

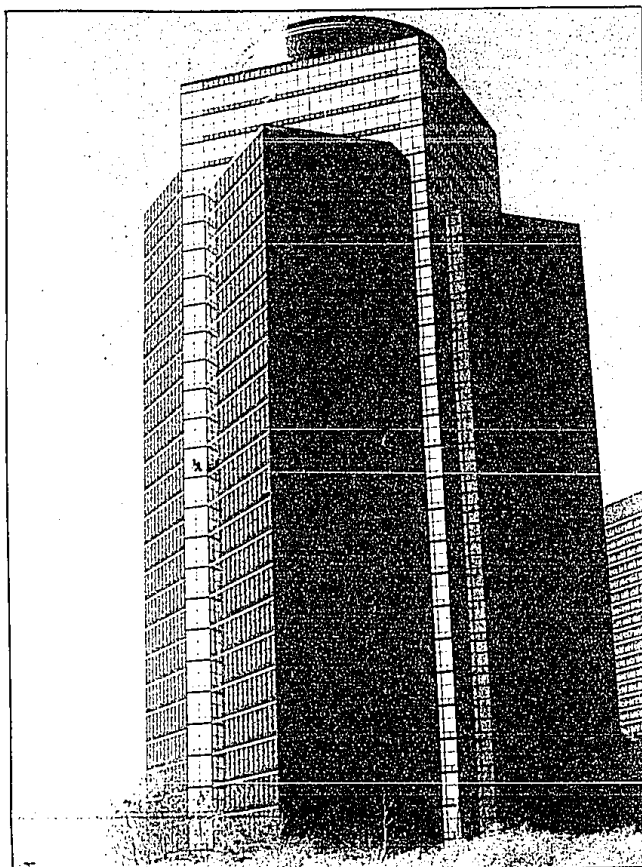
Building Scene

Marilyn Fitchett editor/591-2300



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JERRY ZOLYNSKY/staff photographer

Prudential 1000 Town Center is shaped like a gold cube rotating within a bronze cube, creating eight corners — one of the most attractive

features to companies looking for space in office buildings.

Prudential snips ribbon on latest office building

By Gerald Frawley
staff writer

It has been called the single most impressive office project in Oakland County, the best example of good architecture in Southfield and one of the most convenient locations in southeastern Michigan.

Nearly two years after ground breaking, Prudential 1000 Town Center was opened recently in a gala affair for business representatives and government officials replete with catering by the Golden Mushroom restaurant, wine tasting, musicians, caricaturists and a drawing for a trip to Paris, France.

Scott Swedburg, vice president of the Prudential Property Co., said 1000 Town Center will be an outstanding contribution to the town center complex, but it is also special in its own right.

"The architects were charged with coming up with a design that would have its own identity, but would also match the rest of the town center," Swedburg said. "I think they've succeeded."

Designed by the Houston, Texas-based architectural firm of Sikes, Jennings, Kelly and Brewer, 1000 Town Center has unusual qualities, but perhaps the most intriguing feature is the actual design, Swedburg said.

Shaped like a gold cube rotating

within a bronze cube, the design creates eight corners — one of the most attractive features to companies looking for space in office buildings, Swedburg said.

Bill Pankhurst, vice president of Grubb and Ellis, the office leasing agent for 1000 Town Center, said it will take 2 1/2 to three years to fill the building. Approximately 145,000 of the rentable 570,000 square feet have been leased.

COMPUTER COMPANIES like Bull Worldwide Information Systems and Sun Micro Systems, Toshiba Electronics, the commercial real estate broker, Maxwell Banker, and the law firm Brooks and Kushman are some of the major tenants, Pankhurst said.

"We're seeing a lot of professional companies, but we're seeing more and more high-tech firms," he said.

It is essential for these high-tech firms to be able to get to all parts of southeastern Michigan quickly, and 1000 Town Center provides that, Pankhurst said. Once I-496 is complete, travel will be easier still.

Prudential's Swedburg said the office vacancy rate in Southfield — 20.4 percent according to the third quarter major office market report by the Southfield marketing firm of Cushman and Wakefield — does not disturb him. "It's a competitive market, but our product is such that the

added benefits will induce leasing."

PRUDENTIAL OWNS 23 acres east of 1000 Town Center on Evergreen Road, Swedburg said, and is in early planning stages for the property.

"It could be residential, it could be office, it could be retail."

Donald Gross, Southfield director of strategic planning, said that while the town center is not synonymous with Southfield, it is one of the most prominent landmarks in the city and perhaps southeast Michigan.

"It provides us with a lot of the basic ingredients of a downtown," he said. "We use it as a focal point of the community — as a foundation for a city center."

As for the remaining acres, Gross said Prudential Properties has preliminary plans for at least one more high rise building, which is expected to be an apartment building, as well as an upscale retail center.

"Then it would be a city within a city, so to speak," Gross said.

Early conversations have centered on stores like Bloomingdale's, but no plans have been completed.

More upscale shopping at the town center would complement both the center and surrounding areas, Gross said, and could only benefit other areas in southeast Michigan because of the town center's proximity to several major freeways.

Parcel two-thirds developed

By Gerald Frawley
special writer

Another piece in the Prudential Town Center puzzle was added to the picture with the official opening of 1000 Town Center, but the gleaming gold and bronze building is only part of a 67-acre, multi-phase development started on a largely vacant tract of land nearly 20 years ago.

The Prudential Property Co. purchased the 67-acre tract in 1972 and broke ground on 3000 Town Center, a 12-story office building with two floors of retail space, a year later. The complex was officially opened in 1975.

The 4000 Town Center, a 20-story office building with two floors of retail space, and the two-story medical offices complex, 4400 Town Center, were completed four years later in 1979.

In 1980, Prudential Property Co. began construction on 5000 Town Center, a 33-story residential tower. The 216-unit apartment complex was completed in 1982.

Work on the next phase of the town center project, the 28-story office and retail 6000 Town Center, was concluded in 1986.

The 12-story, 385-room Radisson Plaza Hotel was completed in 1987. Elevated walkways connect the ho-

tel to the high-rise office towers and the three parking structures with available space for up to 6,350 vehicles.

In November 1987, work began on 1000 Town Center. While the work force may not match that of the cathedrals of Europe in the Middle Ages, more than 400 skilled tradesmen, laborers and supervisors were involved in on site construction.

The entire Prudential Town Center includes four high-rise towers and two smaller buildings that include 2.1 million square feet of office space, 169,000 square feet of retail space and 31,000 square feet of medical office space.

Bonus room provides space to grow

Visitors to this 3,239-square-foot home are welcomed in a two-story foyer leading to a two-story great room. That expands to the breakfast room or sun deck. The breakfast, kitchen and dining room are in a line, backing to each other. A tray ceiling sets off the dining room, and another is found in the master bedroom.

There are two bedrooms on the first floor, one a master bedroom suite with two walk-in closets and bath. The master bedroom measures 15 by 18 feet. The second bedroom, 13.6 by 12 feet, is intended as a guest room. There are two bedrooms and a bonus room on the second floor. A bath is shared by the two bedrooms.

A span of balcony and open rail is shown for the upper hall, which offers a view of the great room.

The formal exterior style is strengthened by multiple roof breaks and highlighted by one stacked bay window, one single bay window and an expanse of glass above the main entry allowing a flow of light

throughout the center portion of the home.

The plan is No. 3218. The square footage includes the bonus room. All W.D. Farmer plans include construction details for energy efficiency and are drawn to meet FHA and VA requirements. For information, write W.D. Farmer, P.O. Box 450025, Atlanta, Ga. 30345.

2 questions of wifely concerns

Please explain why it is necessary to obtain the signature of a wife on a purchase agreement if the husband, who owns the property alone, has signed the purchase agreement and they do not own the property as tenants in common.

I am not totally clear from your question exactly what the facts are, but it would appear that to the extent the sellers of the property are married, the wife has a "dower interest" in the property. Accordingly, if a purchase agreement may not be binding upon the wife in regard to releasing her dower unless her signature is affixed to the purchase agreement.

You should ensure that she is prepared to enter into the purchase agreement or otherwise release her dower, as well as to confirm exactly what interest she claims to have with respect to the property. It is better that you resolve these problems before proceeding to closing and, it is hoped, before any further problems arise.

I am selling my condominium on my own and have received an offer from a prospective purchaser who is married. His wife has refused to sign the purchase agreement, but both names are on the purchase agreement. Does this pose a problem?

You have a problem if you intend to have a conveyance to both husband and wife. The purchase agreement technically only obligates you to have entered into an agreement with the husband. If, of course, the wife consents to a deed to her and the monies are paid to you at the time of closing, you should have no objection to conveying it to husband and wife, so long as the husband is in agreement.



condo queries
Robert M. Melsner

purchase agreement in question. Remember, discretion is the better part of valor.

I am interested in buying a cooperative and have looked at one in the Lafayette Park area. The association claims that they do not have a set of bylaws or articles of incorporation but merely the proprietary lease. I have sought advice from counsel who indicated that there must be some set of documents, such as bylaws, in effect. I have decided to go ahead without counsel, but am wondering what suggestions you would have.

It appears that you are between a rock and a hard place. No doubt the cooperative association is a non-profit corporation that has a set of articles of incorporation. Similarly, it presumably has a set of bylaws and, in fact, if it does not, you should look into the question seriously of whether you wish to enter into an arrangement in such a cooperative.

The fact that you are already being put on notice about the possible inadequacy of the cooperative documents should lead you to the inescapable conclusion that legal counsel is necessary to protect your rights.

Some of the best deals made are the ones that are not consummated. For example, if the cooperative is that disorganized, you may not wish to become a member of it because it is likely to guarantee future problems for you as well as the other members of the cooperative association.

