

44200 Woodward

Pontiac, MI

- Class "A" Medical Facility
- Located Directly Across from Trinity Health Oakland Hospital
- Interior Suites "Built-to-Suit"
- Excellent Medical Demographics & Payer Mix
- Professionally Managed

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Mason L. Capitani, SIOR
Managing Partner
248.637.7795
MLcapitani@LMCap.com

Aaron Smith
Vice President
248.637.3515
asmith@LMCap.com

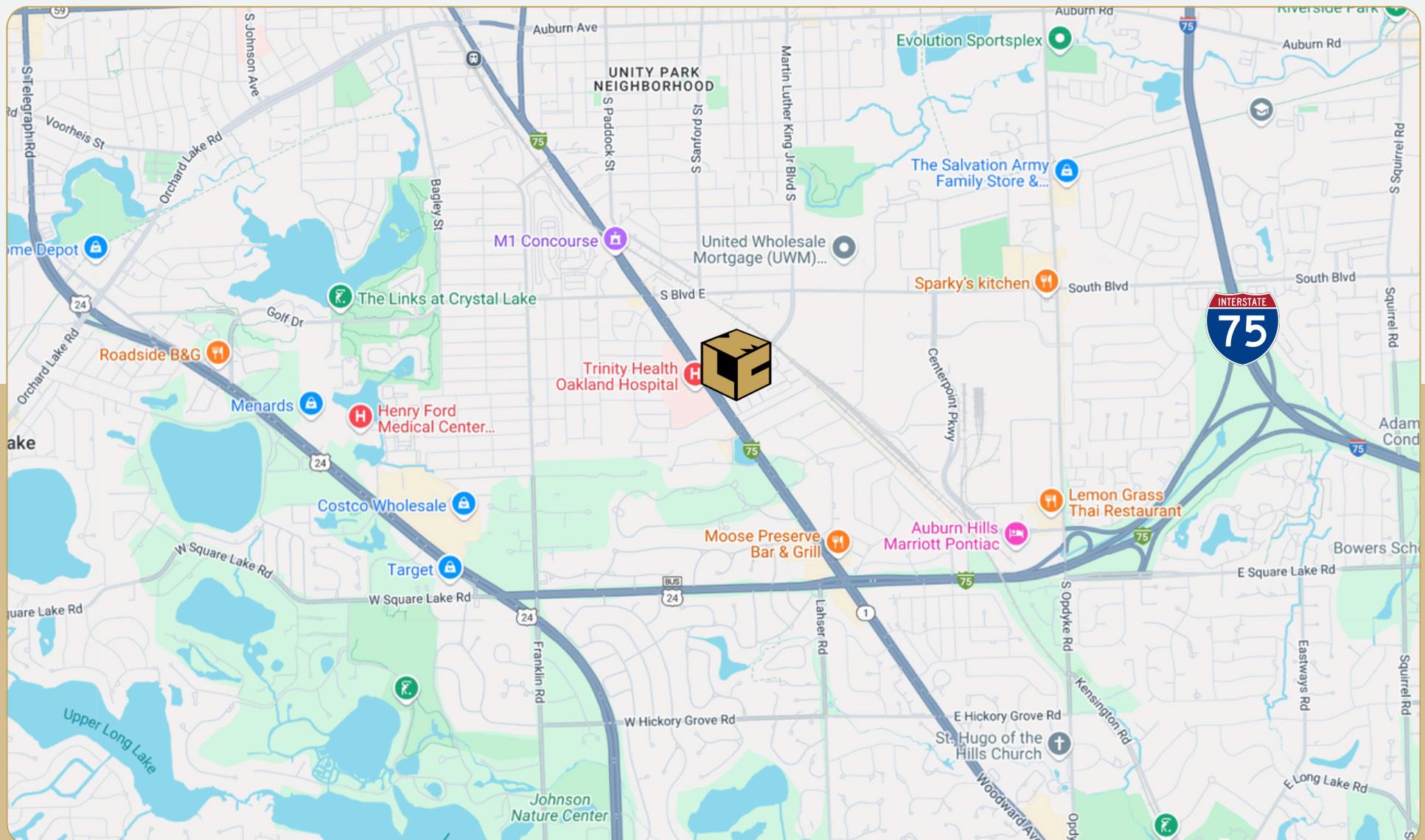
248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



44200 Woodward

Pontiac, MI



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

44200 Woodward

Pontiac, MI



Office Property Details:

Details:

Location Description: Woodward Ave & South Blvd

Building Type: Office/Medical

Class: A

Zoning: Medical

Floors: 2

Year Built: 2007

Year Renovated: -

Gross SF: 91,242 SF

Total Rentable SF: 91,242 SF

Available SF: 16,802 SF

Min/Max SF: 3,082 SF - 9,881 SF

Acres: 5.77

Multitenant: Yes

Parcel ID: 19-04-228-016

Property Description: Class "A" medical office building located across street from Trinity Health Oakland County Hospital.

Economic:

Min/Max Rental Rate: TBD

Rental Terms: NNN

Annual Escalations: TBD

Load Factor: TBD

Occupancy: Immediate

Parking: 5/1,000

Partition Allowance: TBD

Signage: -

Status: Existing

44200 Woodward

Pontiac, MI



Available Suites:



Suite 102: 9,881 SF

Suite 202: 3,082 SF

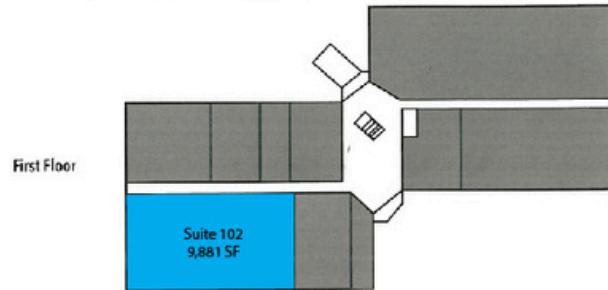
Suite 213: 3,839 SF

248.637.9700 | LMCap.com

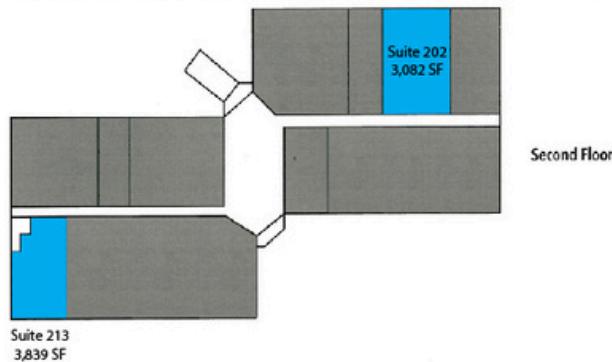
Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

44200 Woodward

Pontiac, MI



Lexus Professional Building | 44200 Woodward Ave, Pontiac, MI



Suite Number	Square Footage
102	9,881 SF
202	3,082 SF
213	3,839 SF

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.