



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**

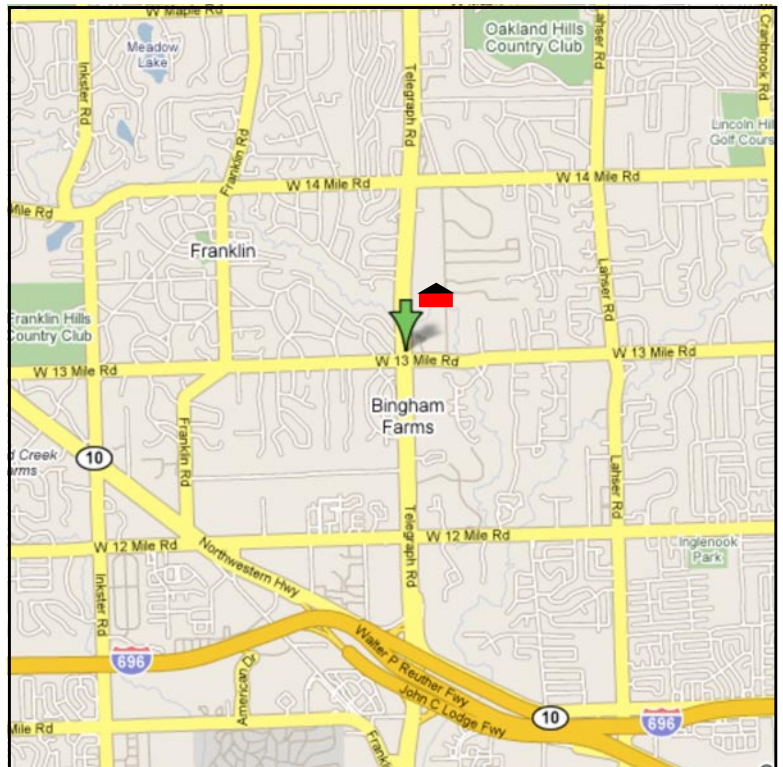
### **Jamestowne Executive Offices**

31000 Telegraph Road, Suite 280  
Bingham Farms, MI 48025

### **2,400 Rentable Sq Ft**

Second floor corner suite with a very efficient design. The suite offers a waiting area with built in reception desk, six (6) windowed offices nicely sized, conference room with double door access, four (4) fixed work stations and lounge/kitchen area. The windows open to provide fresh air and there is individual control over the HVAC system.

- *Plenty of convenient parking*
- *Convenient to banks, hotels and gyms*
- *Near Detroit Metro fwy, M-10, I-696 and NW Hwy*
- *Second floor location*
- *Windowed offices*



## Jamestowne Executive Offices

<b>Suite Size &amp; Address:</b>	2,400 Rentable Square Feet at 31000 Telegraph Road, Suite 280
<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>	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 utilities. Suite is separately metered.
<b>Communications:</b>	DSL, T-1 & Cable (Comcast)
<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.

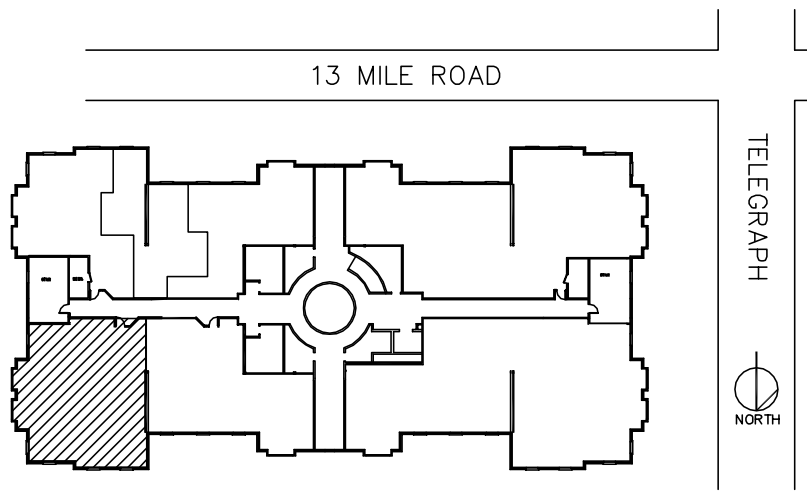
### Unique Features:

- 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

31000 TELEGRAPH ROAD, BINGHAM FARMS, MI.  
 AVAILABLE FOR LEASE  
 APPROX. 2,400 R.S.F.  
 SUITE 280  
 10-4-2011

