

# 37300 Dequindre

Sterling Heights, MI

- Professional Single-Story Medical Office Building
- Medical Suites Ranging from 990 to 2,717 SF
- Fully Renovated Common Areas
- Conveniently Located off Big Beaver Road
- Excellent Exposure & Signage
- In Close Proximity to Corewell Health Beaumont Troy Hospital

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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248.637.9700 | LMCap.com

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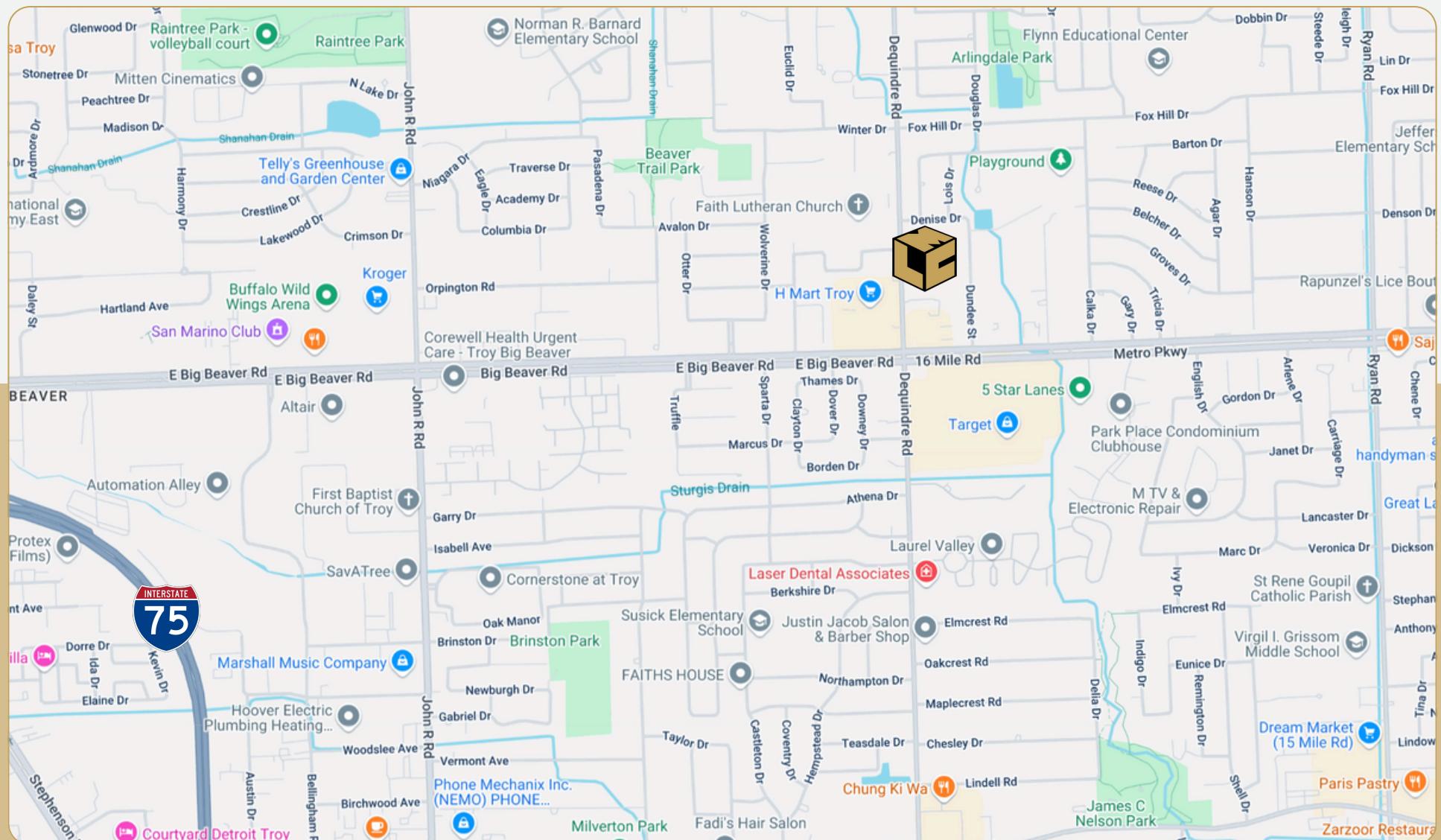
 **L. MASON CAPITANI**  
CORFAC INTERNATIONAL  
CELEBRATING 60 YEARS

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## Office Property Details:

### Details:

**Location Description:** 16 Mile/Dequindre

**Building Type:** Office/Medical

**Class:** B

**Zoning:** O-1

**Floors:** 1

**Year Built:** 1986

**Year Renovated:** 2022

**Gross SF:** 21,798 SF

**Total Rentable SF:** 21,798 SF

**Available SF:** 6,680 SF

**Min/Max SF:** 990 SF - 2,717 SF

**Acres:** 2.58

**Multitenant:** Yes

**Parcel ID:** 10-10-19-351-044

**Property Description:** -

### Economic:

**Min/Max Rental Rate:** \$16.95/SF

**Rental Terms:** Gross + Utilities

**Annual Escalations:** \$0.50/SF

**Load Factor:** -

**Occupancy:** Immediate

**Parking:** 140 Spaces

**Partition Allowance:** Negotiable

**Signage:** Yes

**Status:** Existing

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## Available Suites:

- Suite 110:** 1,713 SF
- Suite 115:** 2,148 SF
- Suite 134:** 1,727 SF
- Suite 201:** 990 SF
- Suite 134/201:** 2,717 SF

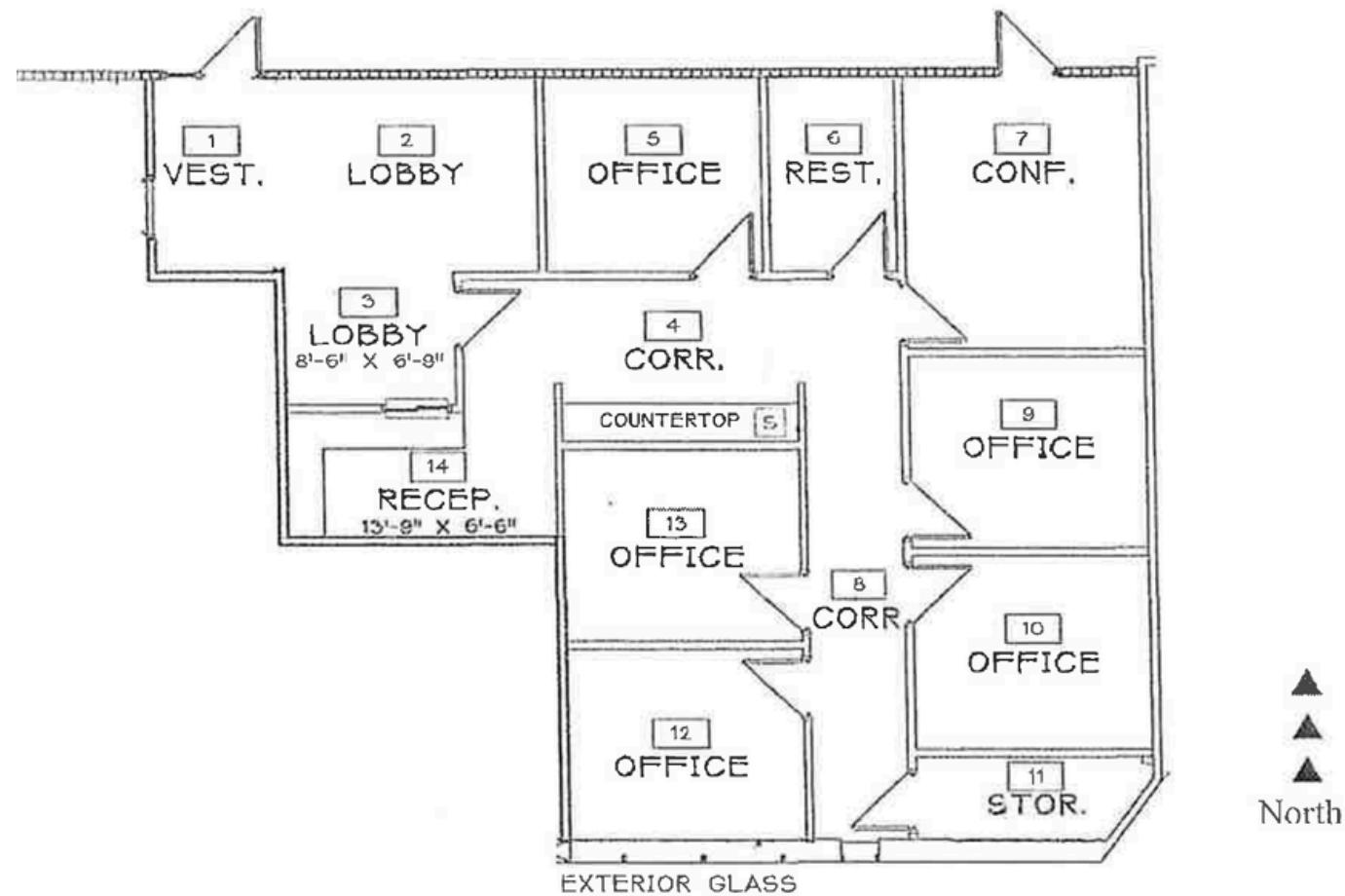


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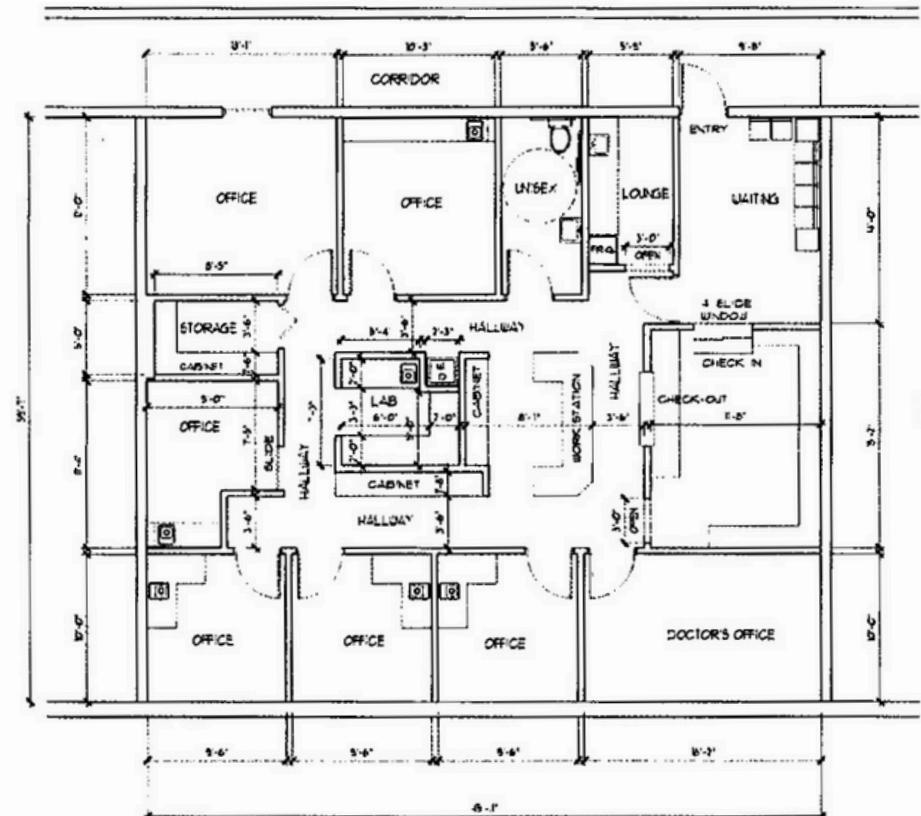
Suite Number	Square Footage
110	1,713

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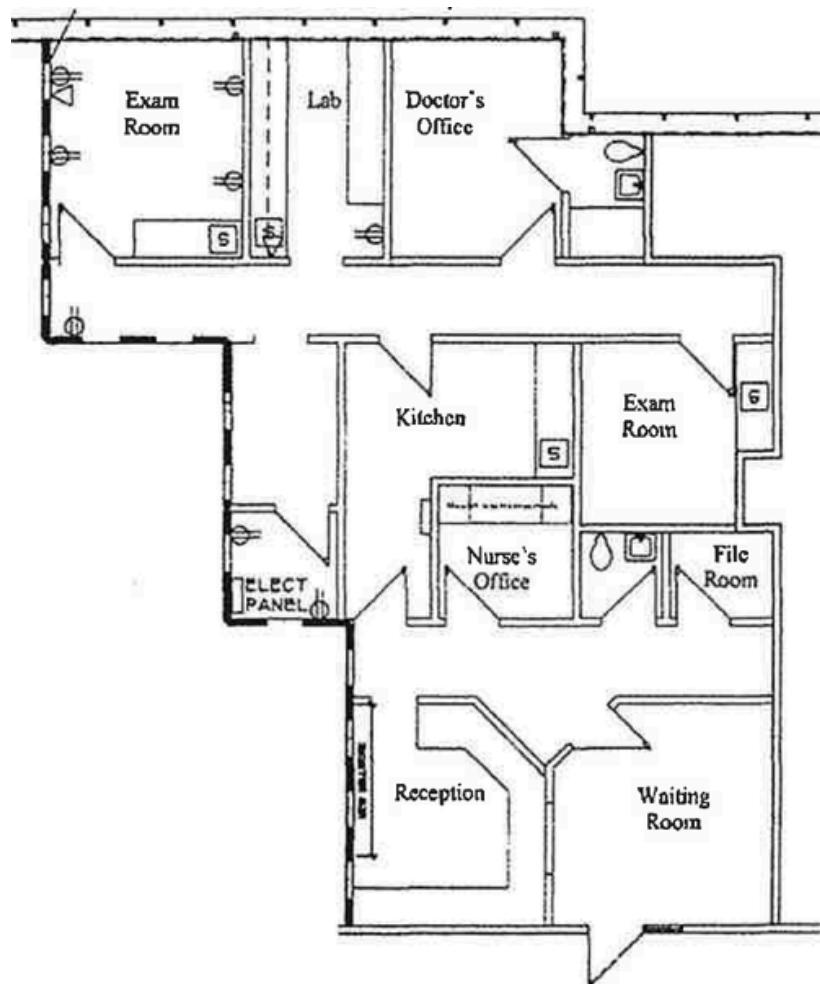


Suite Number	Square Footage
115	2,148

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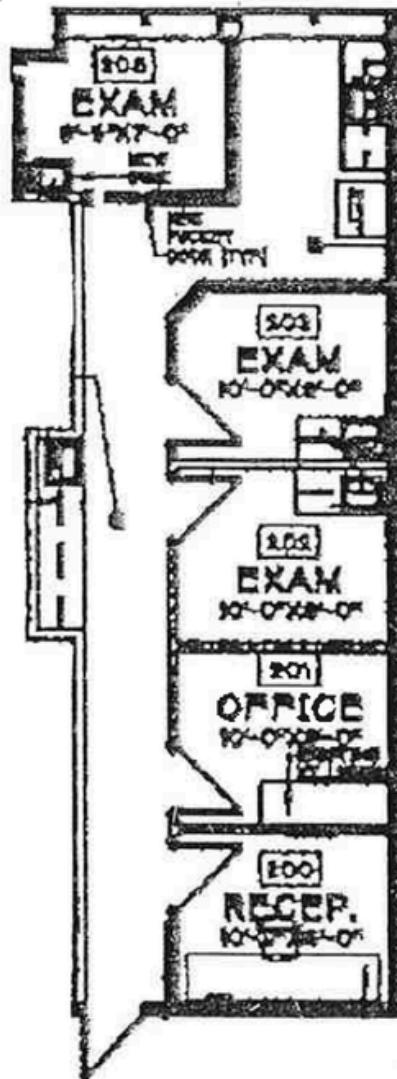
Suite Number	Square Footage
134	1,727

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Suite Number	Square Footage
201	990

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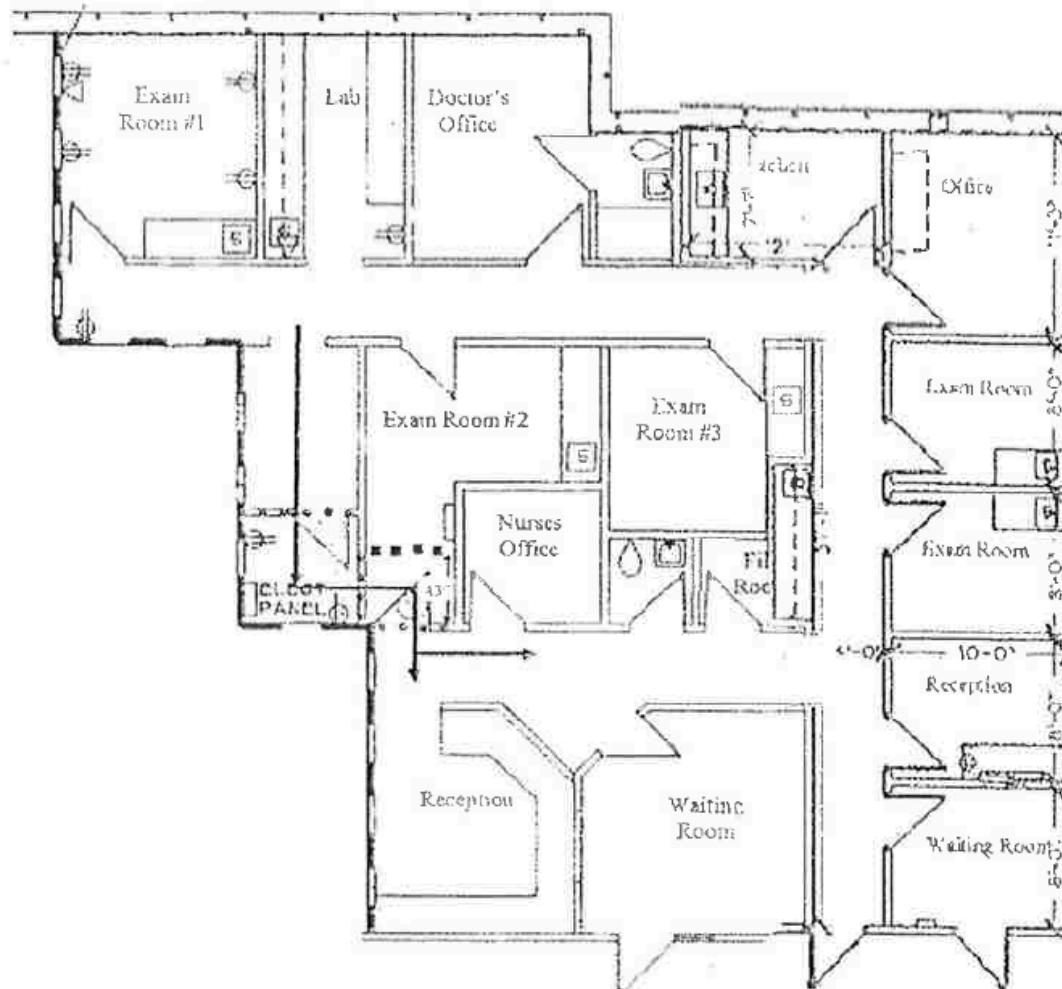
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Suite Number	Square Footage
134 & 201	2,717

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