



EST. 1976

## **DEVELOPMENT & MANAGEMENT CORPORATION**

31100 Telegraph Road, Suite 200  
Bingham Farms, MI 48025

Phone: 248-647-7500

Fax: 248-647-9750

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

## **Office Space For Lease**

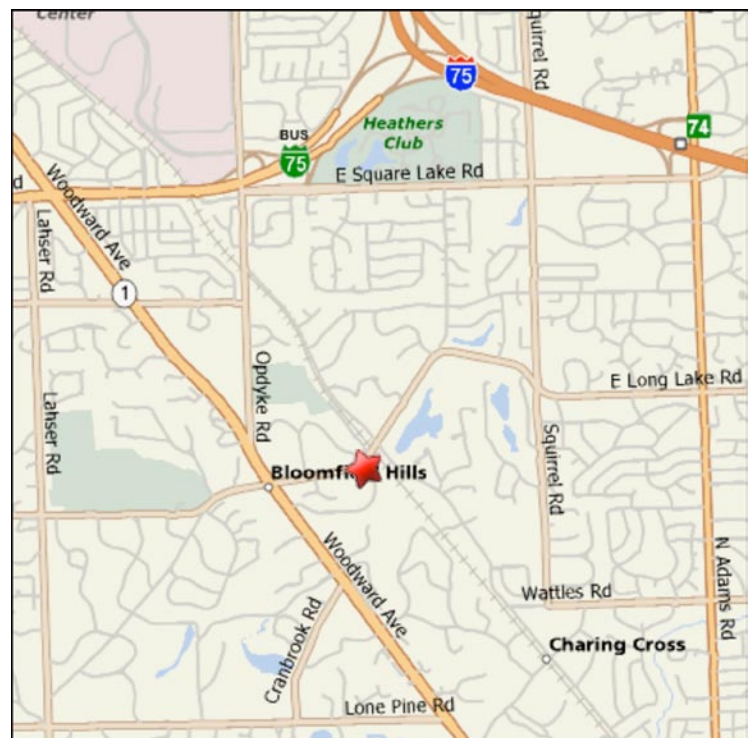
### **Governor's Place Professional Offices**

33 Bloomfield Hills Pkwy, Suite 200  
Bloomfield Hills, MI 48304

#### **2,414 Rentable Square Feet**

Located on the second floor of the prestigious Governor's Place Executive Offices in the heart of Bloomfield Hills, Michigan. The entrance to this suite is located in the center rotunda of the building with beautiful stained oak double French doors. The suite has numerous upgrades and consists of a marble bordered reception area, four (4) generously and equally sized offices (approx. 14 x 15), a windowed conference room off of reception area, kitchen and copy room. The upgrades are numerous with marble, wall coverings and stained wood trim. This is a must see for attorneys and wealth managers.

- 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>                    | 2,414 Rentable Square Feet at 33 Bloomfield Hills Parkway, Suite 200   |
| <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> <small>(Modified Gross):</small> | \$25.00 PSF - General Office; \$28.00 PSF - Medical Office   |
| <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.<br><i>Medical office:</i> 1 space per 100 USF of waiting room and<br>2 spaces per 100 USF of exam room. |

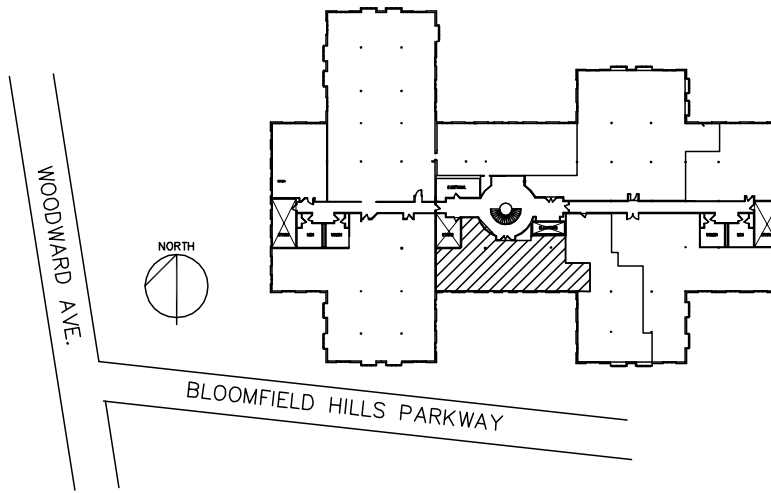
### Unique Features:

- 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

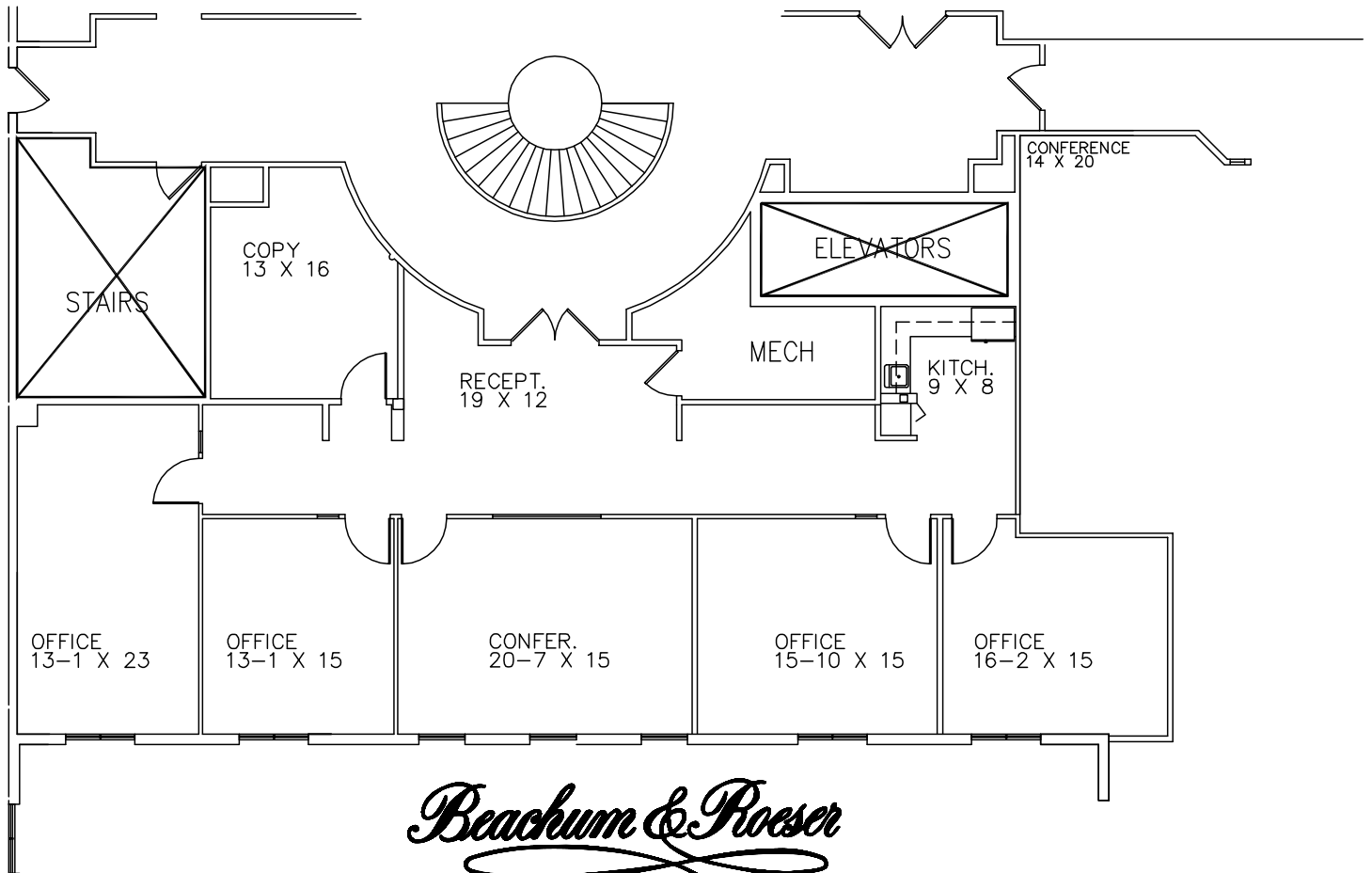
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|-----------------|--|
| <b>Contact:</b> | <b>Michelle A. Riley</b>   |
| Phone:          | 248-647-7500   |
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BEACHUM AND ROESER  
GOVERNORS PLACE

33 BLOOMFIELD HILLS PARKWAY  
 BLOOMFIELD HILLS, MICHIGAN

AVAILABLE FOR LEASE  
 APPROX. 2,414 R.S.F.  
 SUITE #200



*Beachum & Roeser*

MANAGEMENT CORPORATION

CALL:  
 MICHELLE RILEY  
 248-647-7500  
 < PLAN NOT TO SCALE >