

PROPERTY FOR LEASE



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

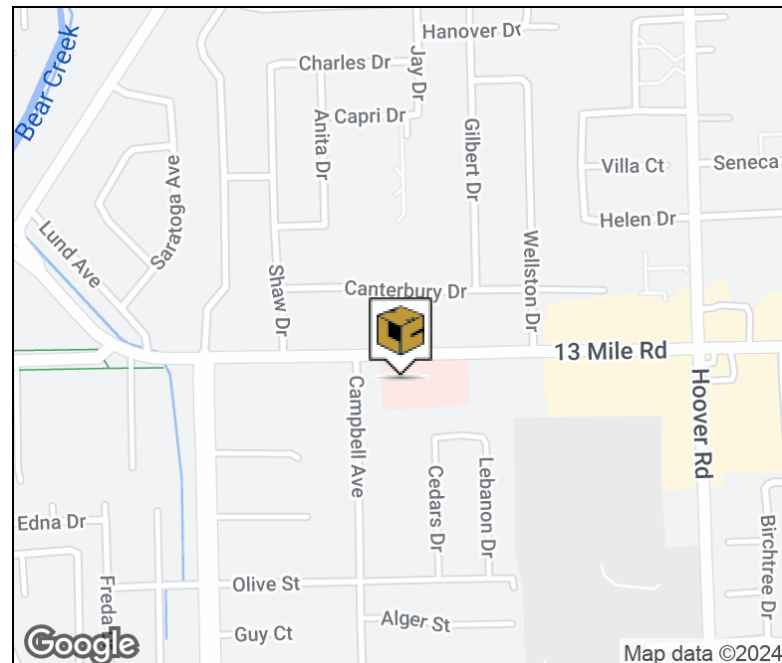
# Old Mission Annex 1

11250-11300 Thirteen Mile Rd Warren, MI 48093



## Property Highlights

- Move-In Ready Medical/Dental Suites
- Professional Ownership & Management Team
- Signage Opportunities Available
- Join Primary Care, OBGYN, Dermatology, Dentistry, Periodontics & Endodontics
- Minutes from St. John's Hospital
- Quick Access to Major Freeways



## FOR MORE INFORMATION:

### Aaron Smith

Vice President  
248.637.3515  
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### Al Iafrate, SIOR

Senior Vice President  
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**248.637.9700 | [www.LMCap.com](http://www.LMCap.com)**

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## Location Information

Street Address	11250-11300 Thirteen Mile Rd
City, State, Zip	Warren, MI 48093
County	Macomb
Cross-Streets	13 Mile Rd/Hoover
Nearest Highway	M-53 & I-696

## Building Information

Building Size	32,202 SF
Building Class	C
Occupancy %	79.3%
Tenancy	Multiple
Number of Floors	1
Year Built	1988
Year Last Renovated	2002
Gross Leasable Area	32,202 SF
Load Factor	0.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate

**\$10.95 SF/yr NNN**

## Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	1.07 Acres
APN #	12-13-10-204-038

## Parking & Transportation

Parking Type	Surface
Parking Ratio	3.73

## Available Suites

Bldg 11270 Suite 3 - 2,222 SF	\$10.95 NNN
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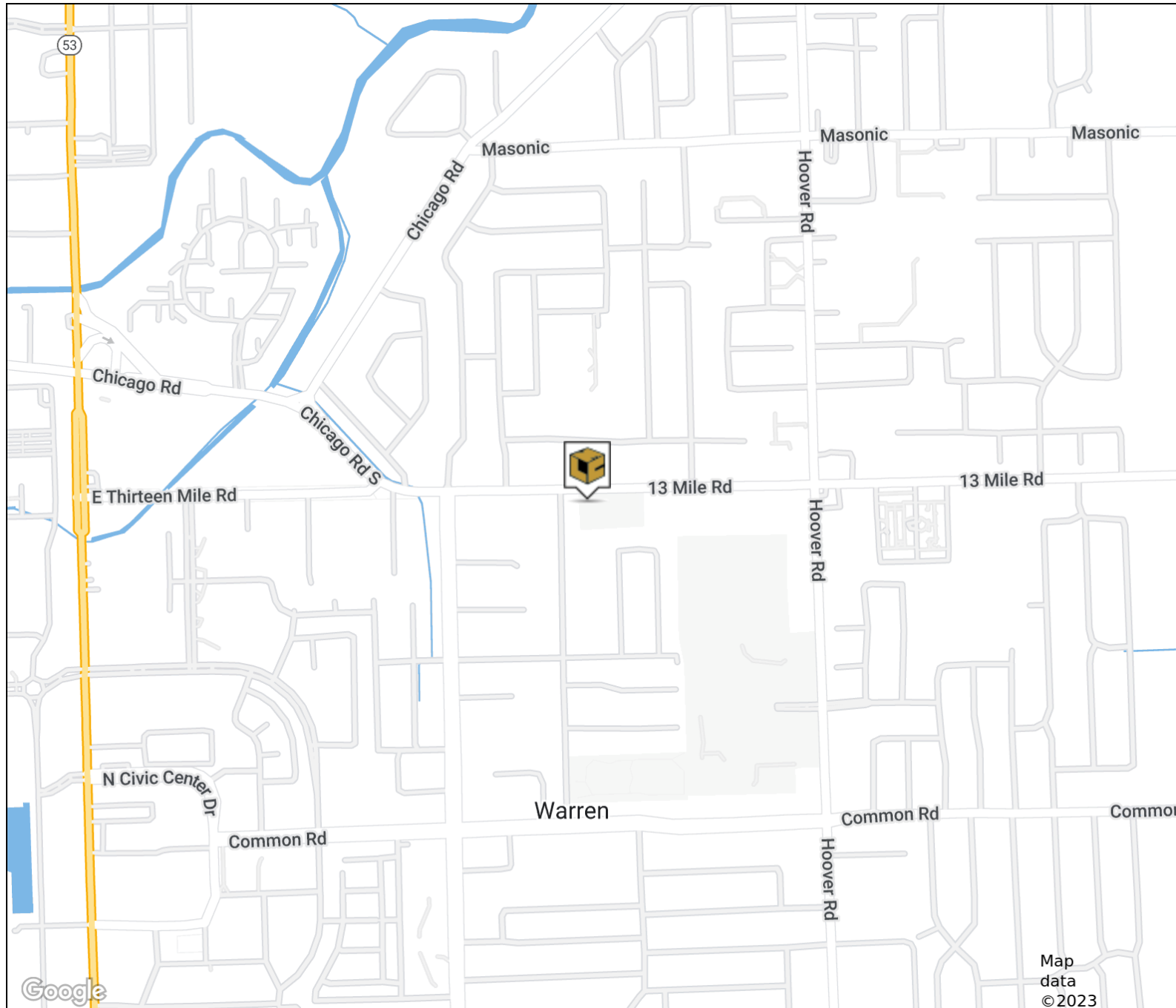
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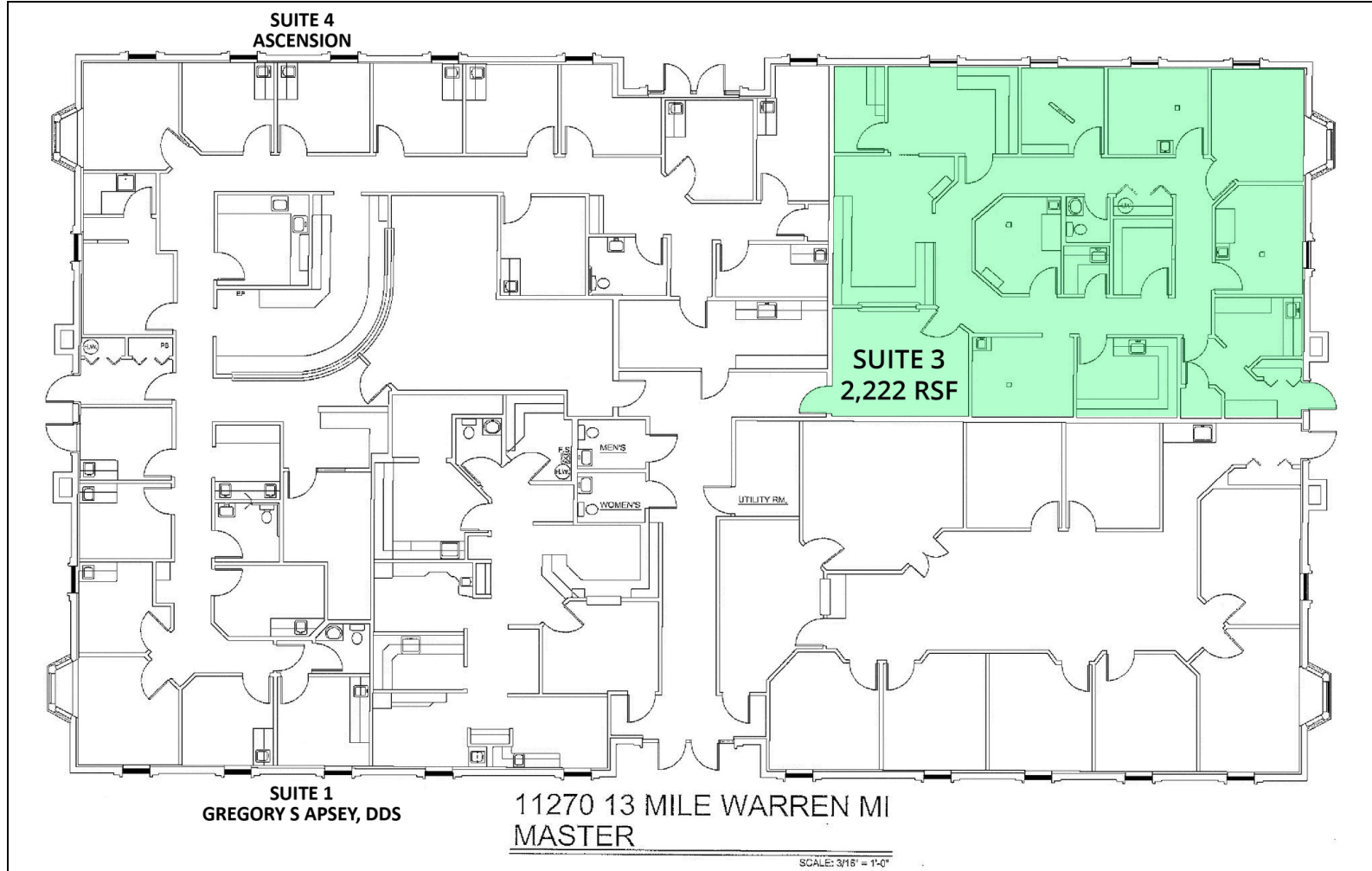
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## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Bldg 11270 Suite 3	Available	2,222 SF	NNN	\$10.95 SF/yr

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