

# Beachum & Roeser

EST. 1976

**DEVELOPMENT & MANAGEMENT CORPORATION**

31100 Telegraph Road, Suite 200  
Bingham Farms, MI 48025

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

## Office Space For Lease

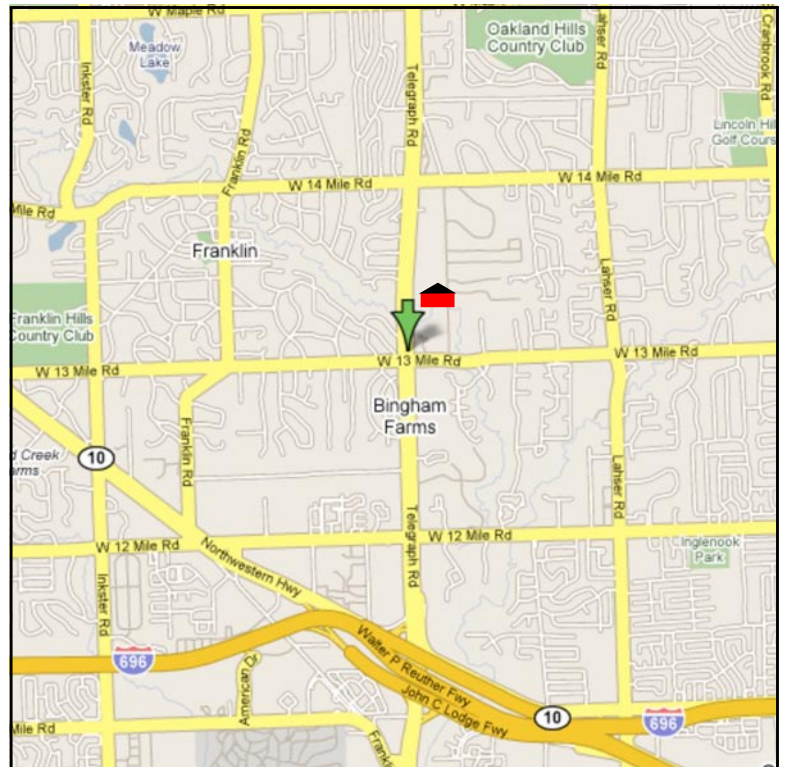
### Jamestowne Executive Offices

31100 Telegraph Road, Suite 210  
Bingham Farms, MI 48025

### 1,320 Rentable Sq Ft

Beautiful stained oak double door building entry off of large veranda leading into a beautiful stained oak wainscoting common hallway with French door private suite entries. Suite consists of 3 windowed offices, conference room and a large lobby/receptions area. Windows are operable to provide fresh air and there is individual control over the HVAC. Plenty of convenient parking just steps from entrance.

- Great exposure on Telegraph Rd!
- Plenty of convenient parking
- Convenient to banks, hotels and gyms
- Near Detroit Metro fwy, M-10, I-696 and NW Hwy
- First floor location
- Beautiful stained oak common corridor
- Windowed offices



## Jamestowne Executive Offices

<b>Suite Size &amp; Address:</b>	1,320 Rentable Square Feet at 31100 Telegraph Rd., suite 210
<b>Load Factor:</b>	Seven (7%) percent
<b>Availability:</b>	Immediate
<b>Rental Rate</b> <small>(Modified Gross):</small>	General office - \$19.50 per square foot Medical office - \$24.00 per square foot
<b>Escalation:</b>	Three (3%) percent per annum
<b>Tax &amp; Operating:</b>	Base Year
<b>Term:</b>	Five (5) year term or longer
<b>Utilities:</b>	Tenant responsible for gas & electric. Suite is separately metered.
<b>Communications:</b>	DSL, T-1
<b>Parking Ratio:</b>	<i>General office:</i> 3.34 spaces per 1,000 u.s.f. <i>Medical:</i> 5 spaces per 1,000 u.s.f.

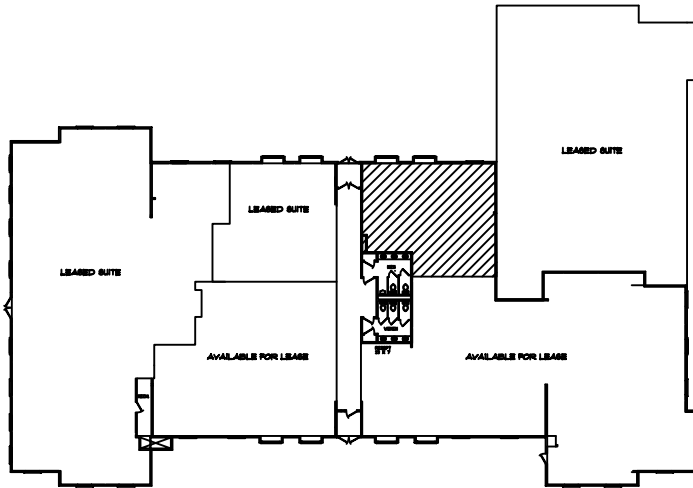
### Unique Features:

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

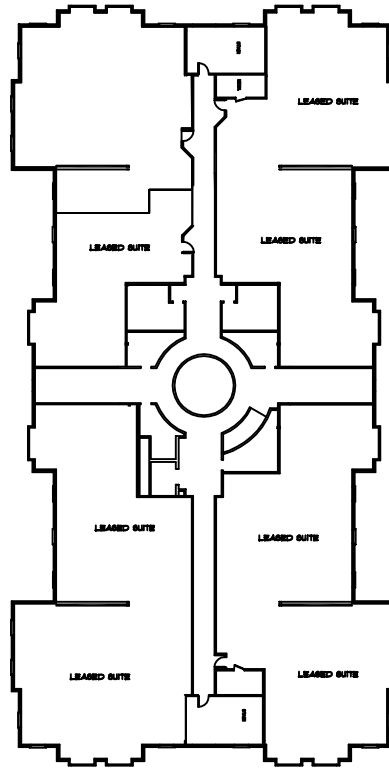
### Quick Demographics - Oakland County, MI:

- Population (2005): 1,214,361
- Median household income (2005): \$64,022
- Median house value (2005): \$245,269

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JAMESTOWNE EXECUTIVE OFFICES  
3100 TELEGRAPH ROAD, BINGHAM FARMS, MI.  
FIRST FLOOR AND TERRACE LEVEL.



JAMESTOWNE EXECUTIVE OFFICES  
3100 TELEGRAPH ROAD, BINGHAM FARMS, MI.  
FIRST AND SECOND FLOOR SUITES



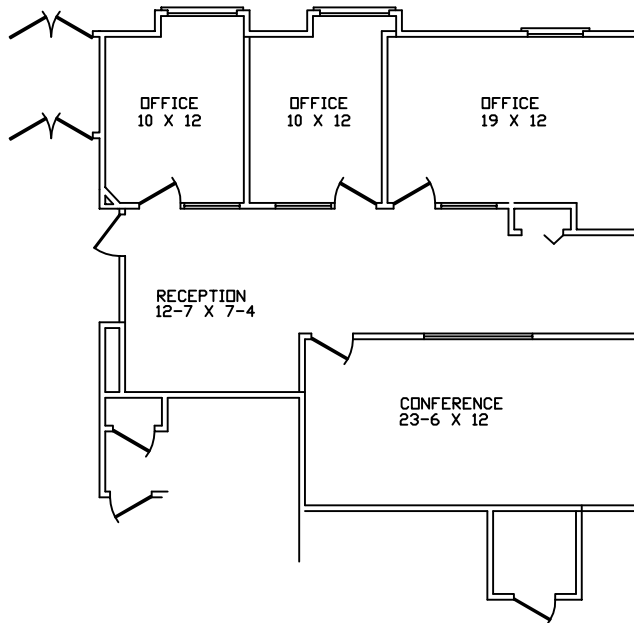
13 MILE ROAD

TELEGRAPH ROAD

# *Beauchum & Poeser*

## JAMESTOWNE EXECUTIVE OFFICES

3100 TELEGRAPH ROAD, BINGHAM FARMS, MI.



### PARTIAL FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

AVAILABLE FOR LEASE

SUITE #210

APPROX. 1,320 R.S.F.

12-18-2007

01-016-02-00