

## Office Space For Lease

### Quadrangle Executive Offices

29800-29880 Telegraph Road  
Southfield MI 48034

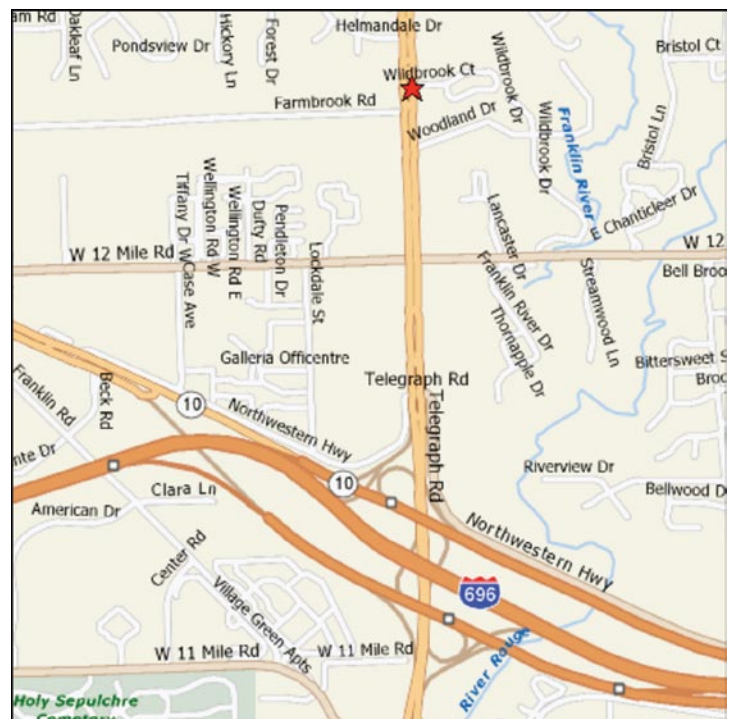
**2,970 Useable Sq. Ft.**

@ 29840 Telegraph Rd.

- Classic Williamsburg architectural design
- Easy access to the Detroit Metropolitan freeway
- Beautifully landscaped courtyard with fountain
- Operative windows that provide fresh air
- Convenient parking just steps away from suite entry
- Customer oriented building owners and managers
- Upscale shopping/dining in nearby Birmingham
- Close to Oakland Hills Country Club
- Convenient to banks, hotels and gyms



**See floorplan on back page**



## Quadrangle Executive Offices

<b>Suite Size &amp; Address:</b>	2,970 Useable Square Feet at 29840 Telegraph Rd., Southfield, MI
<b>Load Factor:</b>	None
<b>Availability:</b>	For information, visit <a href="http://www.beachumroeser.com">www.beachumroeser.com</a>
<b>Rental Rate:</b> <i>(modified gross)</i>	\$17.50 per useable square foot
<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
<b>Parking Ratio:</b>	<i>General office:</i> 4.5 spaces per 1,000 u.s.f.

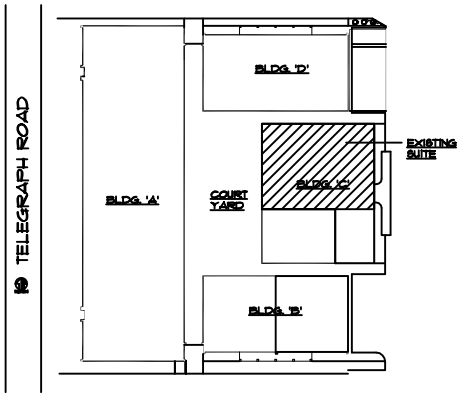
### Unique Features:

- Classic Williamsburg architectural design
- Easy access to the Detroit Metropolitan freeway system
- Beautifully landscaped courtyard with fountain
- Operative windows that provide fresh air
- Convenient and ample parking just steps away from suite entry
- Customer oriented building owners and managers

### Quick Demographics - Southfield, MI:

- Population estimate July 2006: 76,090
- Median household income (2005): \$49,427
- Median house/condo value (2005): \$193,300

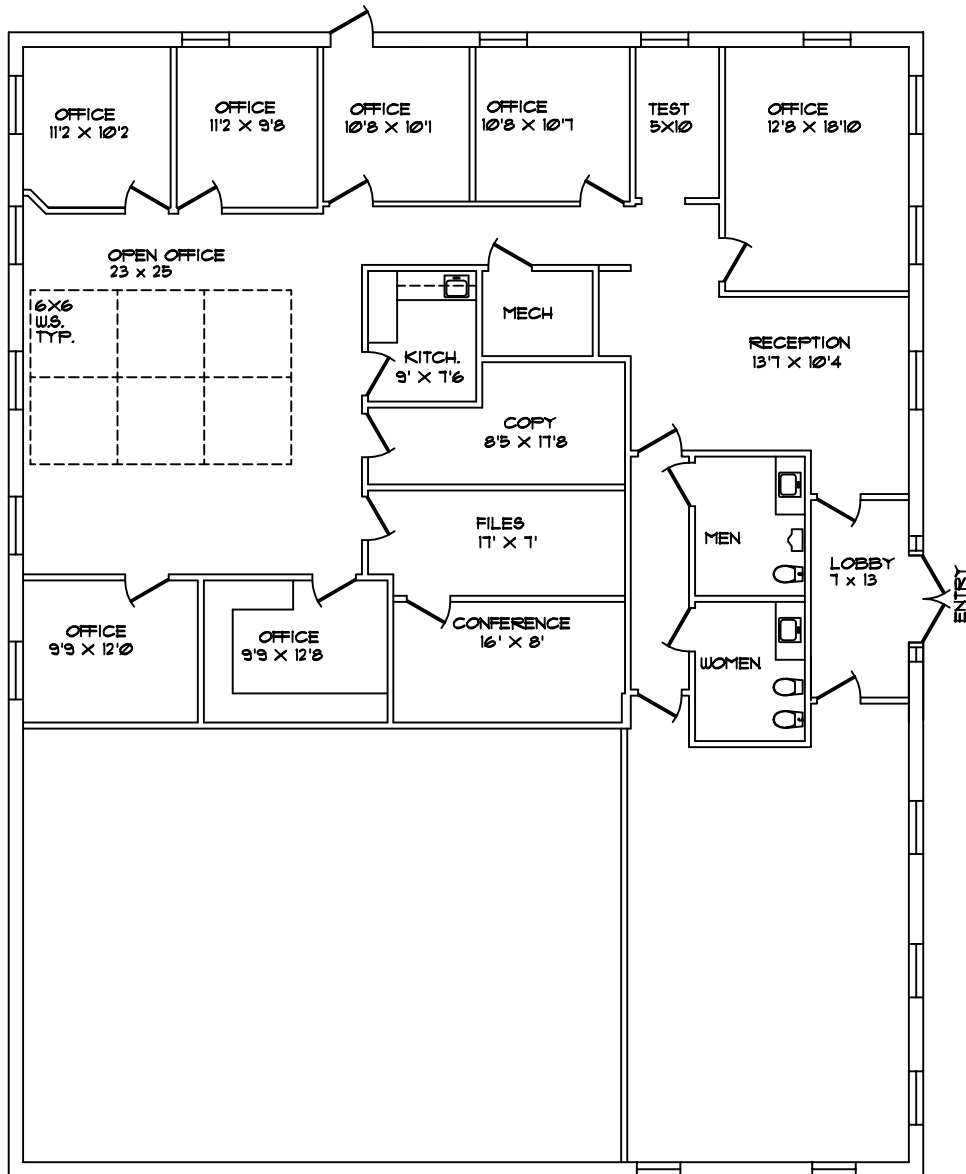
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QUADRANGLE

29840 TELEGRAPH RD.  
SOUTHFIELD, MI.

AVAILABLE FOR LEASE  
2,970 S.F.



*Boachum & Prosser*

( PLAN NOT TO SCALE )

DEVELOPMENT & MANAGEMENT CORPORATION

CALL:  
MICHELLE RILEY  
248-647-7500