

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		\$10.25 PSF NNN
Suite 7559	1,132 sf	
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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Four SeaGate, Suite 608
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

7555 & 7581 Secor Road, Lambertville, MI 48144

Office Space For Lease

1,132 to 2,257
Square Feet
AVAILABLE

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
<ul style="list-style-type: none">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.	

BUILDING FEATURES

PREMISES	Medical/general office
SQUARE FOOTAGE	5,034 sf
DATE AVAILABLE	Upon lease execution
PARKING	Surface parking
CONDITION	Excellent
BUILDING TENANTS	<ul style="list-style-type: none">Chicago TitleMed-1-CareTruck Safety Consulting
KEY AVAILABLE	Yes – contact agents for instructions

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame & block
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Carpet & VCT tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	No
Restrooms:	1 – 7559
Sprinklers:	No
Signage:	Fascia and monument
Delivery Area:	In back

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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

- 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.

BUILDING FEATURES

PREMISES	Medical/general office
SQUARE FOOTAGE	13,392 sf
DATE AVAILABLE	Upon lease execution
PARKING	Surface parking
CONDITION	Excellent
BUILDING TENANTS	• New Mercy Health Lambertville Walk-in Care • M Browz Medical Spa
KEY AVAILABLE	Yes – contact agents for instructions

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame & block
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Carpet & VCT tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	No
Restrooms:	7577-A - 2
Sprinklers:	No
Signage:	Fascia and monument
Delivery Area:	In front
Elevator:	Yes – large capacity

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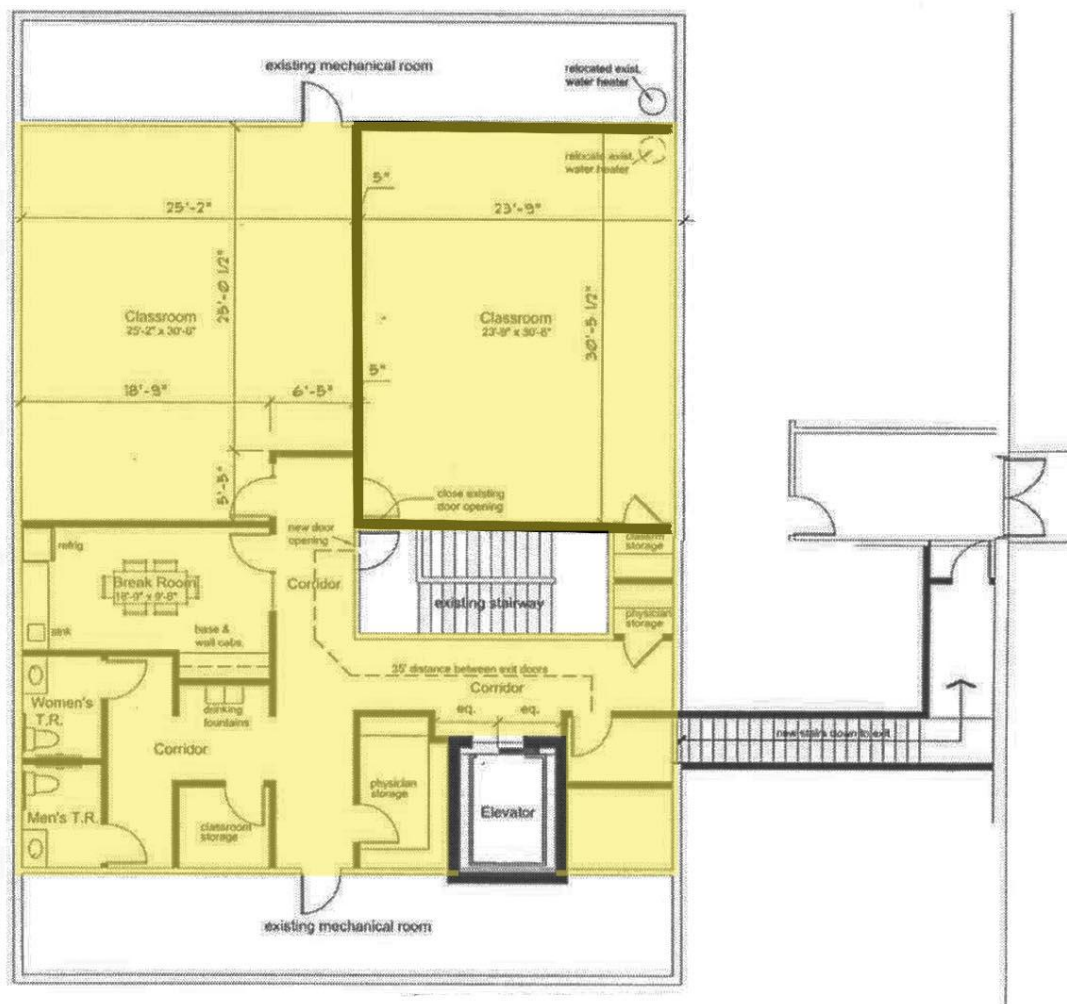
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BUILDING #3 SUITE 7577 – A (2nd Floor)



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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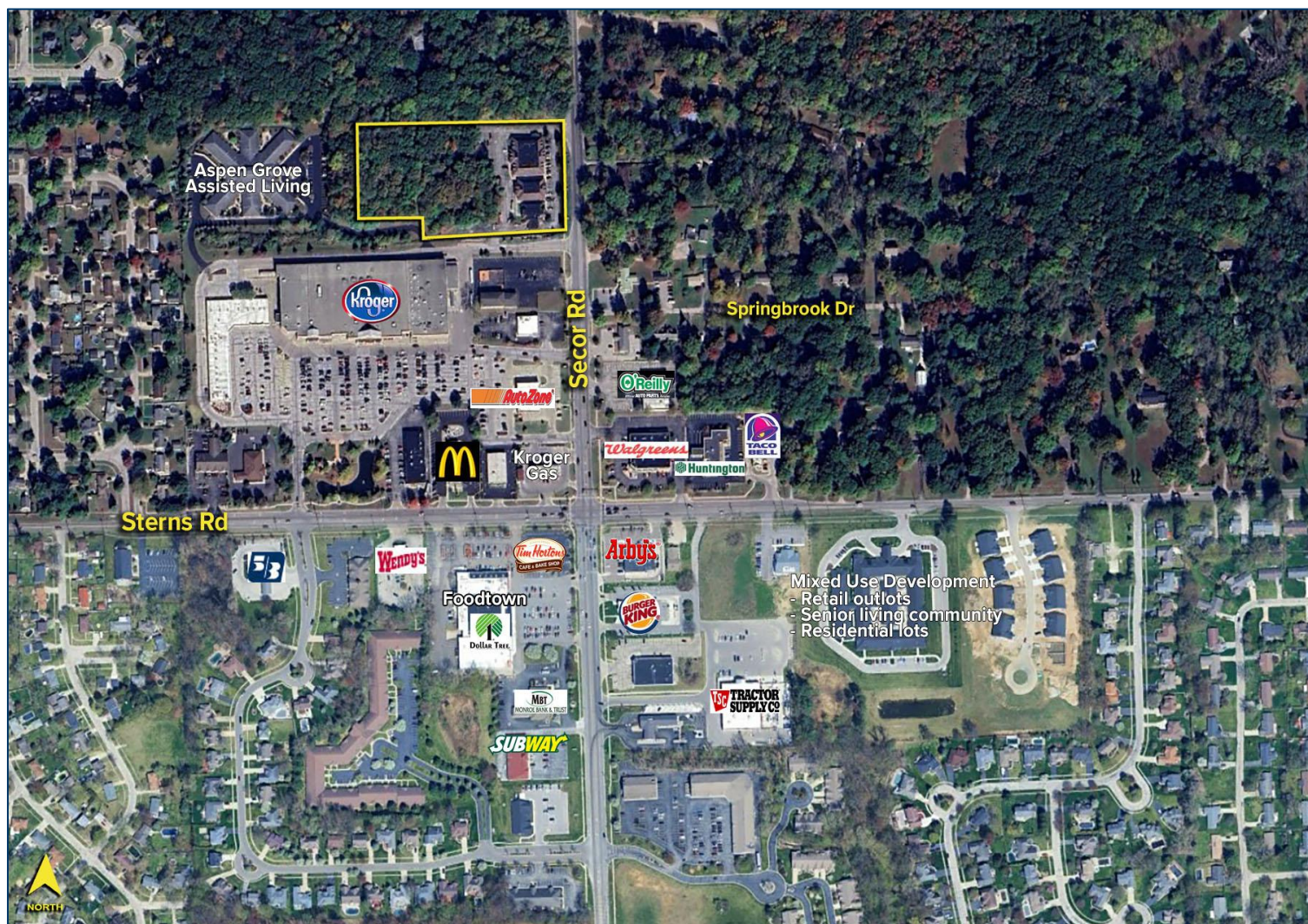
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TRAFFIC COUNTS

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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