



EXTRAORDINARY DELIVERED

SOUTHFIELD TOWN CENTER

Southfield, MI

Agency Leasing, Construction, & Property Management

OPPORTUNITY

The Southfield Town Center Consists of 4 high-rise office towers for a total of approximately 2.2 million square feet with over 6,257 parking spaces. The new owner acquired the property in 2014 at 65% occupied. In 2016, they started an extensive renovation project to attract tenants.

SOLUTION

- Major updates and renovations to the 3000 Tower (porcelain tile, new LED fixtures, granite wall, storefront glass, a new boardroom and a new entrance). Complete renovation of a 2-story retail link that now includes a tenant lounge offering an extreme playroom for adults.
- Reduced former sun bowl to add visitor & short-term parking, outdoor seating areas.
- Significant structural restoration to parking decks adding wayfinding and dimmable motion-controlled LED fixtures.

RESULTS

Since the start of the renovations, we have leased 720,000 square feet raising the occupancy to 72%. Currently there is over 250,000 square feet of pending leases to execute thus would make occupancy 82%.

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