

PROPERTY FOR LEASE

Washington Center

11051 Hall Road Utica, MI 48317

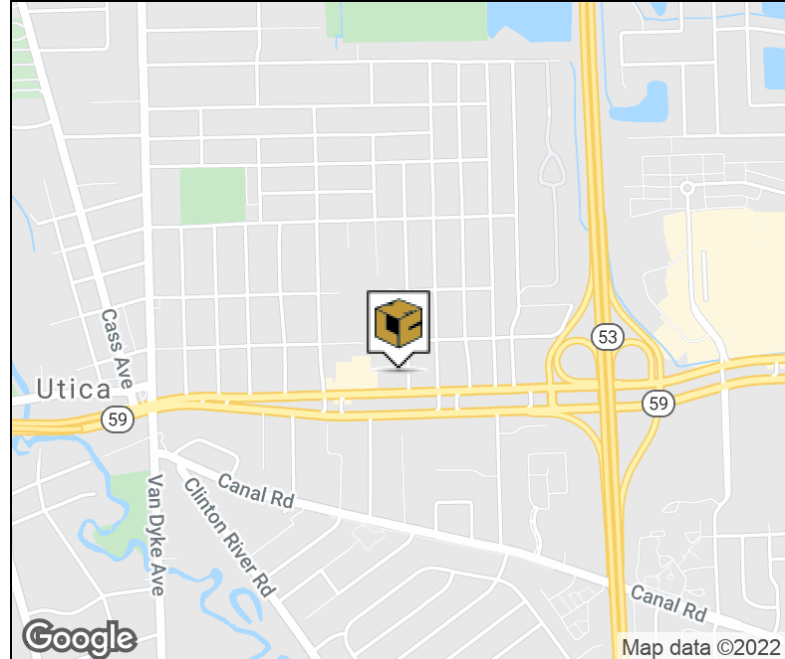


CORFAC INTERNATIONAL



Property Highlights

- 2,265 Square Feet Available For Lease
- High Image Medical Building
- 4-6 Exam Suite For Lease
- Excellent Main Road Exposure
- Monument Signage
- Seconds From M-53 Expressway



FOR MORE INFORMATION:

Al Iafrate, SIOR
Senior Vice President
248.637.7791
aiafrate@Lmcap.com



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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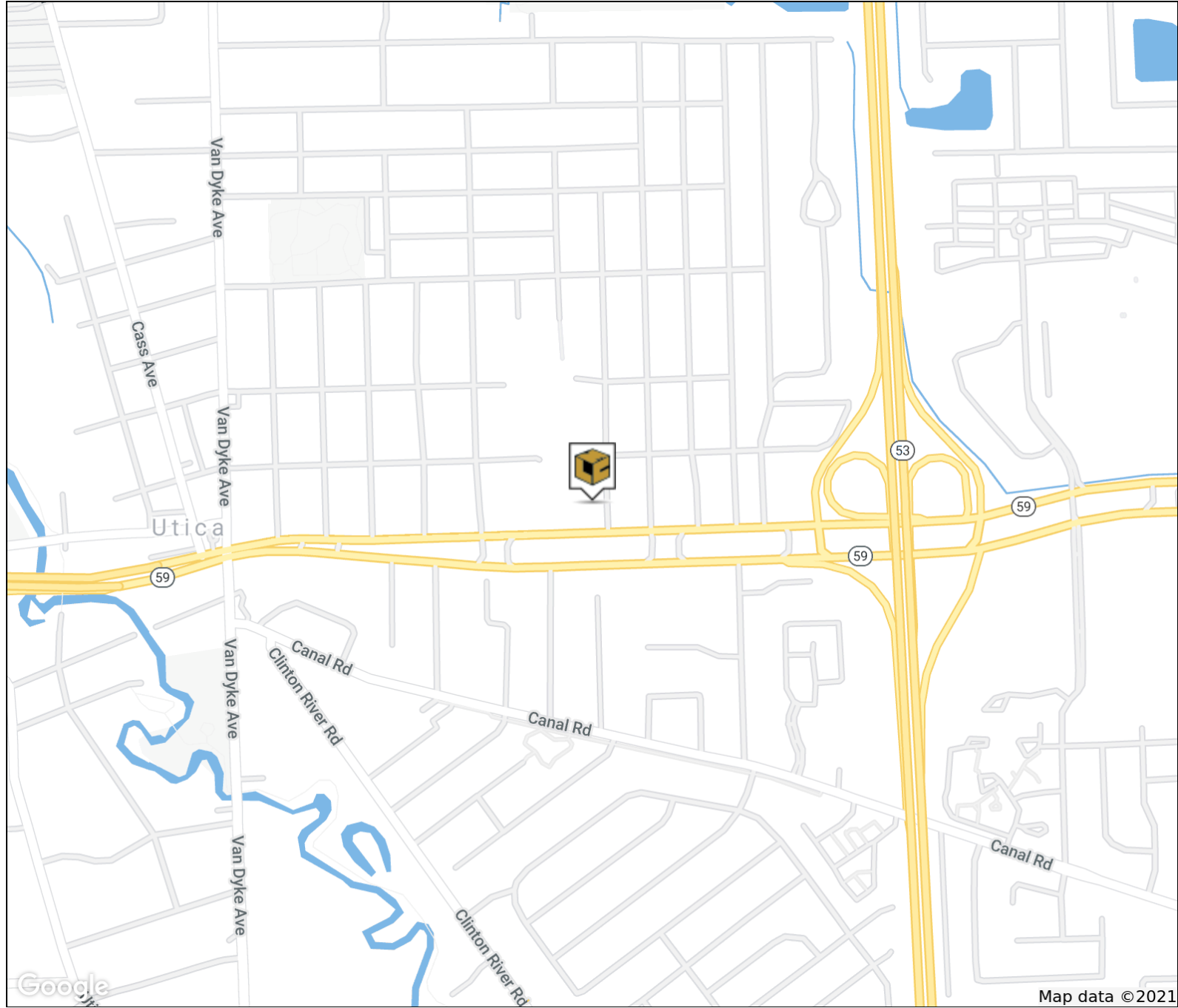
11051 Hall Road Utica, MI 48317



L. MASON CAPITANI

CORFAC INTERNATIONAL

RETAILER MAP



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OFFICE PROPERTY DETAILS

Washington Center
11051 Hall Road Utica, MI 48317

Location Information

Street Address	11051 Hall Road
City, State, Zip	Utica, MI 48317
County	Macomb
Cross-Streets	Hall Rd & M-53
Nearest Highway	M-59 & M-53

Building Information

Building Size	45,000 SF
Building Class	B
Occupancy %	95%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	22,500 SF
Year Built	1985
Year Renovate	2000
Gross Leasable Area	45,000 SF
Load Factor	N/A
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate:	\$18.00 SF/yr NNN
Annual Escalations:	\$0.50/SF

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	O-2
Lot Size	2.12 Acres
APN #	11-07-34-455-007

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.0

Available Suites

Suite 240 - 2,265 RSF	\$18.00 NNN
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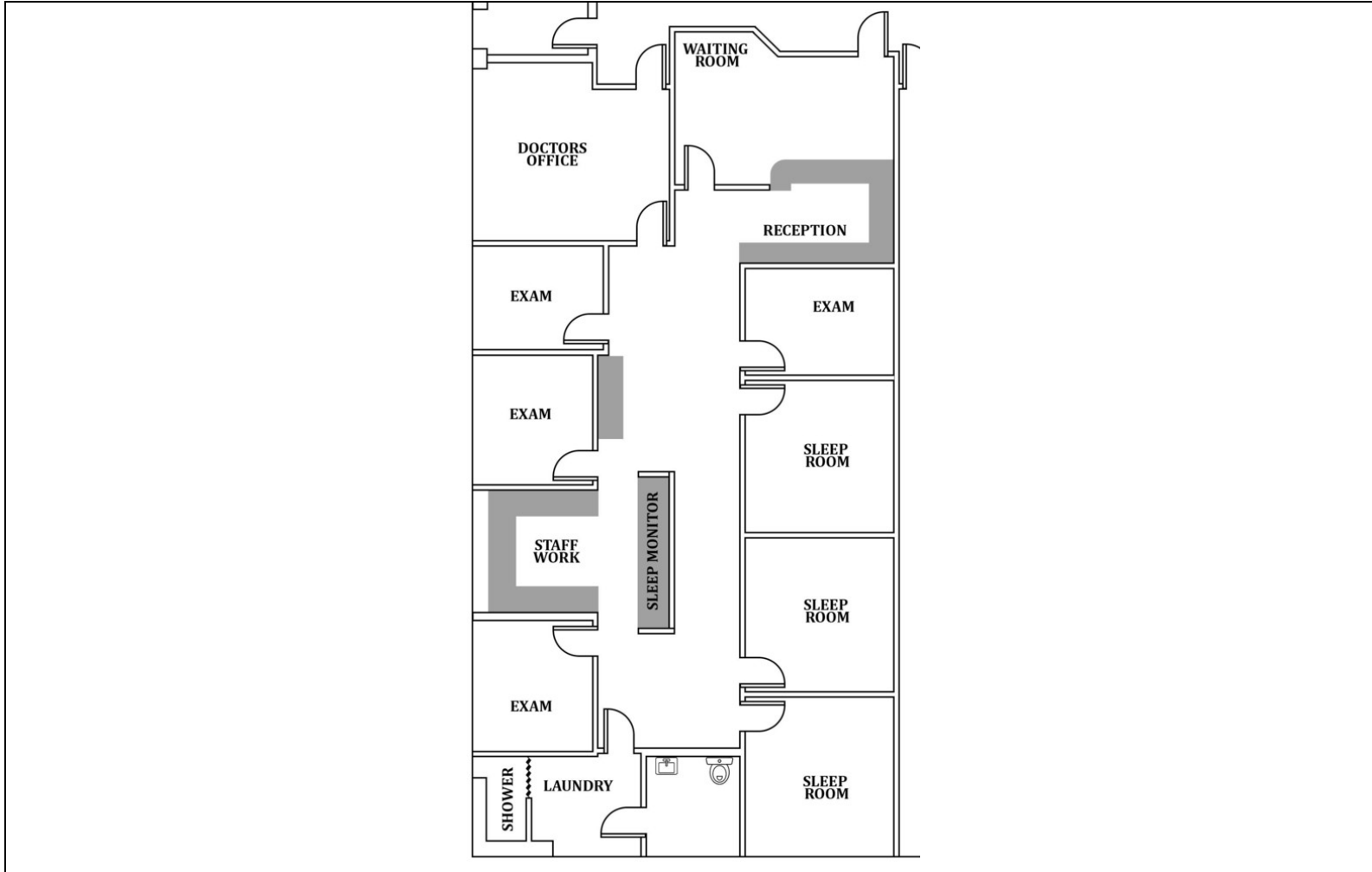
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CORFAC INTERNATIONAL

SUITE 240 FLOOR PLAN



Available Spaces

Suite	Tenant	Lease Type	Lease Rate	Size(SF)
Suite 240	Available	NNN	\$18.00 SF/yr	2,265 RSF

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