

FOR SUBLEASE | SUITE 165 | SUBSTANTIAL RATE REDUCTION

STERLING TOWN CENTER - 12900 HALL ROAD



12900 HALL ROAD, SUITE 165 STERLING HEIGHTS, MICHIGAN 48313

Total Building Space:	127,734 SF
Rental Rate:	\$17.95 per SF
Annual Escalations:	\$0.50 per SF per year
Load Factor:	12%
Year Built/Renovated:	1989/2006

PROPERTY HIGHLIGHTS:

- Prestigious class A office building
- Class A building located on M-59, between M-53 and Schoenherr Road in the "Golden Corridor" of Macomb County
- Upgraded finishes throughout
- On-site deli
- Attractive northwest corner of the first floor with abundant windows
- Some furniture included
- Sublease expires September 30, 2028

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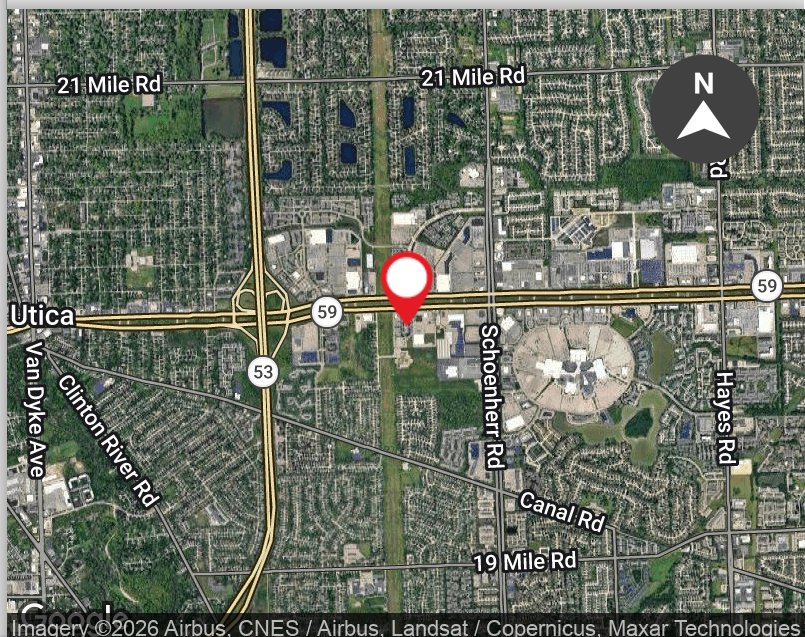


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STERLING TOWN CENTER - 12900 HALL ROAD, SUITE 165 - SUBLEASE **PROPERTY AVAILABILITY**



SUBLEASE EXPIRATION: SEPTEMBER 20, 2028

SUITE	RSF	USF	LEASE RATE	LEASE TYPE	AVAILABILITY
165	1,856	1,657	\$17.95/SF	Gross	Immediate

STERLING TOWN CENTER - 12900 HALL ROAD
SUITE 165 - PHOTOS



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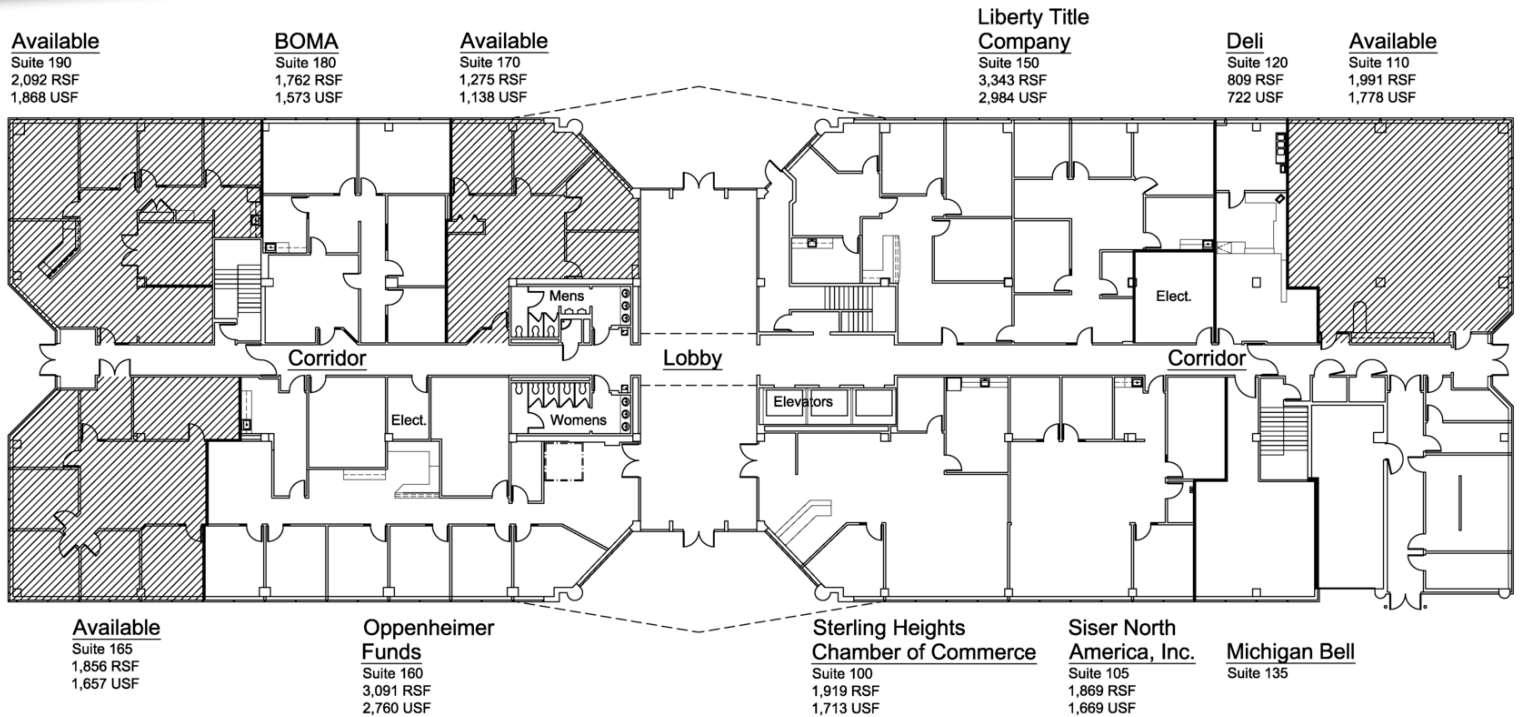
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STERLING TOWN CENTER - 12900 HALL ROAD, SUITE 165 - SUBLEASE

FLOOR PLATE - FIRST FLOOR



First Floor Plan

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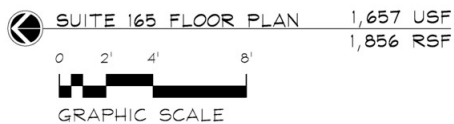
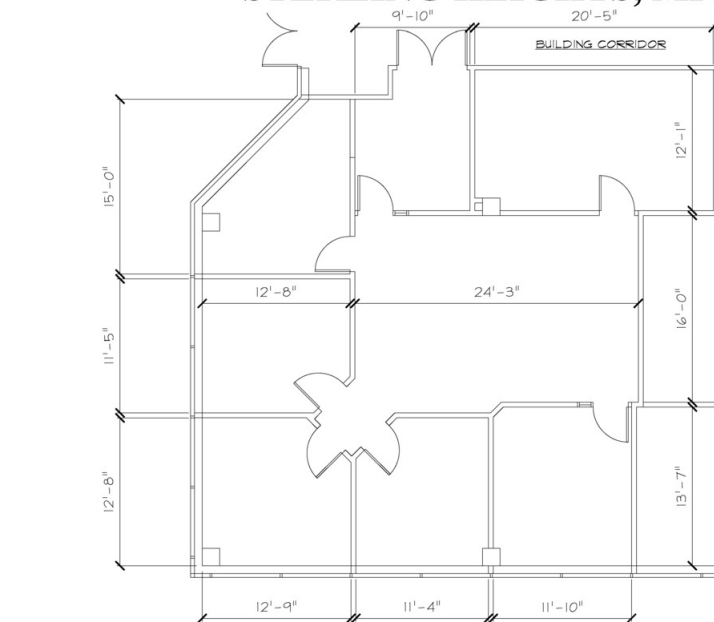


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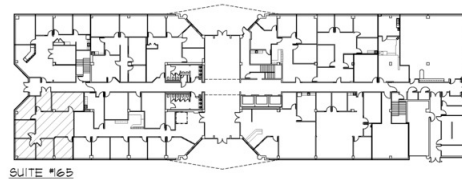
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SUITE 165 - FLOOR PLAN

STERLING TOWN CENTER, SUITE 165 12900 HALL ROAD STERLING HEIGHTS, MICHIGAN



NOTE: INTERIOR DIMENSIONS ARE SHOWN
FOR GENERAL REFERENCE ONLY.



FIRST FLOOR KEYPLAN
NOT TO SCALE



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06/11/26