

29703-29753 Hoover Road

Warren, MI

- Professional Two Building Medical Office Center
- Exceptional Owner/User or Investment Opportunity
- 3,724 SF Turn-Key Dental Suite Available
- 3,543 SF Medical Suite Available
- Prominent Signage & Strong Visibility on Hoover Road
- Ample On-Site Parking
- Nearby Area Hospitals & Medical Facilities
- In Close Proximity to I-696

OFFICE BUILDING FOR SALE OR LEASE

FOR MORE INFORMATION:

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L. MASON CAPITANI
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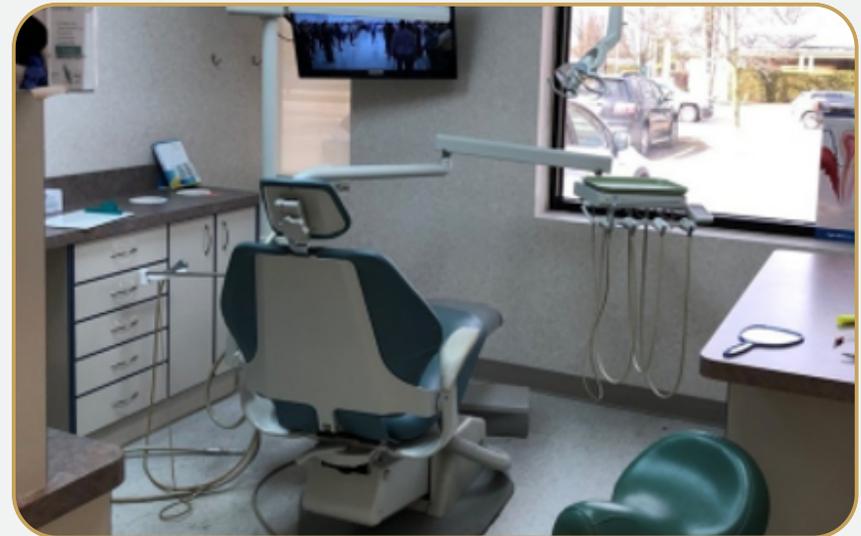
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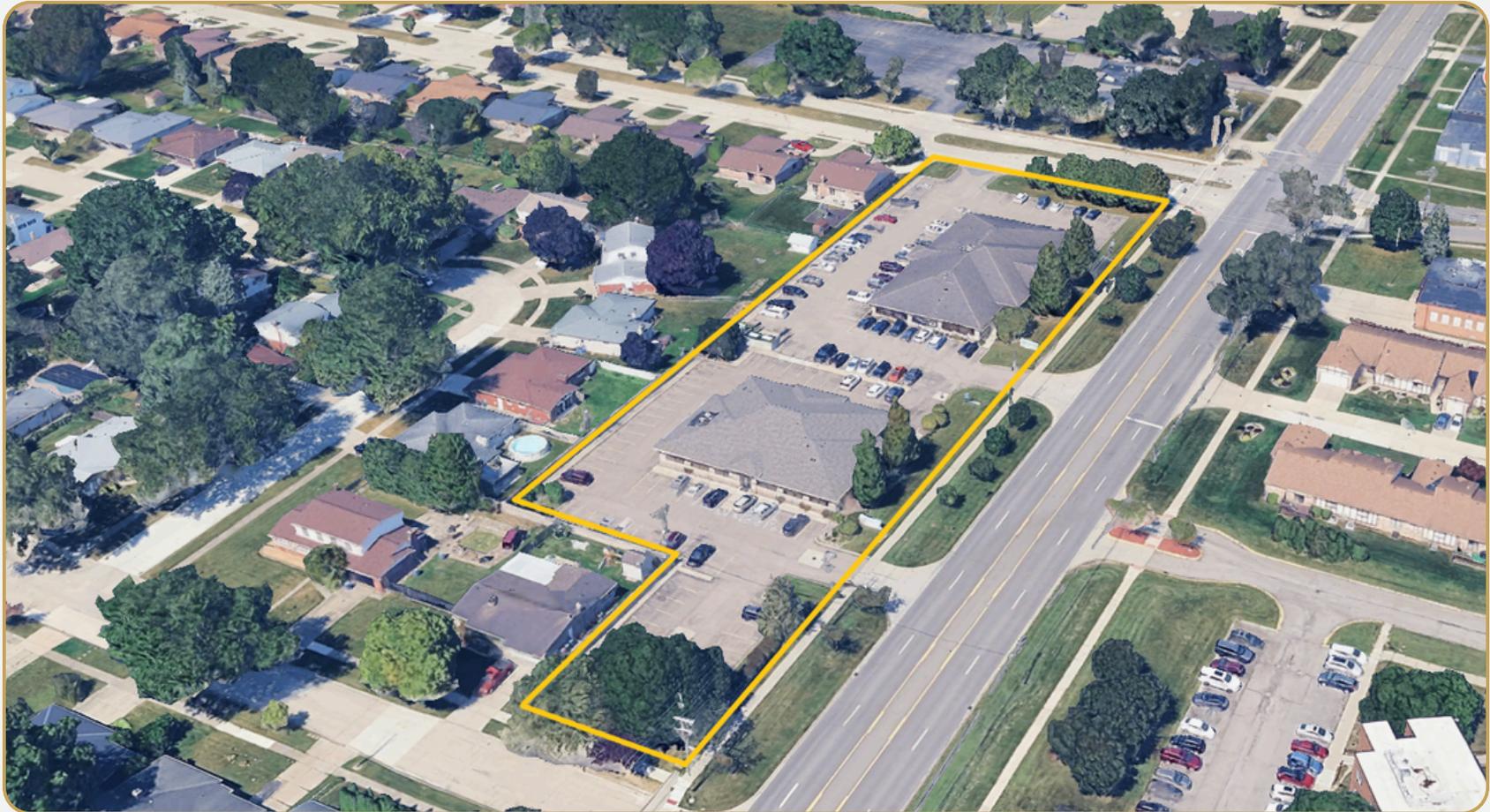


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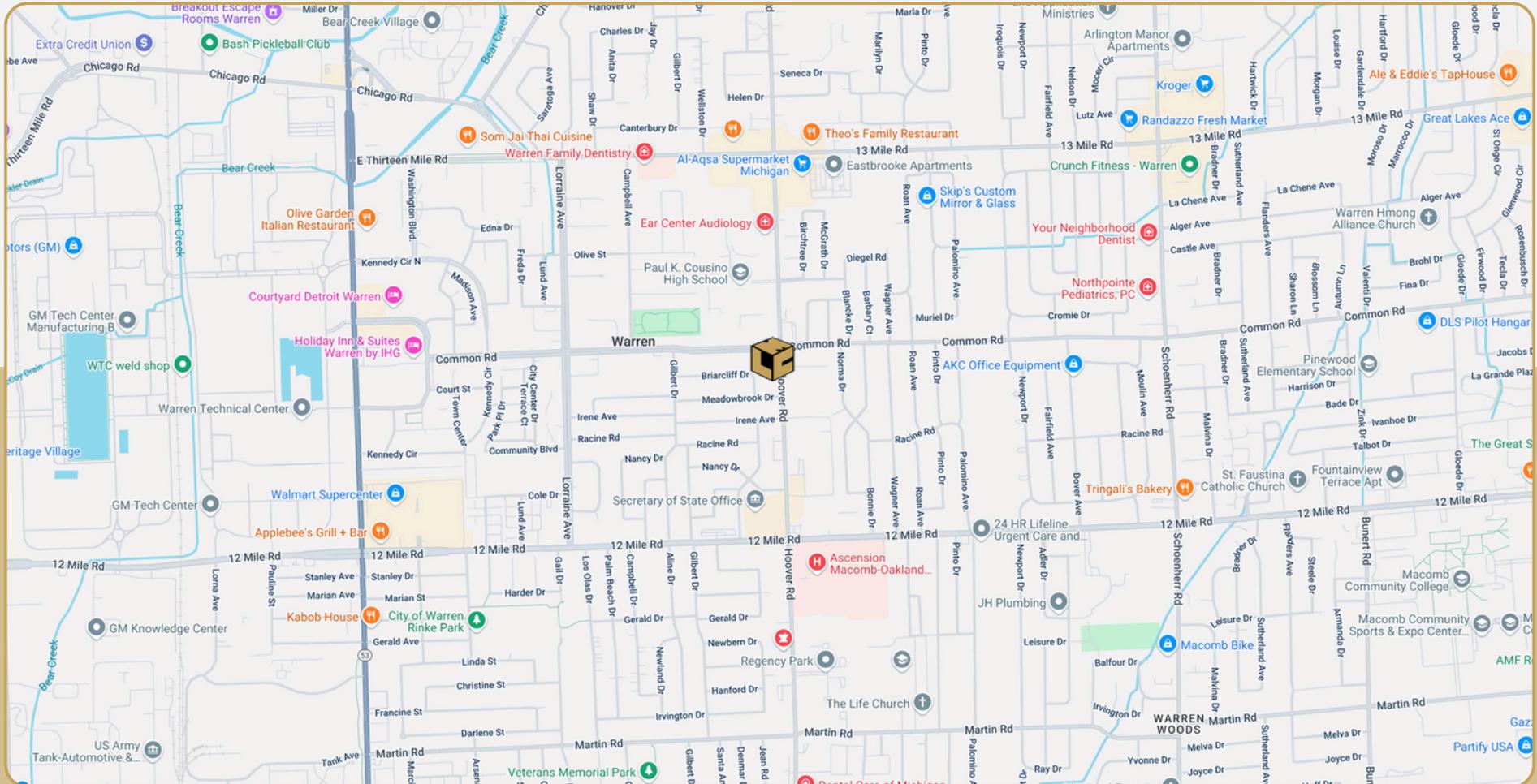
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Office Property Details:

Details:

Location Description: West of Hoover

Building Type: Office/Medical

Class: C

Zoning: C2

Floors: 1

Year Built: 1998

Gross SF: 17,881 SF

Total Rentable SF: 17,881 SF

Available SF: 7,267 SF

Acres: 2.18

Multitenant: Yes

Parcel ID: 12-13-10-426-051

Property Description: This professionally managed medical office offers 7,267 SF of space, including exam rooms, a lab, private offices, and ample storage.

Economic:

Sale Price: \$2,850,000.00

Price/SF: \$162.00

Min/Max Rental Rate: \$18.50/SF

Rental Terms: NNN

Annual Escalations: \$0.50/SF

Load Factor: -

Occupancy: Immediate

Parking: Surface - 144 Spaces

Partition Allowance: Negotiable

Signage: Yes

Status: Existing

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Available Suites:



29703 - Suite A: 3,543 SF

29753 - Suite B: 3,724 SF

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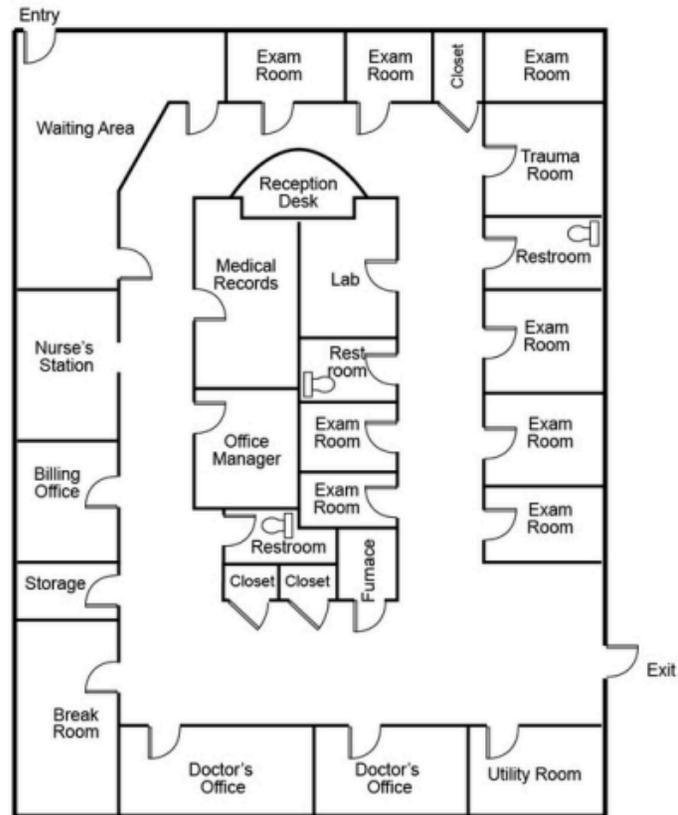
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3,543 SF

Suite Number	Square Footage
A	3,543 SF

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