

PROPERTY FOR LEASE

Lakeside Circle I

13900 Lakeside Cir Sterling Heights, MI 48313



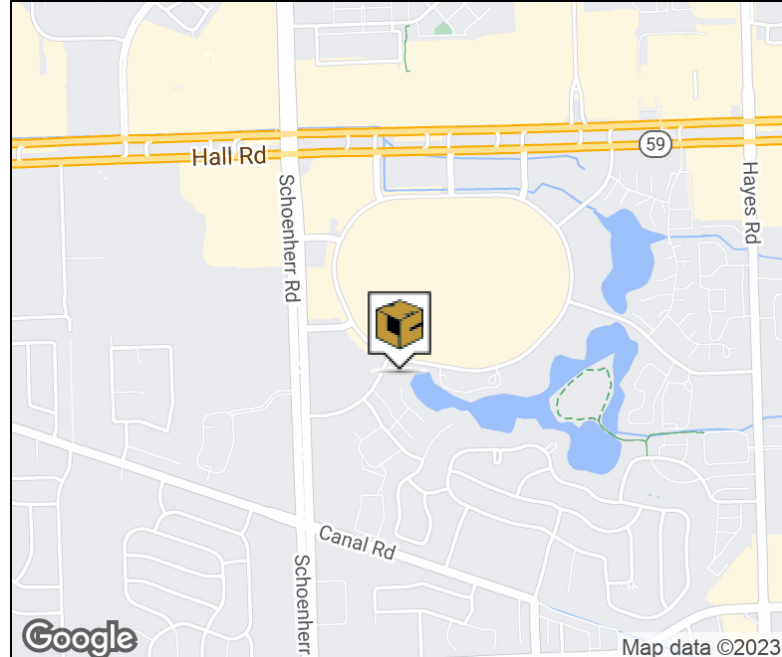
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- High Image 2-Story Office Building
- Ideal for Corporate Headquarters
- Up to 15,170 SF - Will Divide
- Seconds From Hall Road
- Lakefront Setting Views
- Adjacent to New Lakeside Mall Development



FOR MORE INFORMATION:

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CONNECT WITH US

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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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OFFICE PROPERTY DETAILS

Location Information

Street Address	13900 Lakeside Cir
City, State, Zip	Sterling Heights, MI 48313
County	Macomb
Cross-Streets	South Cove/Lakeside Circle
Nearest Highway	M-59 & M-53

Building Information

Building Size	31,240 SF
Building Class	B
Occupancy %	80%
Tenancy	Multiple
Number of Floors	2
Year Built	1999
Gross Leasable Area	31,240 SF
Annual Escalations	\$0.50/SF

Lease Rate

**\$14.95 SF/yr Gross +
Utilities + Janitorial**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	O-2
Lot Size	2.34 Acres
APN #	10-10-01-106-018

Parking & Transportation

Parking Type	Surface
Parking Ratio	6.5

Available Suites

Suite 201 - 6,544 SF	\$14.95 + Gross + Utilities + Janitorial
Suite 202 - 8,626 SF	\$14.95 + Gross + Utilities + Janitorial
Suite 201 & 202 - 15,170 SF	\$14.95 + Gross + Utilities + Janitorial

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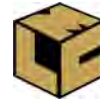
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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 201	Available	6,544 - 15,170 SF	+ Gross + Utilities + Janitorial	\$14.95 SF/yr
Suite 202	Available	8,626 - 15,170 SF	+ Gross + Utilities + Janitorial	\$14.95 SF/yr
Suite 201 & 202	Available	15,170 SF	+ Gross + Utilities + Janitorial	\$14.95 SF/yr

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ADDITIONAL PHOTOS



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