

# FOR SALE

## MULTI-TENANT OFFICE INVESTMENT



**20411 W 12 MILE ROAD**  
**SOUTHFIELD, MI 48076**

### PROPERTY HIGHLIGHTS:

- 16,240 SF 2-story best in class multi-tenant office building
- Recently updated common areas with modern finishes and materials
- Stable occupancy - 97% occupied including quality service, general office and medical tenants
- Tenant suites updated including flooring and lighting
- Newer capital improvements include new roof and soffit (2024), HVAC (2023-2025), parking lot (2025), exterior painting (2022)
- \$179,000 NOI projected in 2026
- Full basement partially finished available for lease for additional upside
- Over parked surface parking lot with 6.3/1,000 SF parking spaces available
- Central Southfield located on the south side of 12 mile road ½ mile west of Evergreen Road

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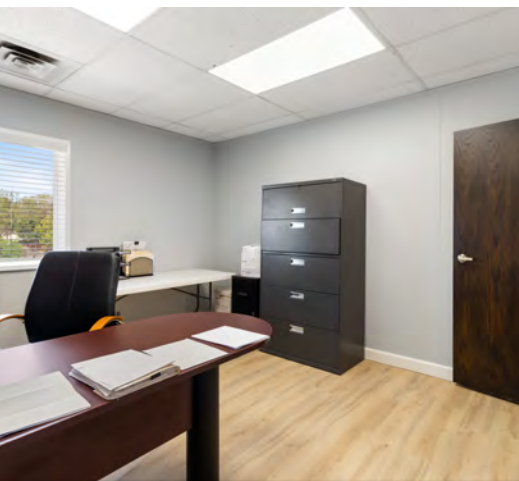
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**20411 W 12 MILE ROAD**  
**EXTERIOR PROPERTY PHOTOS**



20411 W 12 MILE ROAD  
INTERIOR **PROPERTY PHOTOS**



# 20411 W 12 MILE ROAD RETAILER MAP



meijer LOWE'S  
BEST BUY  
Michael's Chick-fil-A

Kroger  
SUBWAY GameStop  
THE UPS STORE Tim Hortons

STARBUCKS Mr. Goodcents

SUNOCO

bp

Huntington