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

## **DEVELOPMENT & MANAGEMENT CORPORATION**

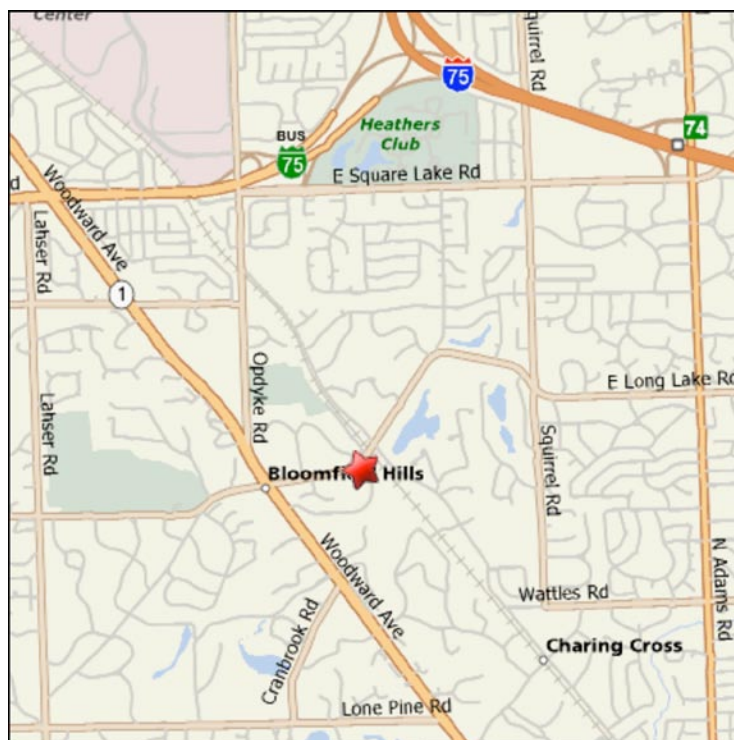
# Office Space For Lease

### **Governor's Place Professional Offices**

33 Bloomfield Hills Pkwy, Suite 120  
Bloomfield Hills, MI 48304

#### **6,613 Rentable Square Feet**

- Classic Williamsburg architectural design
- Easy access to the Detroit Metropolitan freeway
- Beautifully landscaped
- Operative windows that provide fresh air
- Convenient and ample parking
- Customer oriented building owners and managers
- Located in the heart of prestigious Bloomfield Hills
- Close to Bloomfield Hills CC, Open Hunt Club
- Convenient to banks, hotels and gyms



## Governor's Place Professional Offices

<b>Suite Size &amp; Address:</b>	6,613 Rentable Square Feet at 33 Bloomfield Hills Parkway, Suite 120
<b>Load Factor:</b>	Twelve (12%) percent
<b>Availability:</b>	For information, visit <a href="http://www.beachumroeser.com">www.beachumroeser.com</a> or call 248-647-7500
<b>Rental Rate</b> <i>(Modified Gross):</i>	\$25.00 PSF - General Office; \$28.00 PSF - Medical Office Direct deal with landlord - negotiable on a sub-lease
<b>Escalation:</b>	Three (3%) percent per annum
<b>Tax &amp; Operating:</b>	Base Year
<b>Term:</b>	Five (5) year term
<b>Utilities:</b>	Gas and electric separately metered – paid by tenant
<b>Communications:</b>	DSL, T-1, Cable (Comcast)
<b>Parking Ratio:</b>	<i>General office:</i> 5 spaces per 1,000 USF. <i>Medical office:</i> 1 space per 100 USF of waiting room and 2 spaces per 100 USF of exam room.

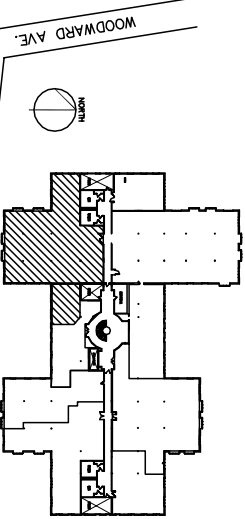
### Unique Features:

- Classic Williamsburg architectural design
- Easy access to the Detroit Metropolitan freeway system
- Beautiful landscaping
- Operative windows that provide fresh air
- Convenient and ample parking
- Customer oriented building owners and managers

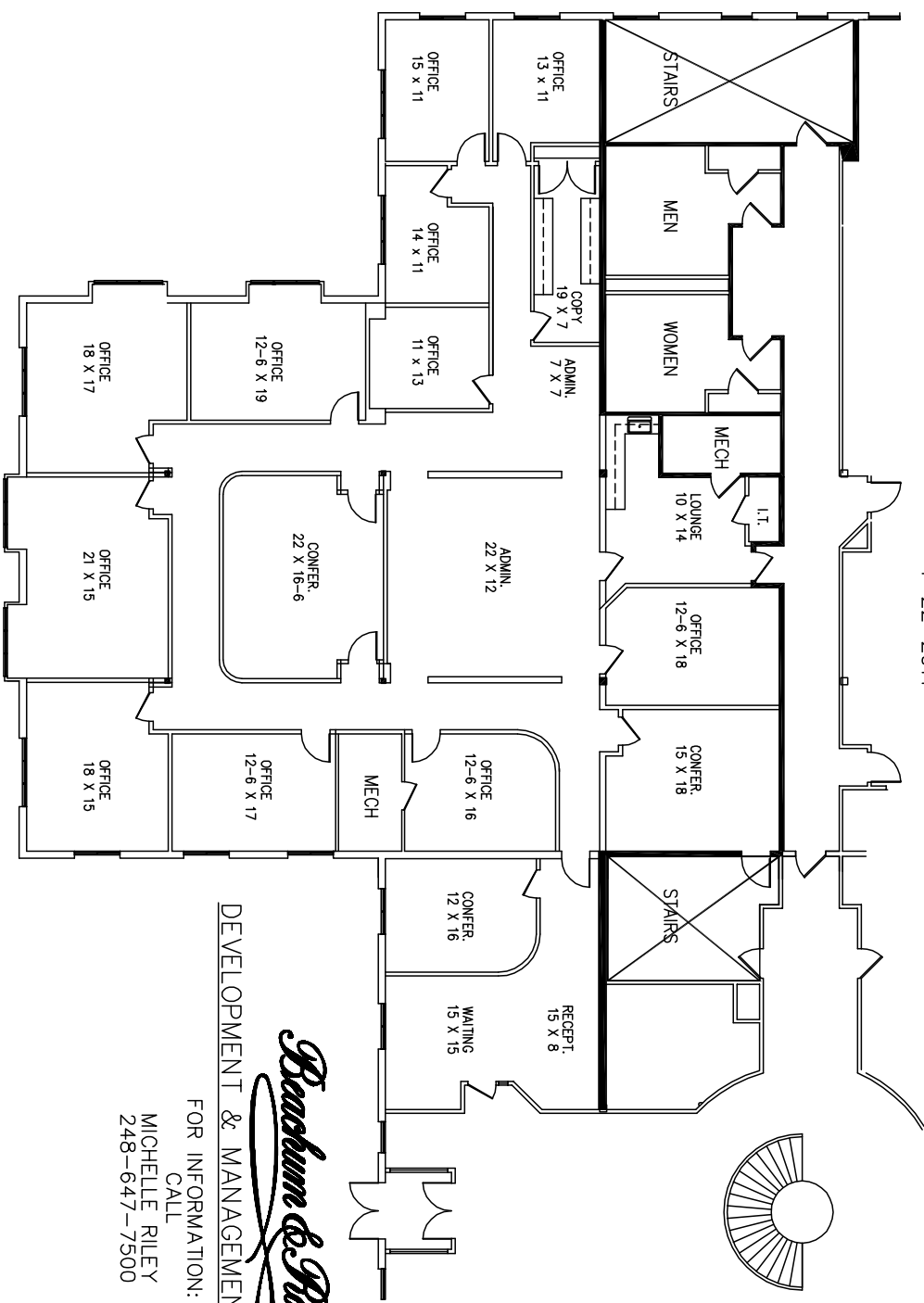
### Quick Demographics - Oakland County, MI:

- Population (2005): 1,214,361
- Median household income (2005): \$64,022
- Median house value (2005): \$245,269
- Bloomfield Township median household income (2005): \$103,300
- Bloomfield Township median house/condo value in 2005: \$463,200

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**GOVERNORS PLACE**  
 33 BLOOMFIELD HILLS PARKWAY  
 BLOOMFIELD HILLS, MICHIGAN  
 AVAILABLE FOR LEASE  
 SUITE #120  
 APPROX. 6,613 R.S.F.  
 4-22-2011



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

*Brasburn & Posen*  
 DEVELOPMENT & MANAGEMENT COMPANY  
 FOR INFORMATION:  
 CALL  
 MICHELLE RILEY  
 248-647-7500