



EXTRAORDINARY DELIVERED

ARBORETUM WEST

34705 W 12 Mile Rd. | Farmington Hills, MI
Agency Leasing, Construction & Property Management

OPPORTUNITY

Arboretum West is a 3-story office building in the Farmington/Farmington Hills submarket, which makes up 5% of Metro Detroit's office market. Our client purchased the building at 95% percent vacant in 2015.

SOLUTION

- Completely gutted & renovated the common area, lobby and restrooms to reposition.
- Created large blocks of space by relocating tenants within the building into suites of similar sizes.
- Replaced parking lot and redesigned the landscaping for a more appealing entrance to the building.
- Replaced HVAC, added a new roof and upgraded the elevators.

RESULTS

Renovations were complete in early 2016. Currently the building is 70% lease with prospects to achieve 95% occupied. Given the diverse nature and strong credit of the tenant base, the sale cap rate should be approximately 8.5%.