

7555 & 7581 SECOR ROAD
LAMBERTVILLE, MI 48144
(BEDFORD TOWNSHIP)

OFFICE SPACE FOR LEASE



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FULL-SERVICE COMMERCIAL REAL ESTATE

ASPEN GROVE VILLAGE



GENERAL INFORMATION

AVAILABLE SUITES

	SIZE	LEASE RATE
Building # 2 – 7555 Secor Road		
Suite 7559	1,132 sf	\$10.25 PSF NNN
Building # 3 – 7581 Secor Road		
Suite 7577 A – 2 nd FL.	2,257 sf	

Building Size:	18,426 sf (2 buildings)
Number of Stories:	1 and 2
Year Constructed:	2004
Condition:	Excellent
Building Class:	B
Closest Cross Street:	Sterns Road
County:	Monroe
Zoning:	PBO C-1
Parking:	117 spaces in common



Upscale office buildings near Kroger Marketplace with optimal uses for both medical and professional tenants.

For more information, please contact:

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ROB KELEGHAN, SIOR
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

7555 SECOR ROAD – BUILDING #2



Location: middle building on west side

SUITE AVAILABILITY

SUITE	TOTAL SF	TYPE
7559	1,132	Medical Office

*Aspen Grove Village spaces are labeled by the mailing addresses. The available spaces are referenced by the building number and the mailing address.

LEASE DETAILS

Term:	5 years
Security Deposit:	Equal to first month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
• Building #2 tenants are responsible for utilities (separately metered) plus triple net expenses. 2025 NNN projections are \$6.72 psf.	
• All tenants are responsible for suite janitorial.	

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7555 & 7581 Secor Road, Lambertville, MI 48144

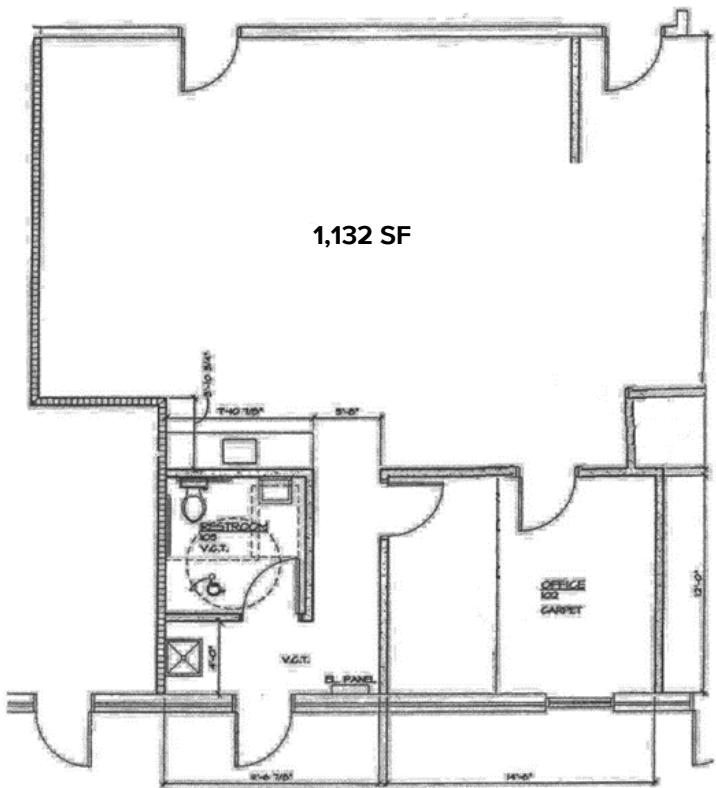
Office Space For Lease

1,132 to 2,257
Square Feet
AVAILABLE

BUILDING #2 SUITE 7559

SUITE FEATURES

PREMISES	Medical/office space (Former physical therapy office)
SQUARE FOOTAGE	1,132
CONDITION	Excellent
TERM	5 years
DATE AVAILABLE	At lease execution
AMENITIES	Professionally managed & maintained



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7581 SECOR ROAD – BUILDING #3



Back entrance of building

SUITE AVAILABILITY

SUITE	TOTAL SF	TYPE
7577 - A	2,257	General Office – 2 nd floor

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LEASE DETAILS

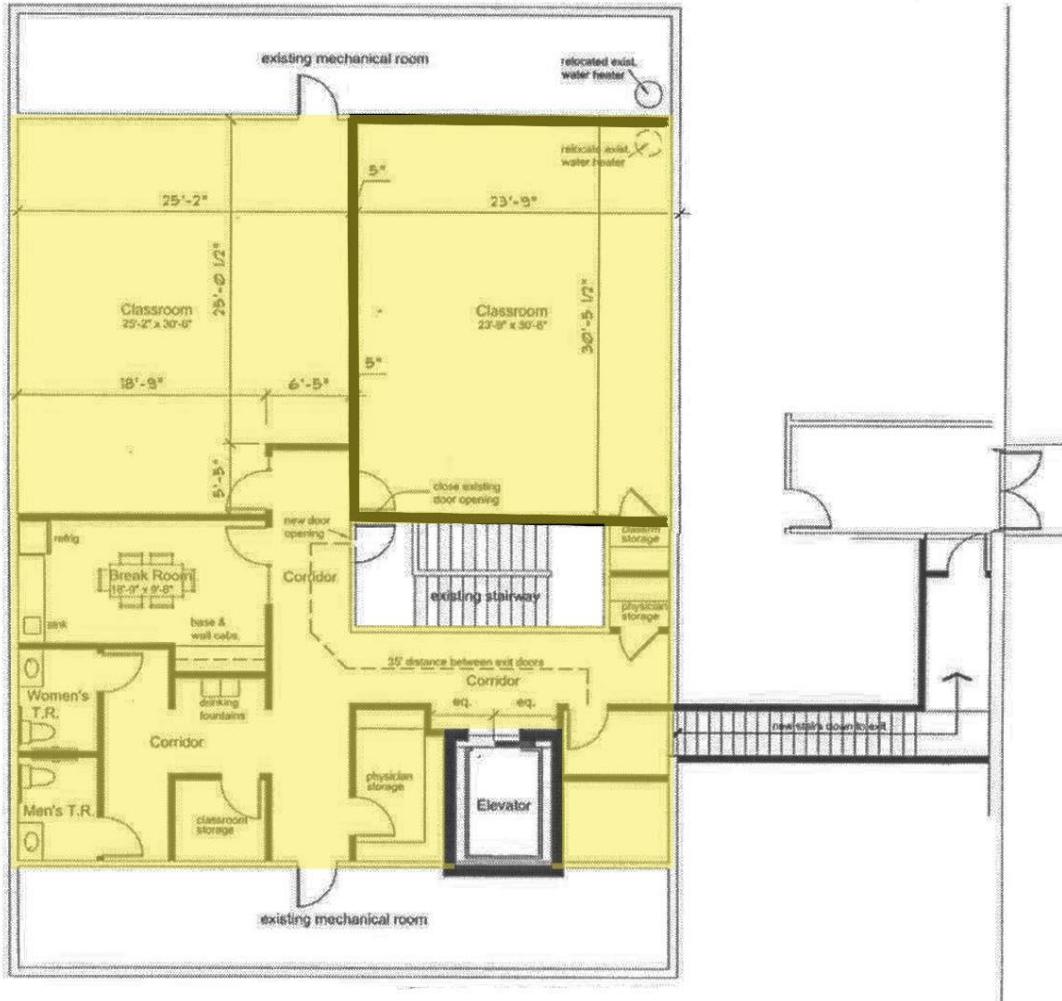
Term:	5 years
Security Deposit:	Equal to first month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
<ul style="list-style-type: none"> Building #3 tenants are responsible for utilities (separately metered) plus triple net expenses. 2025 NNN projections are \$5.93 psf. All tenants are responsible for suite janitorial. 	

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BUILDING #3 SUITE 7577 – A (2nd Floor)

SUITE FEATURES

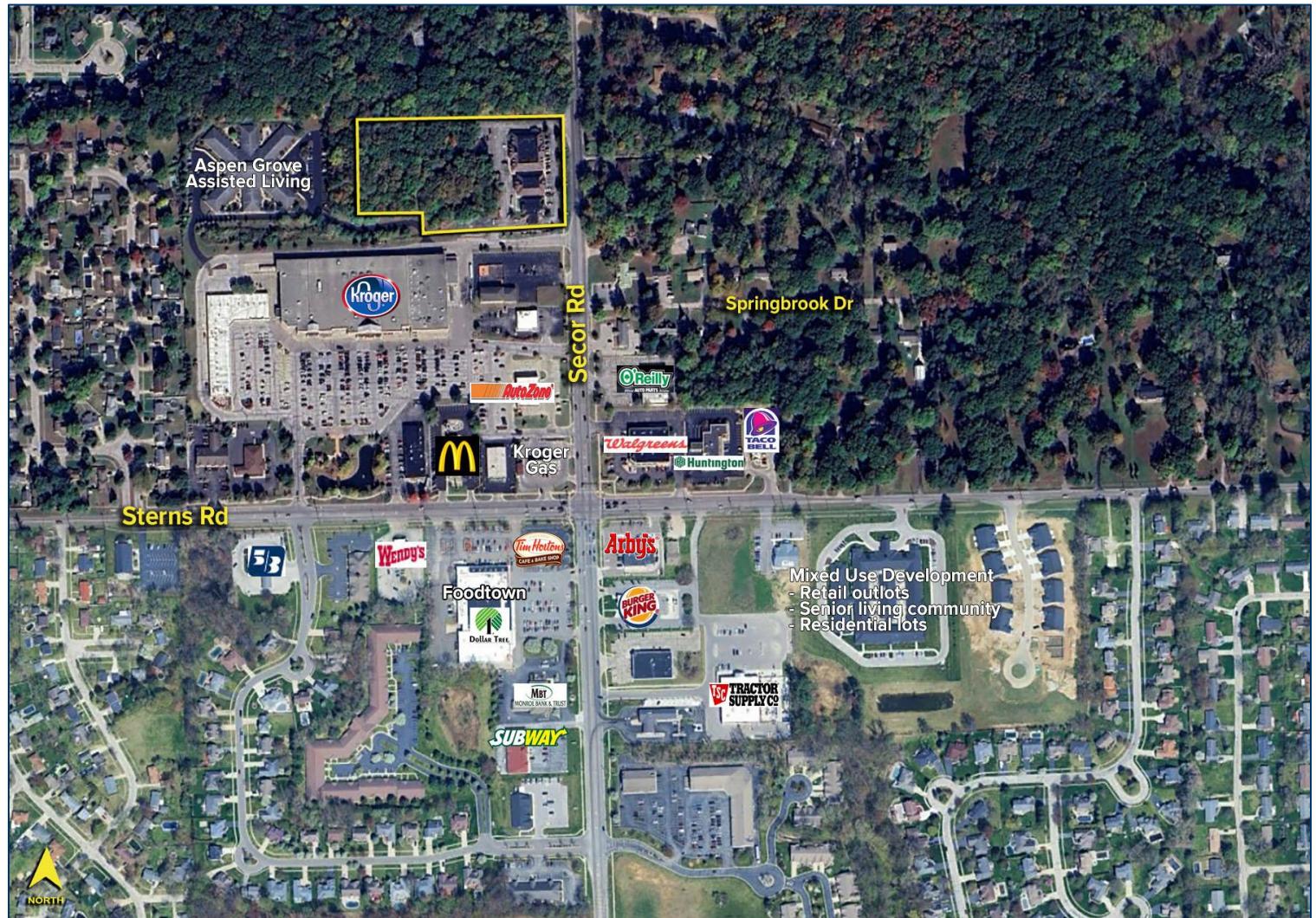
PREMISES	Medical & general office space (Former Hartland Rehabilitation Services 1,572 ± sf & property management office 730 sf)
SQUARE FOOTAGE	2,257 (2nd fl. total)
CONDITION	Excellent with elevator
TERM	5 years
DATE AVAILABLE	At lease execution
AMENITIES	Professionally managed & maintained

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TRAFFIC COUNTS

Secor Road - 12,800 vehicles per day

Sterns Road - 11,850 vehicles per day

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,555	\$72,944
3 MILE	42,347	\$65,451
5 MILE	117,751	\$60,620



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