

**FOR LEASE - PROFESSIONAL OFFICE SPACE**



# PILOT

PROPERTY GROUP

## AMERICAN OAKS PROFESSIONAL CENTER 45445 MOUND ROAD, SHELBY TOWNSHIP, MI 48317

### PROPERTY OVERVIEW:

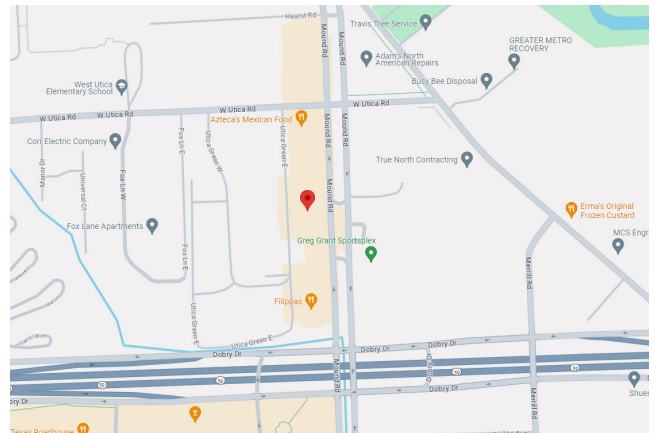
- Very competitive rental rate for functional suites. Easy access to M-59.
- Available immediately.
- Space is offered in "as-is" condition.
- Landlord is willing to discuss tenant's requirements.
- Ample parking surrounds building, providing direct access to tenant spaces.
- Tenants are provided space on monument sign in front of building, and on suite entrance door, with sign lettering to be done at Tenant's expense.

Suite 100 - 5,590 sq. ft.: South 1/3 of building with perimeter offices and cubicles. Nicely upgraded space.

Suite 109 - 1,070 sq. ft.: Vestibule, reception area, private restroom, 2 private offices, open area.

Suite 115 - 1,030 sq. ft.: Vestibule, 2 common restrooms, one large windowed office and 3 private interior offices. Rear of building.

Suites 109 and 115 can be combined.



*Property Type:* ..... Office  
*Cross Streets:* ..... Mound Road, North of M-59  
*Total Square Footage:* ..... 16,486  
*Minimum Square Footage:* ..... 1,030  
*Maximum Square Footage:* ..... 5,590  
*Lot Size:* ..... 1.455 Acres  
*Year Built:* ..... 1989  
*Zoning:* ..... Commercial  
*Parking Spaces:* ..... Ample  
*Lease Rate:* ..... \$14.95 PSF  
*Lease Type:* ..... Gross Plus Utilities

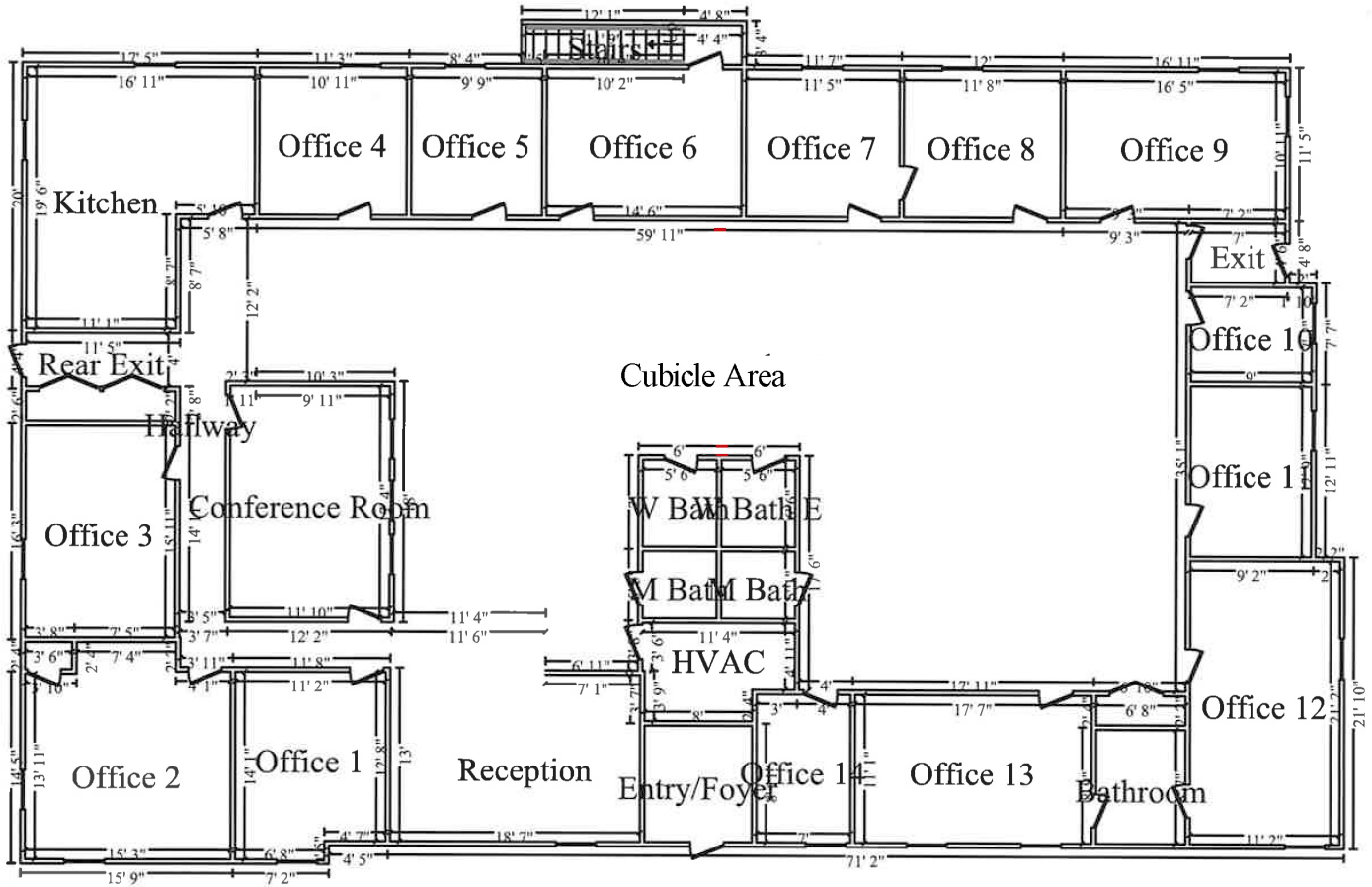
### AGENT CONTACT INFO

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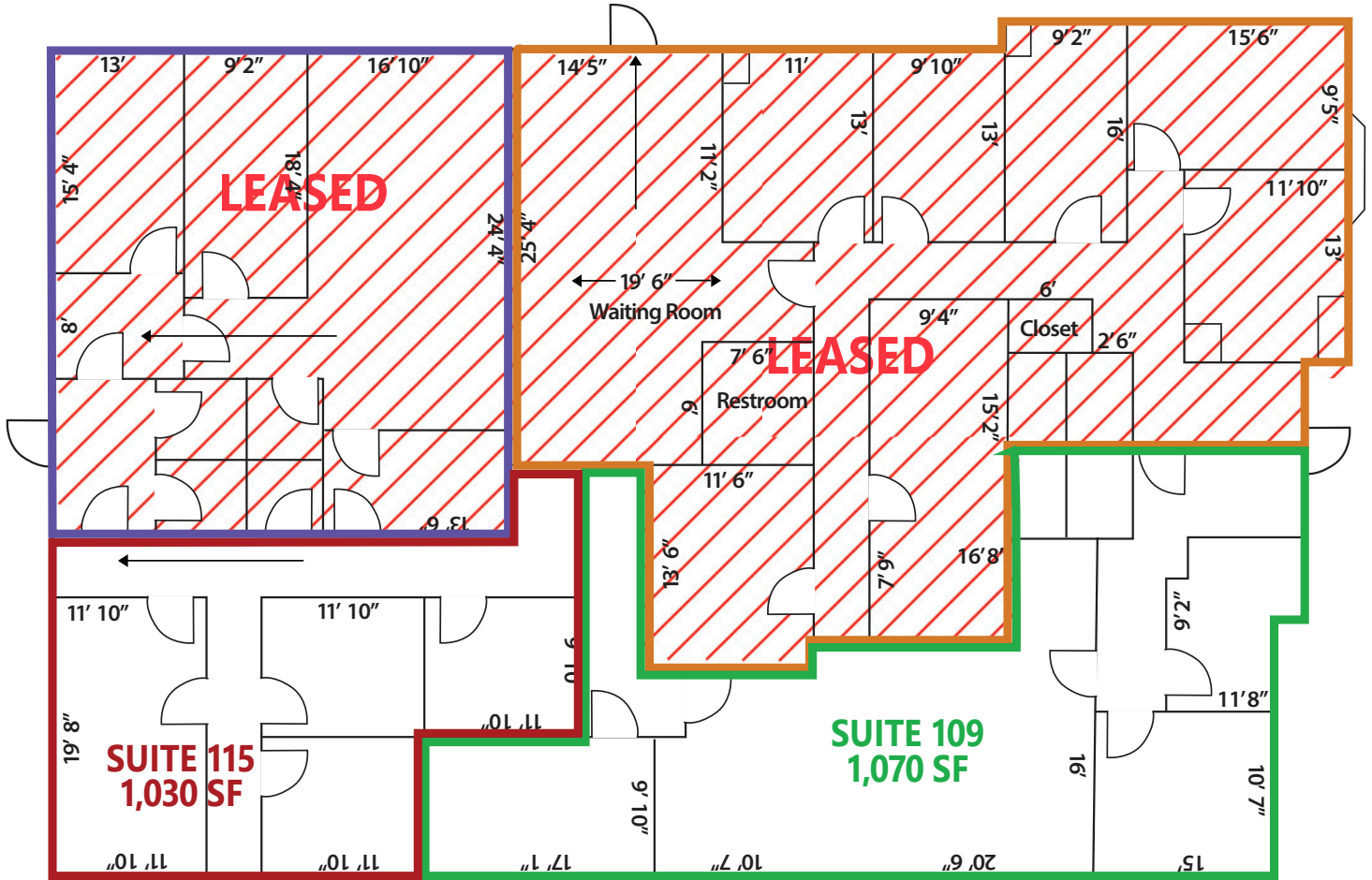
## FLOOR PLAN SUITE 100



Main Level

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FLOOR PLAN  
SUITES 109 AND 115  
CAN BE COMBINED



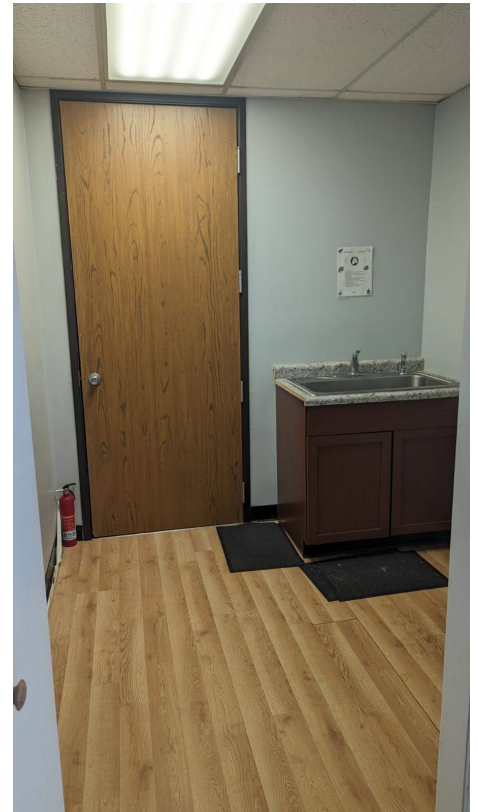
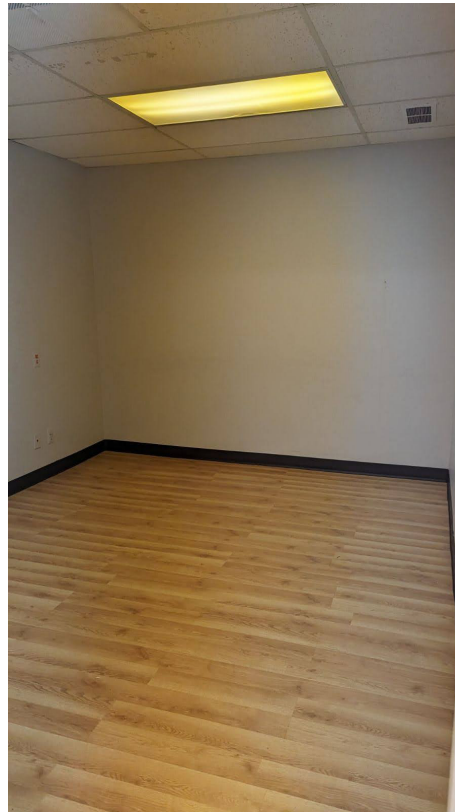
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## ADDITIONAL PHOTOS SUITE 100



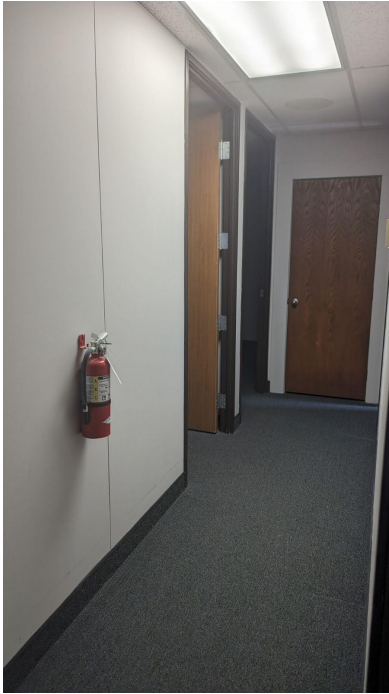
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## ADDITIONAL PHOTOS SUITE 109



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## ADDITIONAL PHOTOS SUITE 115



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