# 100 BLOOMFIELD HILLS PARKWAY

BLOOMFIELD HILLS | MICHIGAN

## UP TO 200, 000 SF AVAILABLE TO LEASE

• FITNESS CENTER • 24/7 GRAB N' GO • CONFERENCE ROOM • ABUNDANT UNDERGROUND PARKING •

BUILDING AND MONUMENT SIGNAGE

FOR MORE INFORMATION DAN LEPPINK | VICE PRESIDENT - LEASING | 248.644.7600 | DLEPPINK@KOJAIAN.COM

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## PREMISES

- Three-story, 200,000 SF office building
- Up to 200,000 SF available to lease
- $23.50 PSF
- 2023 Base Year

## FEATURES AND AMENITIES

- Expansive three-story atrium lobby with premium detailing
- NEW AMENITIES: FITNESS CENTER, GRAB N' GO, AND CONFERENCE ROOM
- Magnificent wooded setting in the heart of Bloomfield Hills
- Ample, well-lit parking including 425 underground parking spaces
- Computerized security/entry access
- Nearby fine dining, hotels, and upscale retail
- Nearby I-75 grants swift freeway access

## SIGNAGE

- Building signage available
- Monument signage available

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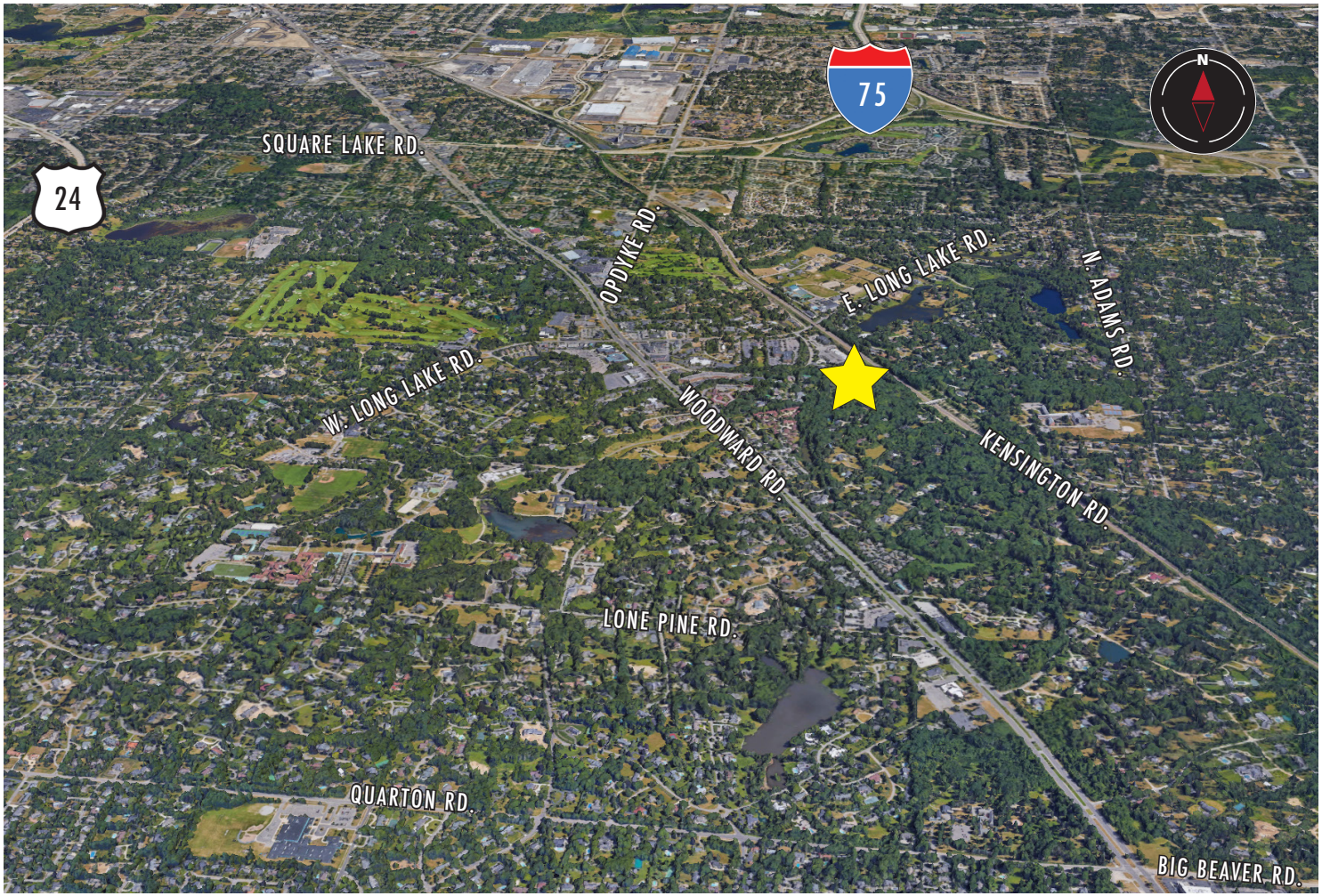
## AERIAL

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## SITE/PARKING PLAN

The building offers direct covered parking to its tenant with parking below the first floor of the building as well as on the lower level of the attached two level parking deck. Tenants access upper floors of the office building via the main building elevators from the parking area. Ample visitor parking is adjacent to the entry plaza nestled

800 TOTAL PARKING SPOTS

- 425 COVERED PARKING SPOTS
  (LOWER LEVEL BUILDING AND PARKING DECK)
- 297 UNCOVERED PARKING SPOTS
  (UPPER LEVEL PARKING DECK AND SURFACE PARKING)
- 78 UNCOVERED VISITOR SURFACE PARKING SPOTS

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## THE OPPORTUNITY

Built in 1987 and undergoing a top to bottom renovation in 2019 this landmark office property offers users of all sizes the rare opportunity to locate in a best-in-class office environment property in the heart of Michigan's wealthiest community of Bloomfield Hills.

The building offers up to 200,000 of Class A office space features feature a 24/7 Grab-N-Go, conferencing, state of the art wireless access in the common areas and a fitness center. Approximately half of all the parking is completely covered from the elements on the first floor of the adjacent parking structure. Unique to this building in this submarket are the large floor plates of approximately 66,000 feet on floors 2 and 3 allowing for either a traditional private office and partial opOen configuration or primarily open design with light not only steaming in from all four exterior facades but also internal light coming in from the dramatic skylit three-story atrium.

The over 5,000-foot three story concourse is activated with various small group seating pods, wireless access, and the building café immediately accessible making it a truly open and collaborative experience for all occupants looking for a place to relax and meet other fellow employees and tenants.

The setting is extraordinary. nestles just south and east of the 'main and main' Bloomfield Hills crossroads interception of Woodward and Long Lake, the site offers immediate access to numerous amenities and eating establishments including Bill's, Joe Muers, Brueggers Bagels, Little Daddy's casual dining and Bloomfield Deli. The just renovated and re-opened DoubleTree hotel on the site of the former Kingsley Hotel is also less than a mile away. Views out all four directions of the building look out to wooded and natural landscapes making the location both convenient and accessible but also picturesque and serene.,

100 Bloomfield Hills Parkway is only minutes from I-75 which is primary automotive throughfare connecting Detroit to Auburn Hills and north. Telegraph and Woodward are seconds or minutes away as well and beside Bloomfield Hill the nearby communities of Birmingham, Troy, West Bloomfield, and Rochester/Rochester Hills provide some of the best bousing and school system quality available anywhere in the country within a short commute to the property.

The building is owned and managed by the Kojaian Companies - one of the largest and most prominent office property developers in southeastern Michigan. Kojaian's corporate offices are only seconds away and their commitment to the building and providing their tenant with first class service in every way possible if unparalled.

100 Bloomfield Hills Parkway is truly an extraordinary opportunity in every way possible for small, medium, and large tenants to occupy a completely refurbished building in a world class community with a best-in-class owner and management organization. We look forward to discussing this opportunity with you further.

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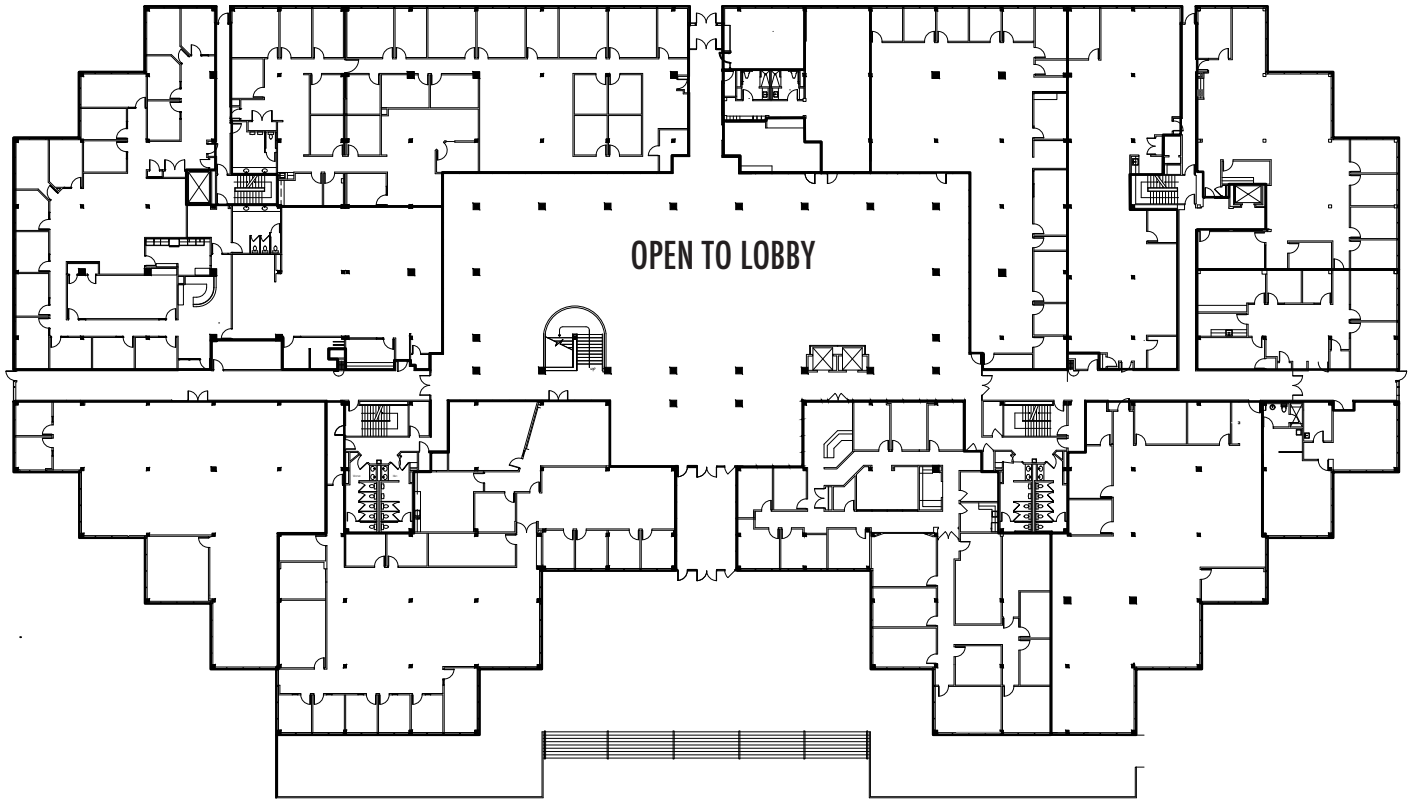
## GROUND FLOOR PLAN

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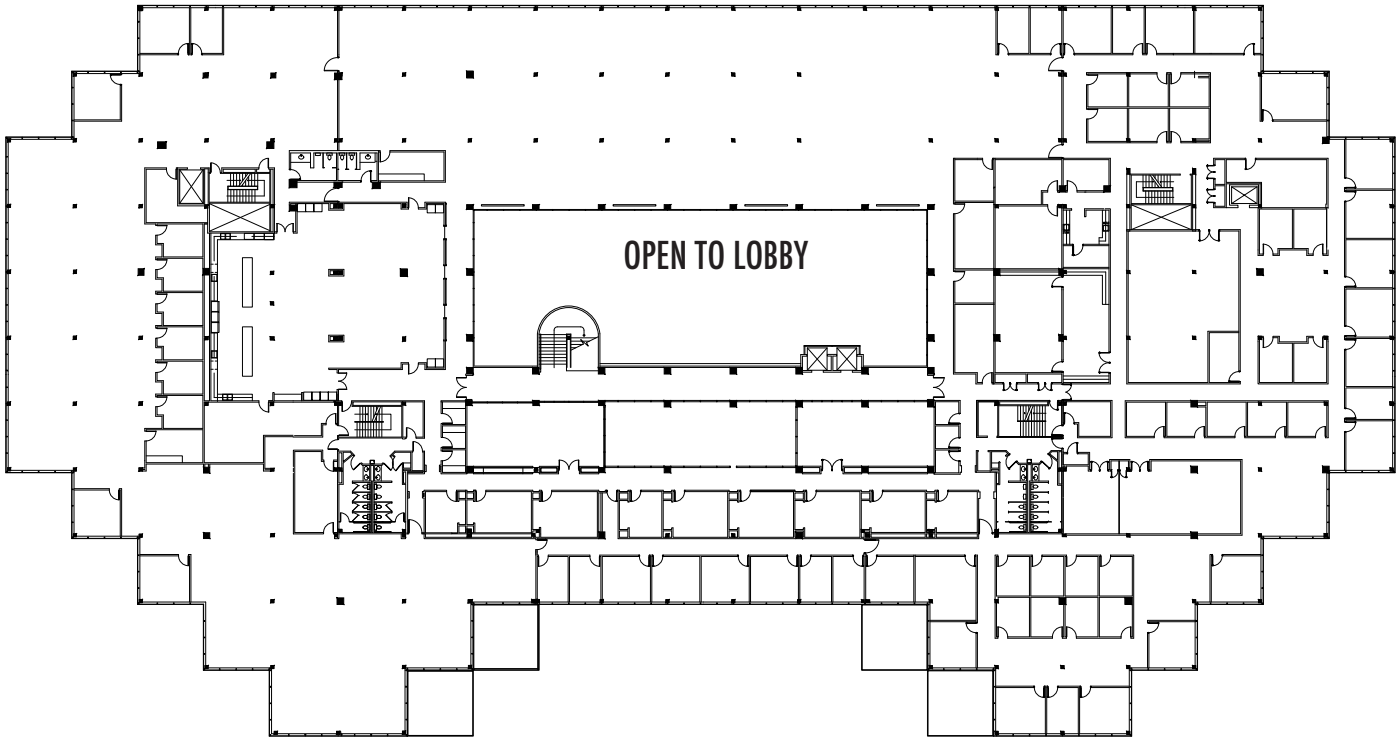
## SECOND FLOOR PLAN

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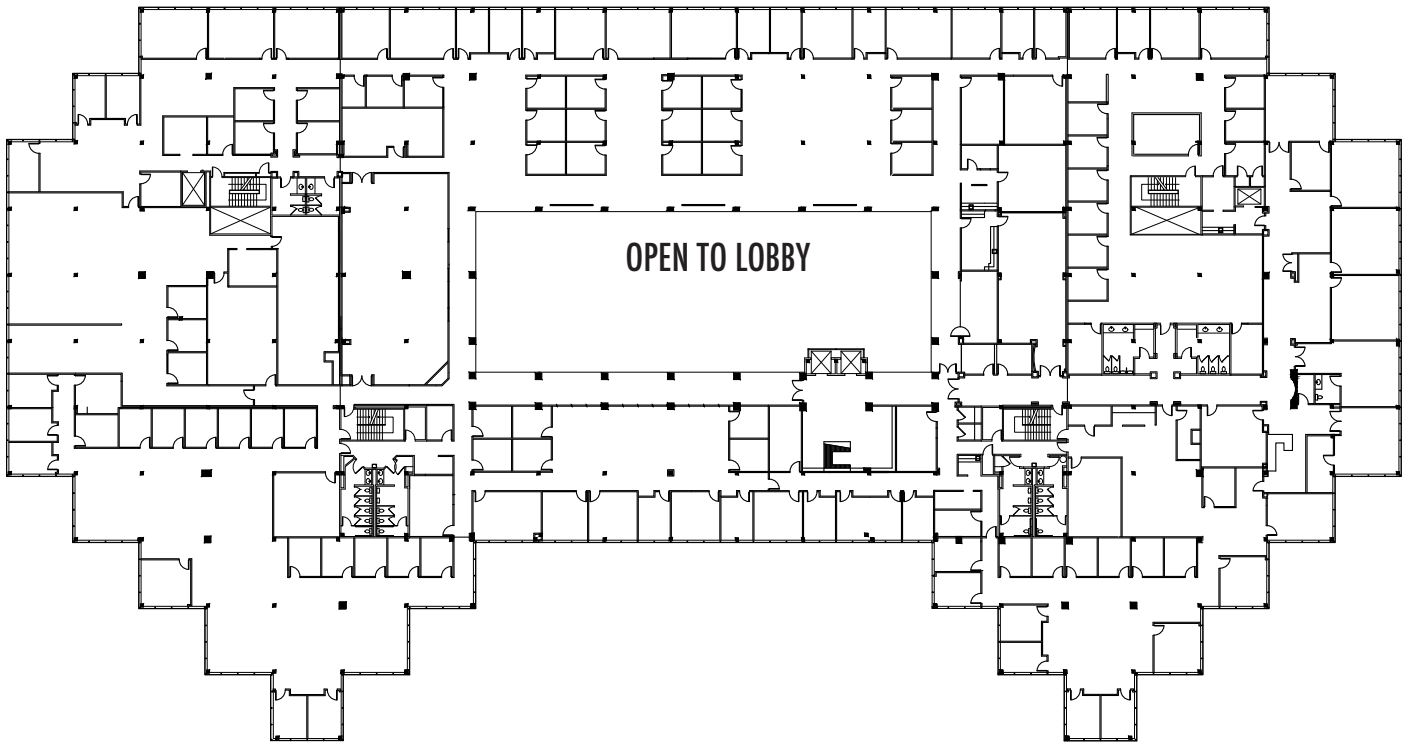


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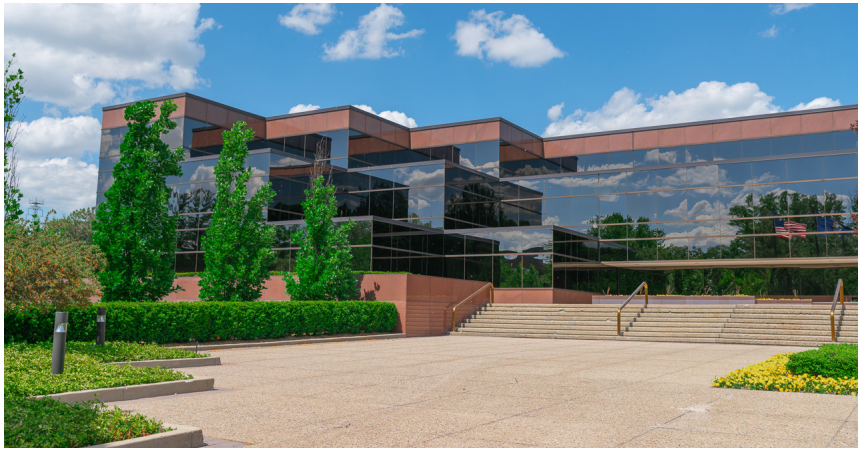
## EXTERIOR



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## INTERIOR - COMMON AREAS

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## INTERIOR - AMENITIES

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## OAKLAND COUNTY

Situated in the heart of the Great Lakes region, Oakland County is one of the most affluent counties in the country. It is home to a highly skilled labor force a favorable manufacturing composition. The presence of General Motors, Chrysler and Oakland University will continue to provide stability to the metro area's economy. The ever-changing face of the health care and automotive sectors will drive demand for goods and services in industries such as manufacturing and will be a major drive of income growth while helping to attract skilled labor from other parts of Michigan and neighboring states.

Oakland County offers a vibrant and stimulating business and research environment that contends with any submarket. The county is consistently one of the leaders in Michigan for new business start-ups and among the top countries in the nation for overall new businesses and job creation.

Bloomfield Hills is the home to the international renowned Cranbrook Institute of Science and Art, Bloomfield Hills Country Club, and the Bloomfield Open Hunt Club. A high percentage of Bloomfield Hills' residents hold professional or executive positions of authority (many associated with the major automakers or other Fortune 500 businesses) or high-profile positions in medicine the laws finance and entrepreneurial endeavors and even professional sports. Many residents have chosen to live and remain Bloomfield Hills for the quiet wooded lots, privacy and stately home that living in Bloomfield Hills provides.

Bloomfield Hills is in the southeast quadrant of Oakland County. As of the 2010 census, the city population was 3,969. Bloomfield Hills consistently ranks as one of the top 5 wealthiest cities in the United States consisting of over 1,000 households. Bloomfield Hills is also home to many top law firms, investment advisory firms, professional services and corporate office and is in an increasingly popular location for corporate headquarters and regional offices.

Its central locational affords residents and occupants terrific central access to all parts of the metropolitan area and particularly central Oakland County via major arteries like Woodward, Telegraph, Square Lake, Long Lake and I-75 making it an ideal central location for its office inhabitants.

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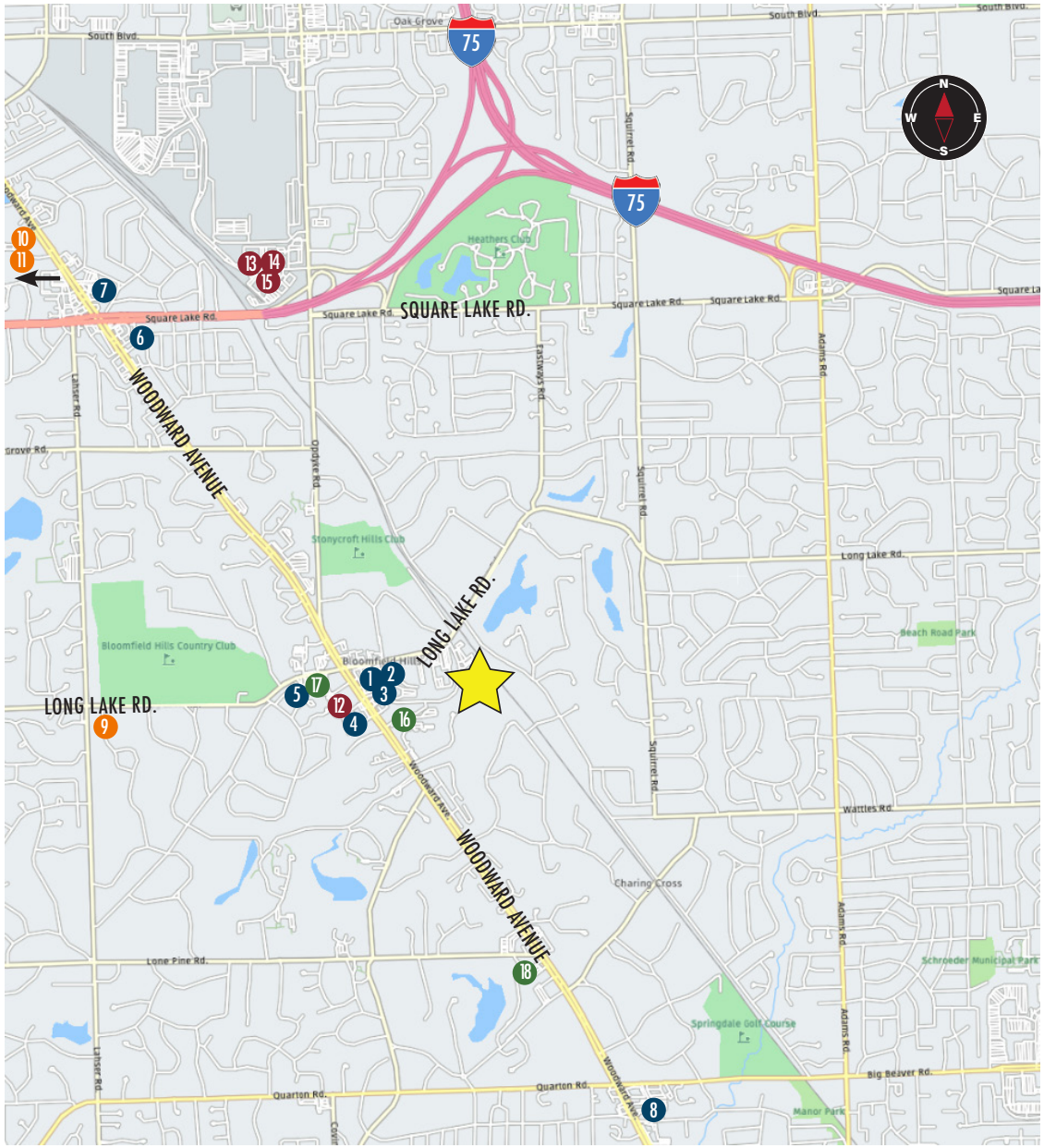
## AREA AMENTITIES

**RESTAURANTS**
1 Bill's
2 Bruegger's Bagels
3 Little Daddy's
4 Joe Muer's Seafood
5 Bloomfield Deli
6 Rusty Bucket Restaurant & Tavern
7 Moose Preserve Bar & Grill
8 Eddie Merlot's

**RETAILERS**
9 Kroger
10 Costco
11 Target

**HOTELS**
12 DoubleTree by Hilton
13 Auburn Hills Marriott
14 Residence Inn by Marriott
15 Courtyard by Marriott

**LAW FIRMS**
16 Honigman LLP
17 Dykema Law Firm
18 Plunkett Cooney

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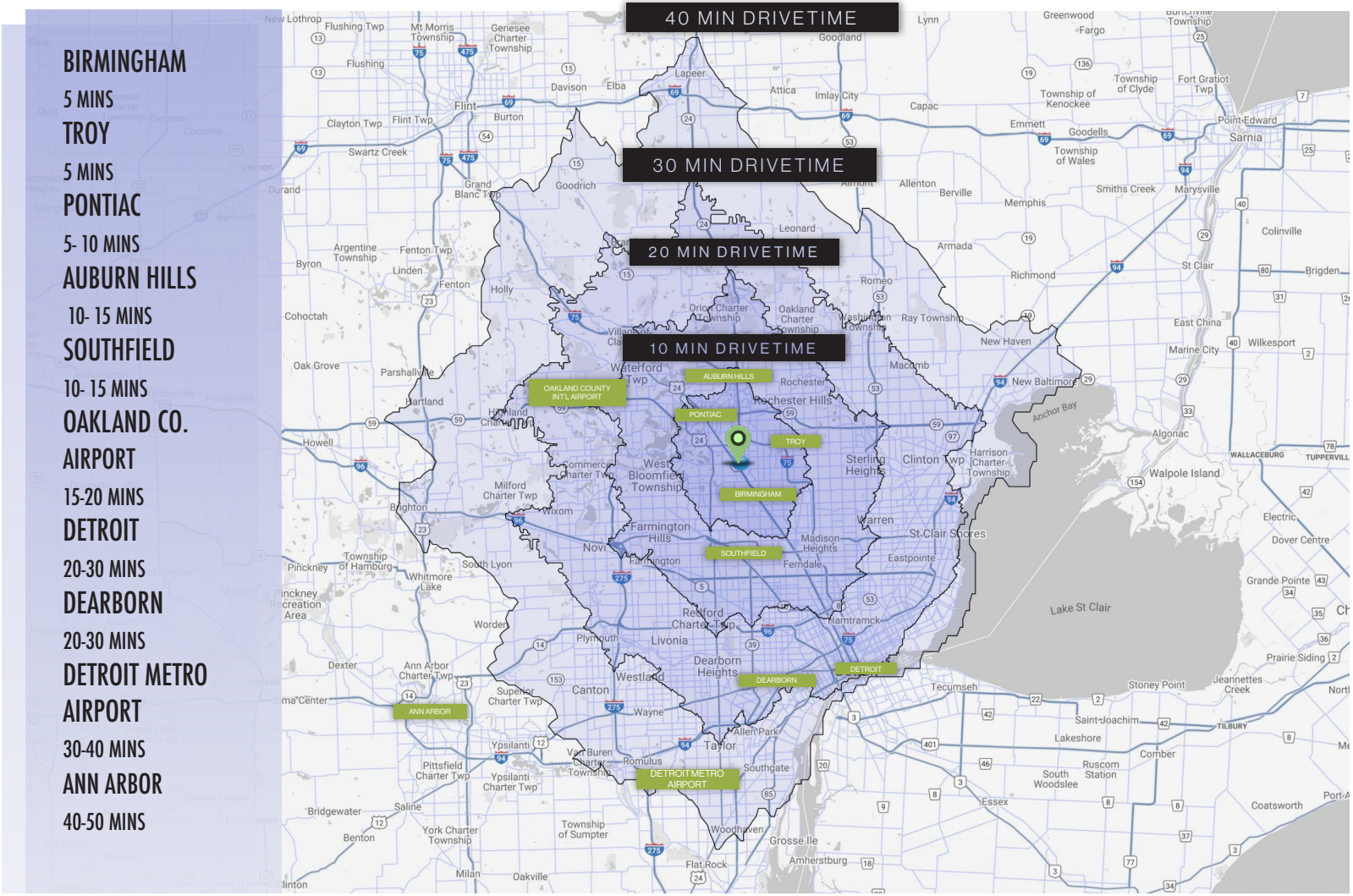
## DRIVE TIME

BIRMINGHAM
5 MINS
TROY
5 MINS
PONTIAC
5- 10 MINS
AUBURN HILLS
10- 15 MINS
SOUTHFIELD
10- 15 MINS
OAKLAND CO. AIRPORT
15-20 MINS
DETROIT
20-30 MINS
DEARBORN
20-30 MINS
DETROIT METRO AIRPORT
30-40 MINS
ANN ARBOR
40-50 MINS

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## ABOUT KOJAIAN COMPANIES

RECOGNIZED NATIONWIDE AS A ONE OF THE LEADING COMMERCIAL LEASING EXPERTS

Our portfolio is comprised of more than 100 million square feet of Class-A office, commercial and industrial space that is strategically located, architecturally distinct and technologically equipped to meet your needs. With our well-respected in-house brokers, we offer cost-effective operation and management of our properties to ensure your needs are our main focus. That is why fortune 500 companies turn to us to deliver the highest quality properties within the context of a trusted, value-driven relationship.

SELECT BUILD-TO-SUIT

TI Automotive
Johnson Controls
GDX Automotive
Parke-Davis
Flagstar Bank
Honeywell
amazon
TRW
VISTAR
USS
MITSUBISHI ELECTRIC
MOTOROLA
SECO
PLEX
K&L GATES
Regus
UHY

SELECT MULTI-TENANT PROPERTIES

PNC
DENSO
Allstate
Pulte Homes
Comerica
EMC²
flex
neapco
LOGICALIS
Mercedes-Benz

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## ABOUT KOJAIAN COMPANIES

Our genuine desire to produce exceptional properties began in the 1950's when (the late), Mike Kojaian, president and founding principal, engaged in his first real estate undertaking, with the understanding "there is no substitute for quality."

While the company has grown and expanded, the message has remained the same ... uncompromised quality in every detail.

Today, this commitment to quality still guides our companies and is evident in our strong track record of performance and satisfaction. Our properties span the complete real estate spectrum, including office buildings, industrial buildings and parks, research and development centers, and retail facilities.

The common thread linking this diversity is that each project will stand out for its aesthetic contribution to its respective market and the environment it provides. The Kojaian Companies have been involved in the acquisition and ownership of 100 million square feet of real estate covering markets throughout the United States.

Please contact us any time for a personal tour of any of our buildings.


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