

PROPERTY FOR LEASE



L. MASON CAPITANI
CORFAC INTERNATIONAL

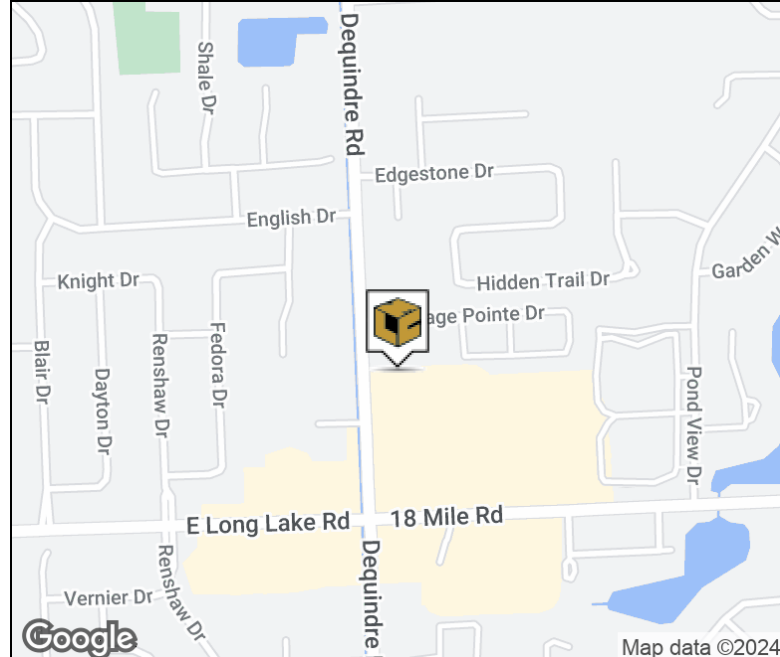
Amber Crest Professional Center

41300-41400 Dequindre Rd Sterling Heights, MI 48314



Property Highlights

- Under New Management & Ownership
- Common Area Recently Renovated
- Medical and General Office Suites Available
- Close Proximity to Troy Beaumont Hospital
- Minutes from M-59 Expressway
- Excellent Main Road Exposure
- New Monument Signage



FOR MORE INFORMATION:

Aaron Smith

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Al Iafrate, SIOR

Senior Vice President
248.637.7791
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CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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Amber Crest Professional Center

41300-41400 Dequindre Rd Sterling Heights, MI 48314

OFFICE PROPERTY DETAILS

Location Information

Street Address	41300-41400 Dequindre Rd
City, State, Zip	Sterling Heights, MI 48314
County	Macomb
Cross-Streets	18 Mile/Dequindre
Nearest Highway	M59 & I75

Building Information

Building Size	32,000 SF
Building Class	C
Occupancy %	93.6
Tenancy	Multiple
Number of Floors	1
Year Built	1992
Gross Leasable Area	32,000 SF
Load Factor	12.00%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate

**\$17.95 SF/yr Gross +
Util. & Jan.**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	-
APN #	-

Parking & Transportation

Parking Type	Surface
Parking Ratio	-

Available Suites

41300-41400 Dequindre Rd Suite 105 - 2,045 SF	\$17.95 +Util. +Jan.
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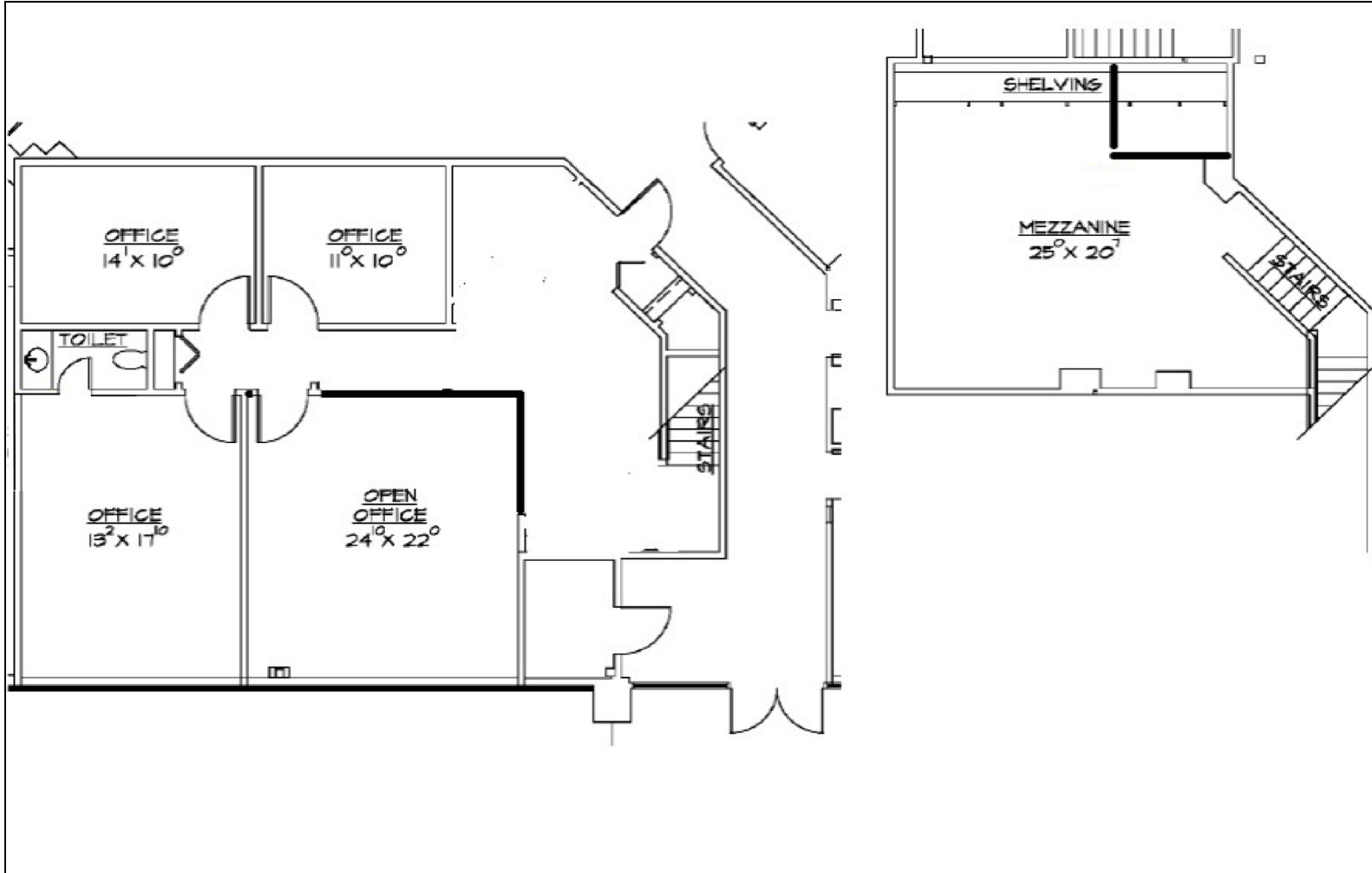
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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
41300-41400 Dequindre Rd Suite 105	Available	2,045 SF	+Util. +Jan.	\$17.95 SF/yr

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