

## FOR LEASE - PROFESSIONAL OFFICE SPACE



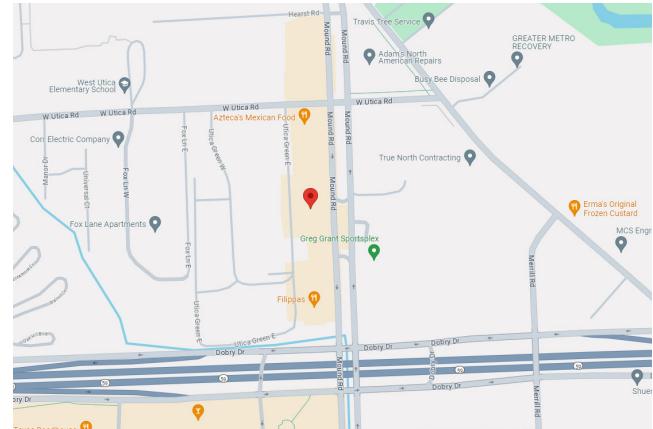
# PILOT PROPERTY GROUP

### 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.



Property Type:	Office
Cross Streets:	Mound Road, North of M-59
Total Square Footage:	16,486
Minimum Square Footage:	2,700
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

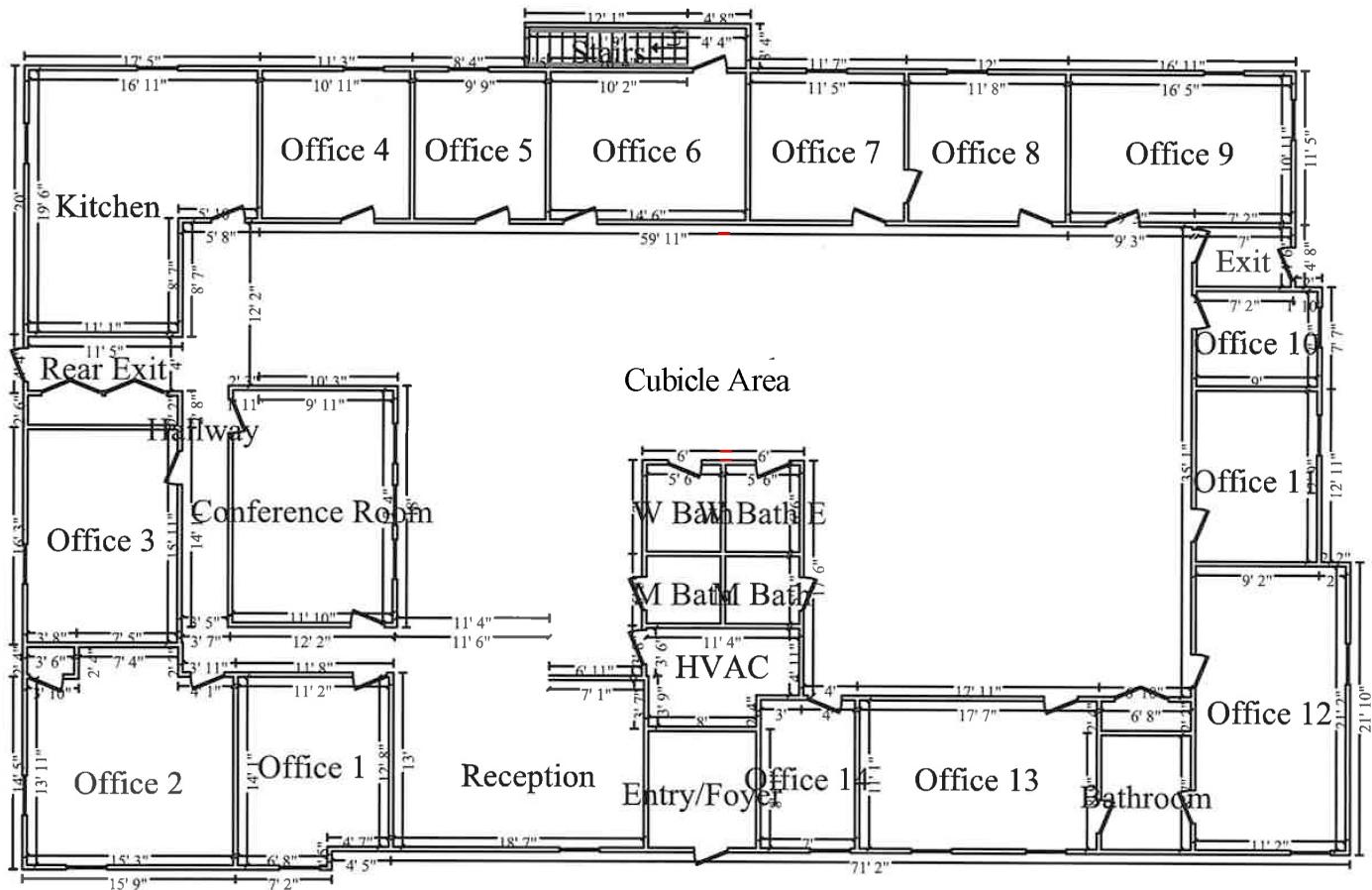
#### AGENT CONTACT INFO

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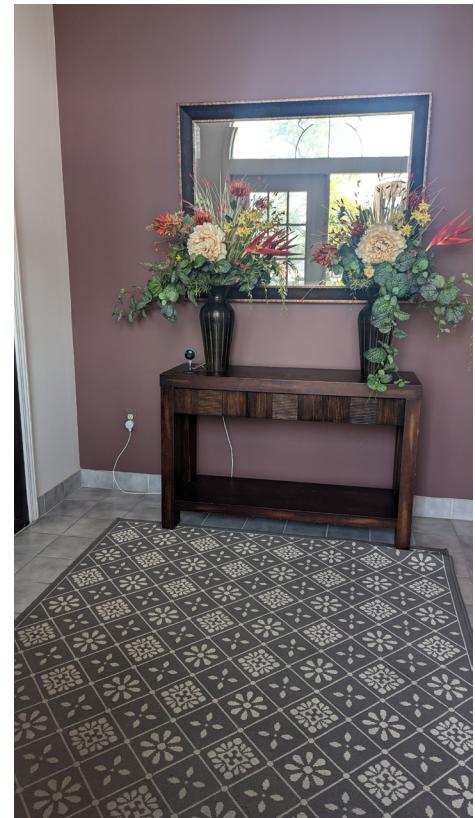
**FLOOR PLAN  
SUITE 100**



Main Level

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**ADDITIONAL PHOTOS  
SUITE 100**



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