



CORFAC INTERNATIONAL



CLINTON OAKS

OFFICE SUITES FOR LEASE

CLINTON TOWNSHIP, MICHIGAN

FOR MORE INFORMATION:

Al Iafrate, SIOR

248.637.7791

aiafrate@Lmcap.com

PREMISES:

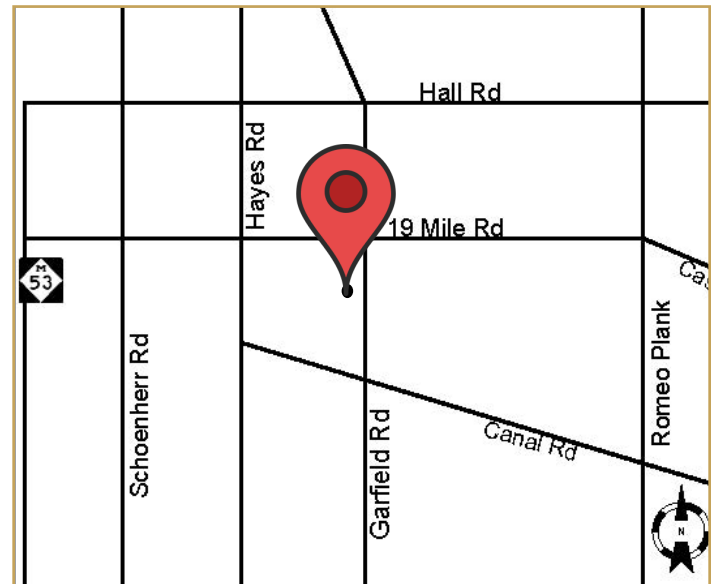
- Professional Medical Office Center
- 9,594 Square Feet

AVAILABILITY:

- Up to 3,325 Square Feet For Lease

PROPERTY FEATURES:

- Existing Medical Suite With 9 Exam Rooms
- Very Close Proximity to Henry Ford Hospital
- Located Seconds from Hall Road
- Will Divide – Ideal for Any Type of Medical
- Professionally Managed
- Motivated Owner



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248.637.9700 | www.Lmcap.com



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

PROPERTY INFORMATION



PROPERTY NAME: Clinton Oaks Professional Center

LOCATION: 42645 Garfield Road

CITY: Clinton Township

COUNTY: Macomb

PROPERTY TYPE: Medical

YEAR BUILT:

LOCATION DESCRIPTION: Garfield/ S of 19 Mile Rd

GROSS SF: 9,594

AVAILABLE SF: 3,325

MAX. AVAILABLE: 3,325

MIN. AVAILABLE: 3,325

FLOORS: 1

PARKING: Excellent

ZONING: O-1

PROPERTY DESCRIPTION:

9 Exam room medical office with X-Ray room suite and a newly constructed physical therapy suite located seconds from Hall and Henry Ford Hospital. Condo units, suites sold together or individually. Excellent main road exposure and signage.

ECONOMIC DATA

MIN RENTAL RATE: \$18.00

MAX RENTAL RATE: \$18.00

OPERATING EXPENSES: \$0.00

ANNUAL ESCALATIONS: \$0.50

TERMS: +Utilit.+Jan.

LOAD FACTOR:

PARTITION ALLOWANCE: Negotiable

SALE PRICE: \$1,295,000.00

AGENT: A. Iafrate



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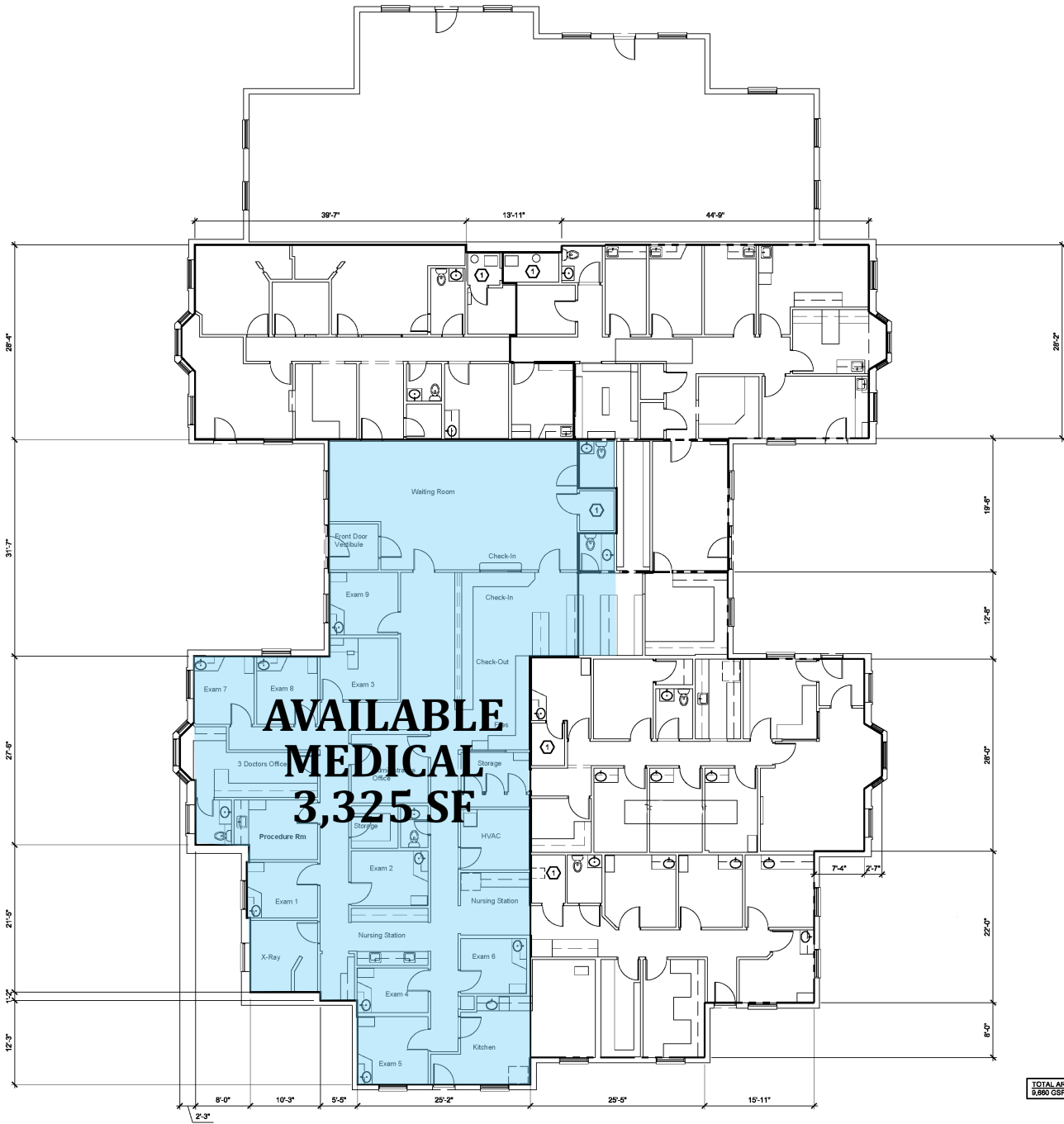
Clinton Oaks Professional Center * 42645 Garfield Road * Clinton Township

SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Suite 103	3,325	\$18.00	Immediate

AGENT: A. Iafrate

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.



**AVAILABLE
MEDICAL
3,325 SF**

TOTAL AREA:
9,660 GSF

ARCHITECTURAL FLOOR PLAN
SCALE: 1/8"=1'-0"



L. MASON CAPITANI

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For More Information, Contact:

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Professional Center**

42645 Garfield
Clinton Township, MI

(Drawing Not to Scale)