

PROPERTY FOR SALE / LEASE

# Macomb Professional

22550 Hall Rd Clinton Township, MI 48036



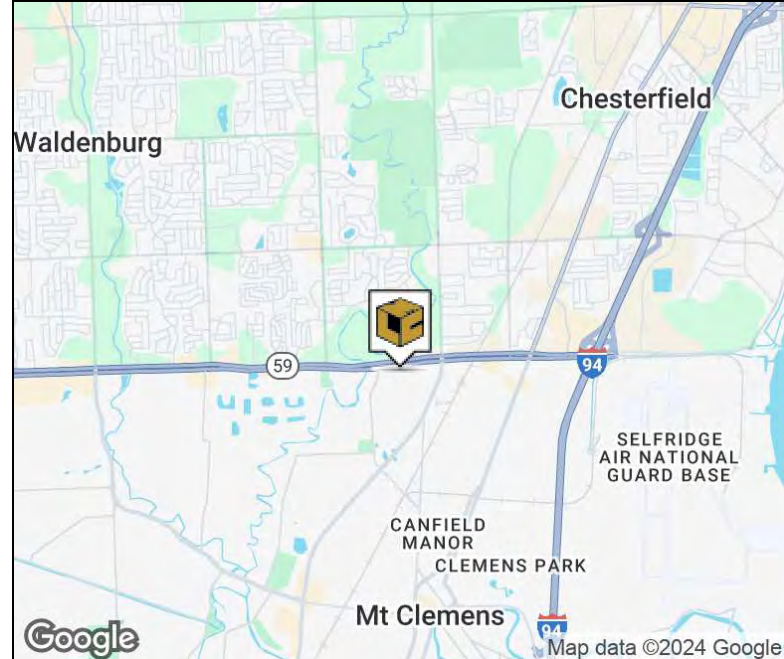
L. MASON CAPITANI  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- For Lease or Sale
- Existing General Office Layout
- Available for Medical Conversion
- Outstanding Hall Road Address
- Excellent Signage and Visibility
- In Close Proximity to I-94



### FOR MORE INFORMATION:

**Robert Gojcaj**

Sales Associate

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CONNECT WITH US

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

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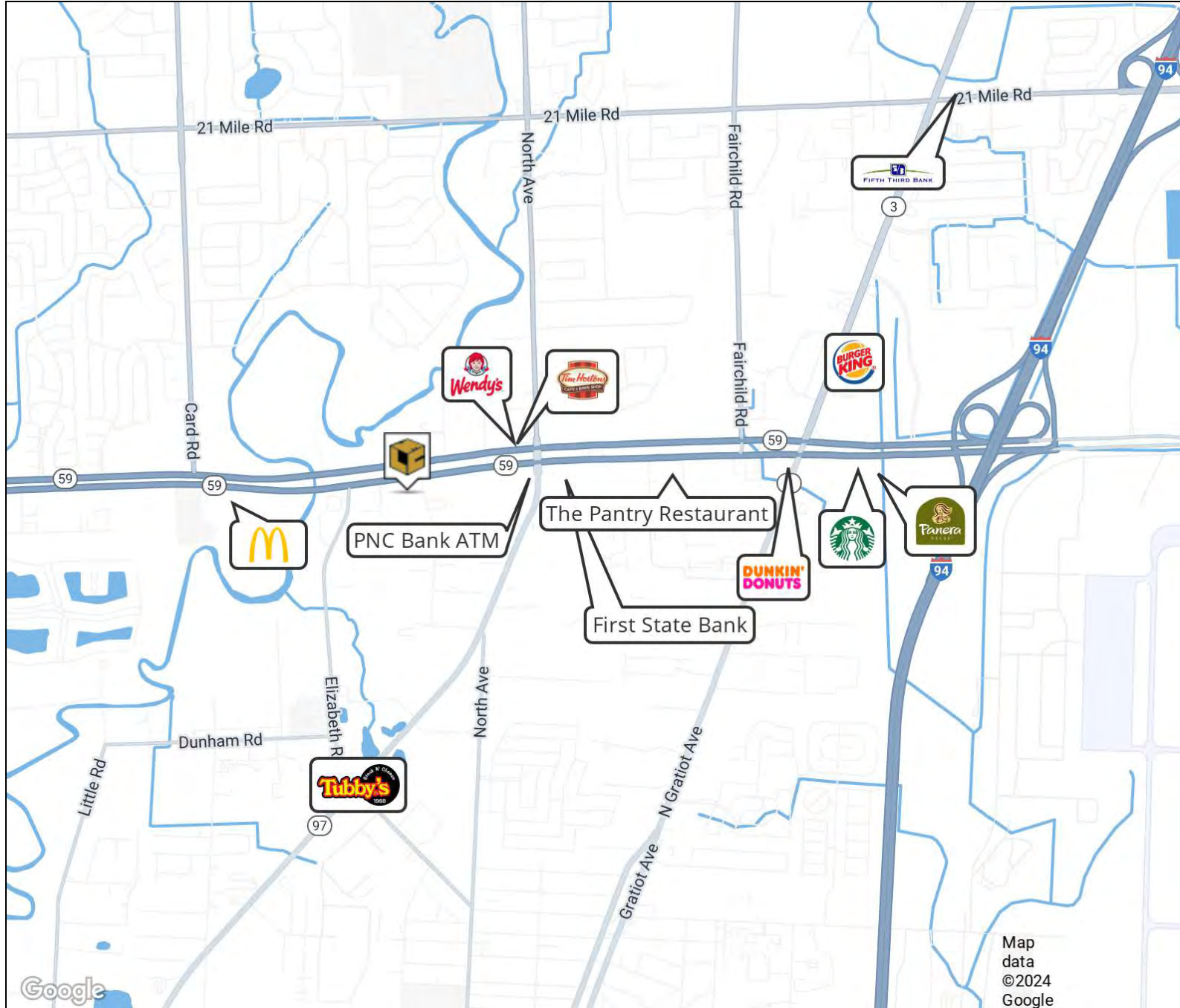
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## LOCATION MAP



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## OFFICE PROPERTY DETAILS

|            |                    |
|------------|--------------------|
| Sale Price | <b>\$3,500,000</b> |
|------------|--------------------|

|                    |                          |
|--------------------|--------------------------|
| Lease Rate         | <b>\$12.95 SF/yr NNN</b> |
| Annual Escalations | <b>\$0.50/SF</b>         |

## Property Information

|                  |                  |
|------------------|------------------|
| Property Type    | Office           |
| Property Subtype | Medical          |
| Zoning           | I-1              |
| Lot Size         | 2.08 Acres       |
| APN #            | 16-11-02-201-019 |

## Parking & Transportation

|                |         |
|----------------|---------|
| Parking Type   | Surface |
| Parking Spaces | 100     |

## Available Suites

|                             |             |
|-----------------------------|-------------|
| 22550 Hall Road - 22,300 SF | \$12.95 NNN |
|-----------------------------|-------------|

## Location Information

|                  |                            |
|------------------|----------------------------|
| Street Address   | 22550 Hall Rd              |
| City, State, Zip | Clinton Township, MI 48036 |
| County           | Macomb                     |
| Cross-Streets    | North Avenue/Hall Road     |
| Nearest Highway  | I-94                       |

## Building Information

|                     |            |
|---------------------|------------|
| Building Size       | 22,300 SF  |
| Building Class      | B          |
| Occupancy %         | 0          |
| Tenancy             | -          |
| Number of Floors    | 1          |
| Year Built          | 1997       |
| Gross Leasable Area | -          |
| Load Factor         | -          |
| Annual Escalations  | \$0.50     |
| Partition Allowance | Negotiable |

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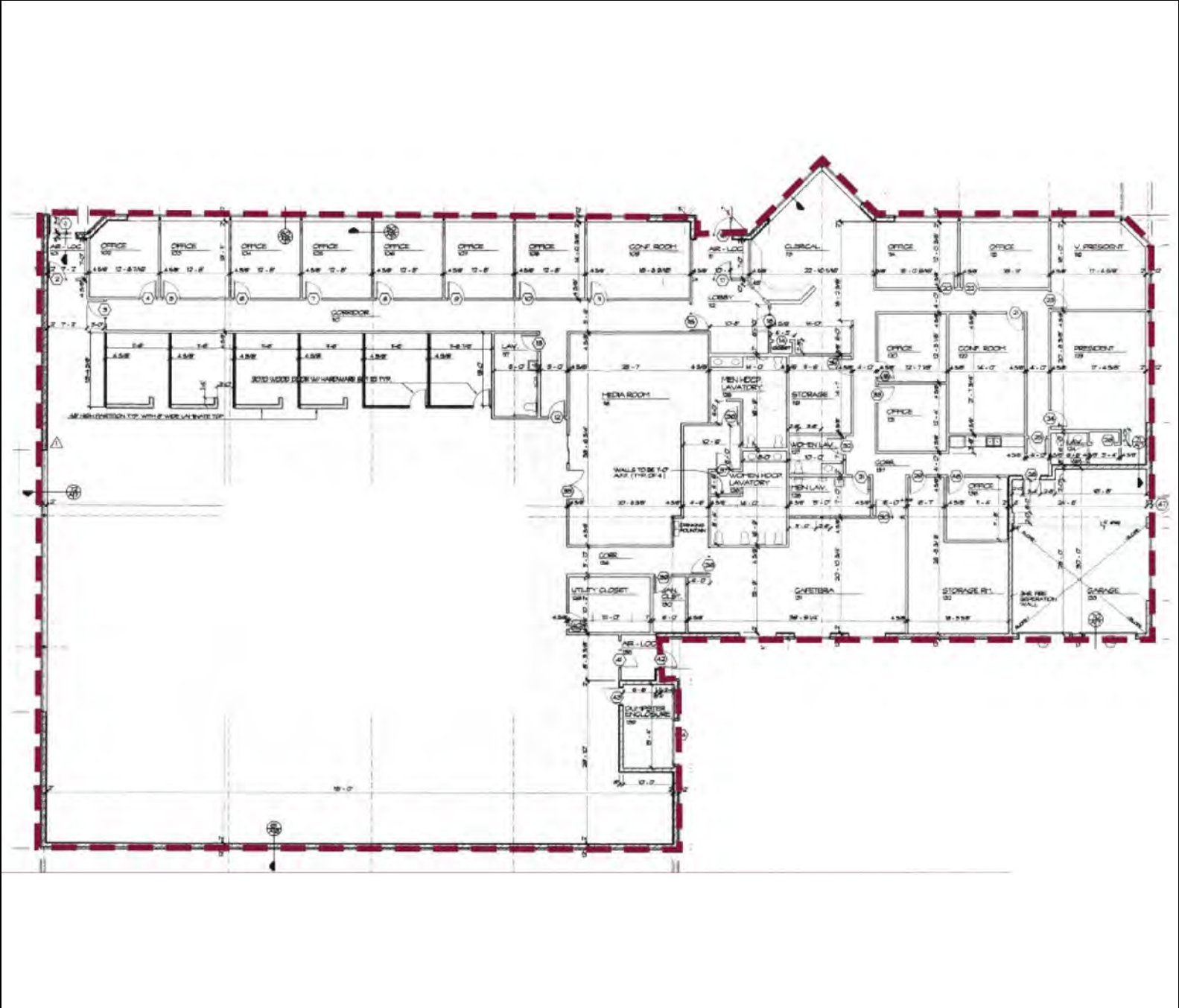
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ADDITIONAL PHOTOS



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