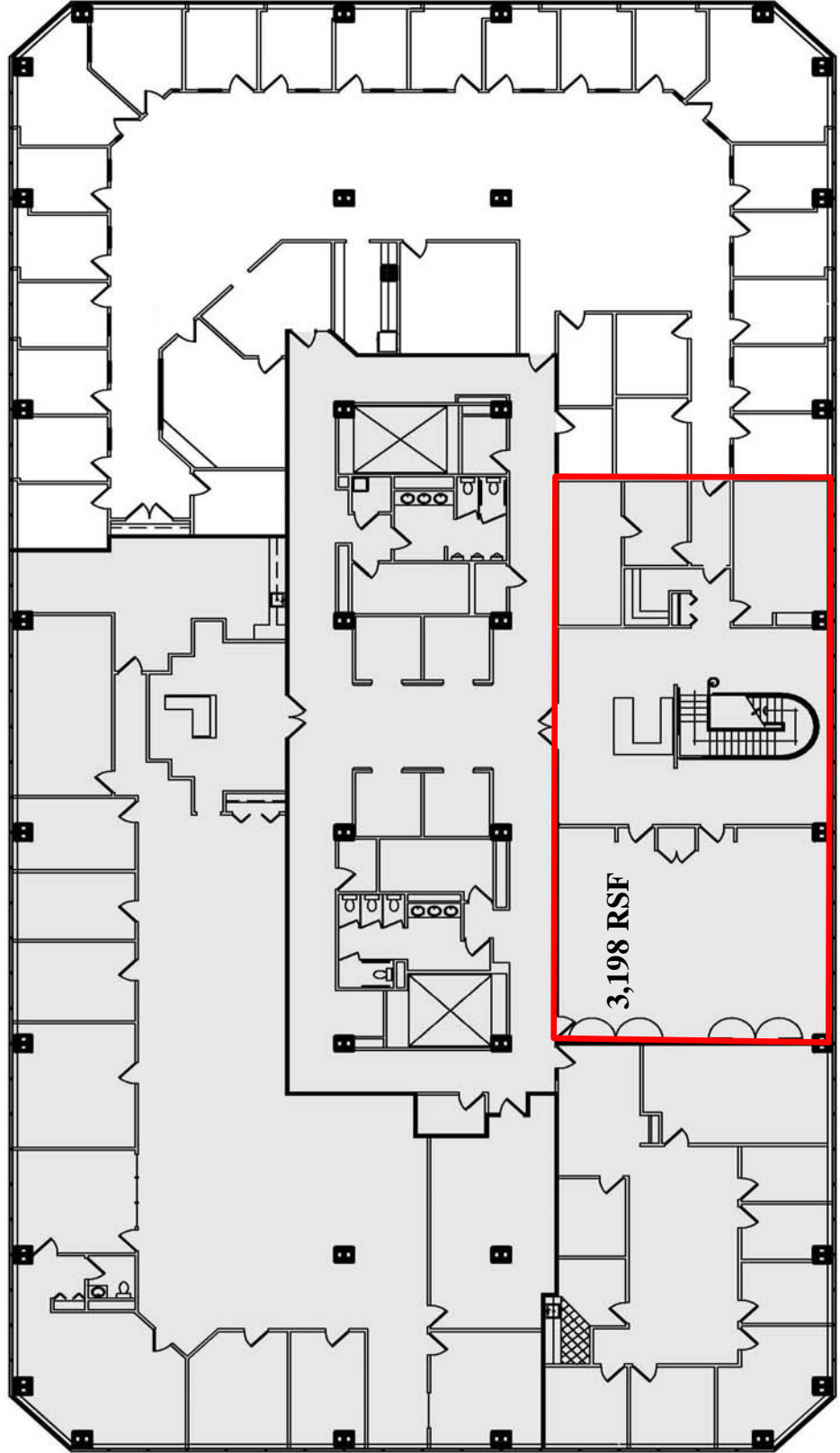


21,140 Square Feet



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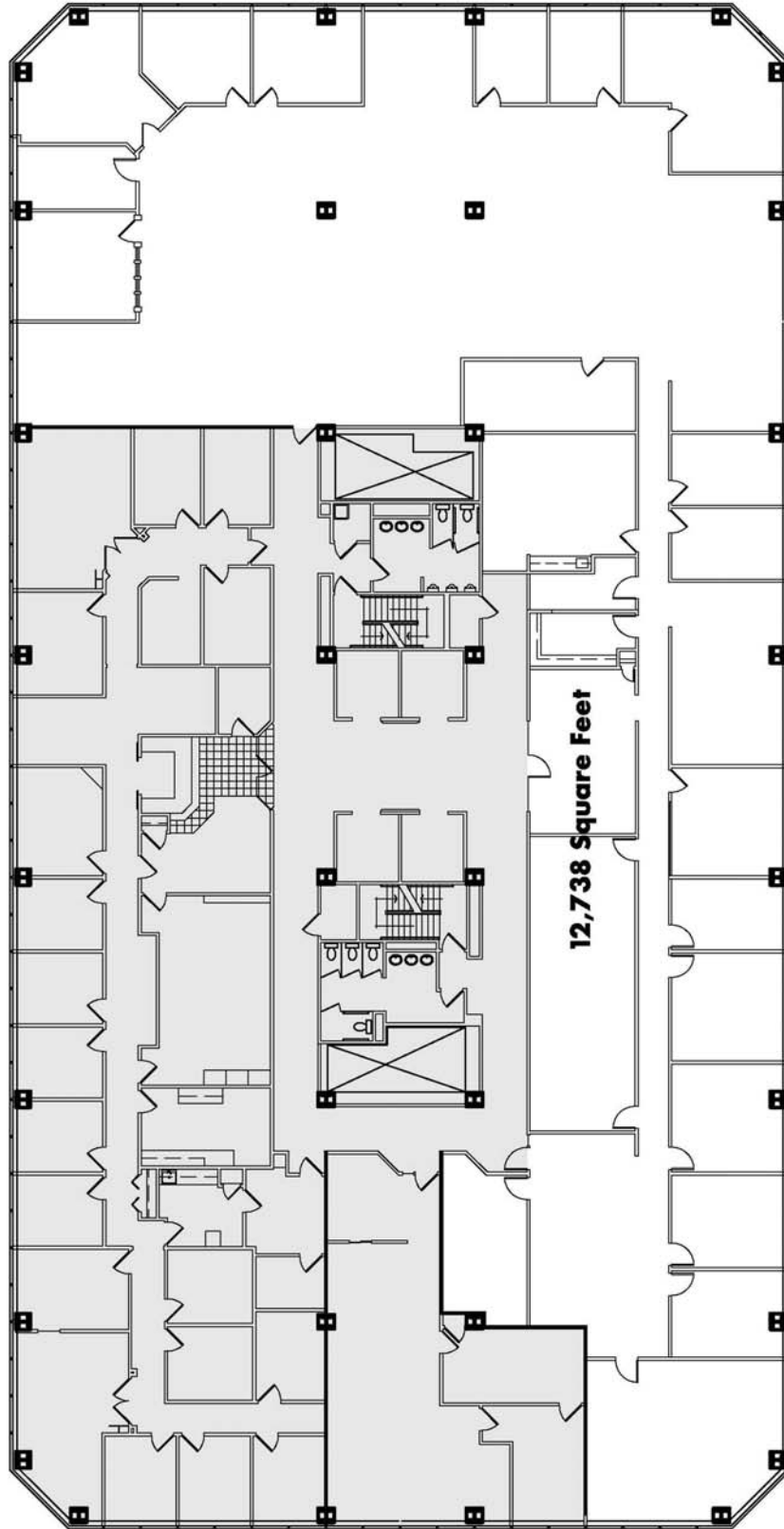
**MACCABEES CENTER  
High Rise  
7th Floor**





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**MACCABEES CENTER  
High Rise  
8th Floor**





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**MACCABEES CENTER  
High Rise  
9th Floor**

