

OFFICE PROPERTY FOR LEASE

650 - 4,282 SF Office & Medical Suites Available

42621, 42627, 42633 GARFIELD ROAD
CLINTON TOWNSHIP, MI 48038



650 - 4,282 sf Office/Medical

Aggressive Lease Rates

Main Road Signage and Direct Suite Access

Landlord Willing to Make Tenant Specific

Improvement for New Tenants



P.A. COMMERCIAL
Corporate & Investment Real Estate

CLINTON OAKS PROFESSIONAL CENTER

42621, 42627, 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	650 - 4,282 SF
Building Size:	12,000 SF
Lease Rate:	\$14.00 SF/yr (MG) + Utilities
Zoning:	O-1
Year Built/Renovated:	1988/2019
Lot Size:	3.64 Acres
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	30,957

PROPERTY OVERVIEW

There is currently several suites for lease ranging from 650 - 4,282 SF within Clinton Oaks Professional Center, an attractive (3) three-building office/medical complex. The buildings have ample parking and both the interiors and exteriors have been recently renovated.

LOCATION OVERVIEW

This office building is located south of 19 Mile Road on the west side of Garfield Road. Convenient location in the heart of Clinton Township, just south of Hall Road. Minutes from Henry Ford Hospital, Beaumont Urgent Care, DMC Children's Center, Macomb Community College, Partridge Creek & Lakeside Mall, and numerous area restaurants.

PROPERTY HIGHLIGHTS

- 650 - 4,282 sf Office/Medical Immediately Available
- Aggressive Lease Rates
- Main Road Signage and Direct Suite Access
- Landlord Willing to Make Tenant Specific Improvement for New Tenants

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// AVAILABLE SPACES

LEASE TYPE | MG

TOTAL SPACE | 650 - 4,282 SF

LEASE TERM | Negotiable

LEASE RATE | \$14.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
42627 Garfield, Suite 218	Available	1,350 SF	Modified Gross	\$14.00 SF/yr
42627 Garfield, Suite 211	Available	2,082 SF	Modified Gross	\$14.00 SF/yr
42627 Garfield, Suite 214	Available	2,200 SF	Modified Gross	\$14.00 SF/yr
42617 Garfield, Suite 211 & 214	Available	4,282 SF	Modified Gross	\$14.00 SF/yr
42633 Garfield, Suite 315	Available	650 SF	Modified Gross	\$14.00 SF/yr



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

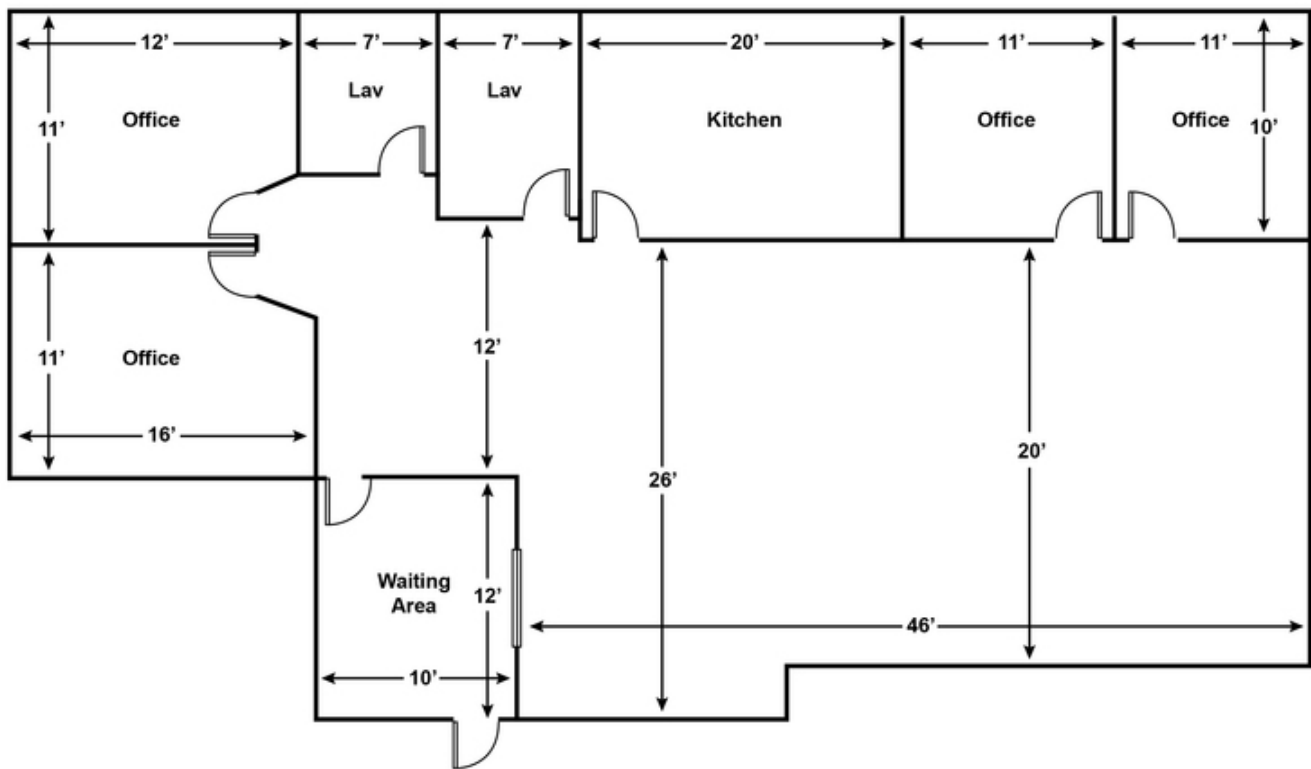
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CLINTON OAKS PROFESSIONAL CENTER

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SUITE 211 // FLOOR PLAN



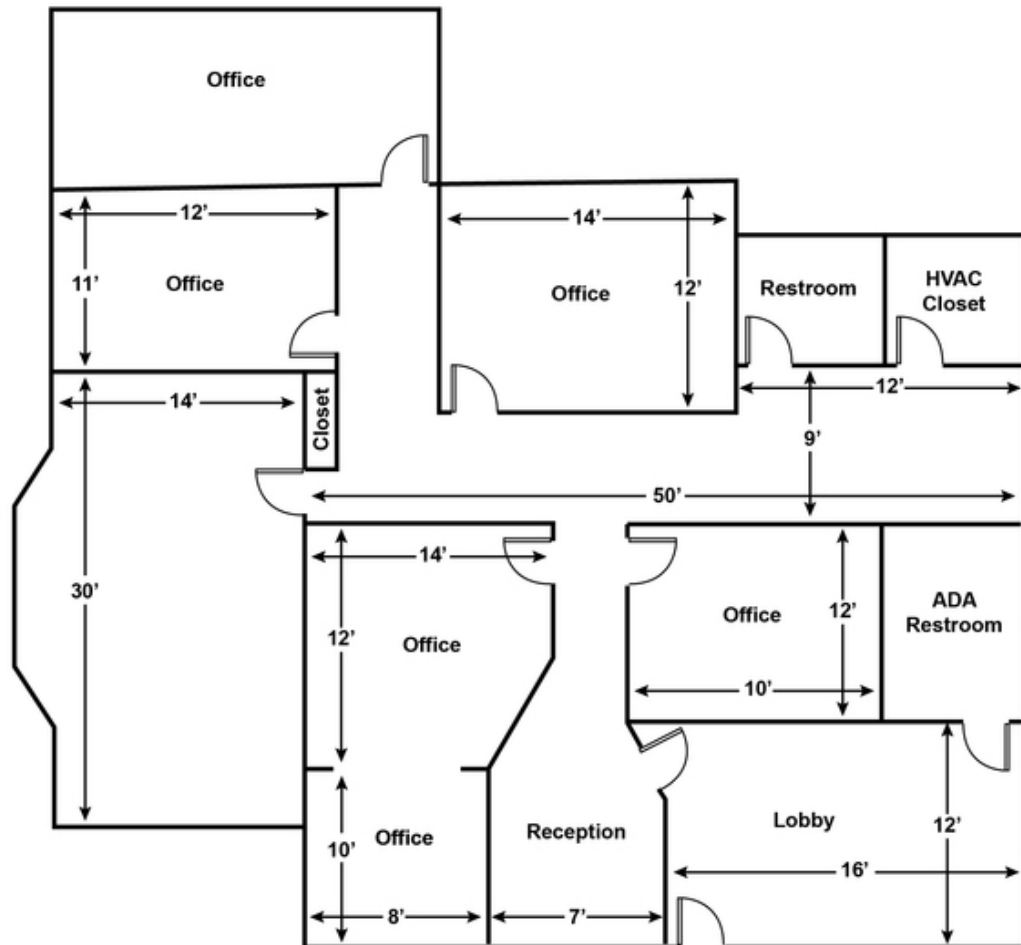
Suite 211 | 2,082 SF

Measurements are approximate and are not to scale.

CLINTON OAKS PROFESSIONAL CENTER

42621, 42627, 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

SUITE 214 // FLOOR PLAN



Suite 214 | 2,200 SF

Measurements are approximate and are not to scale.



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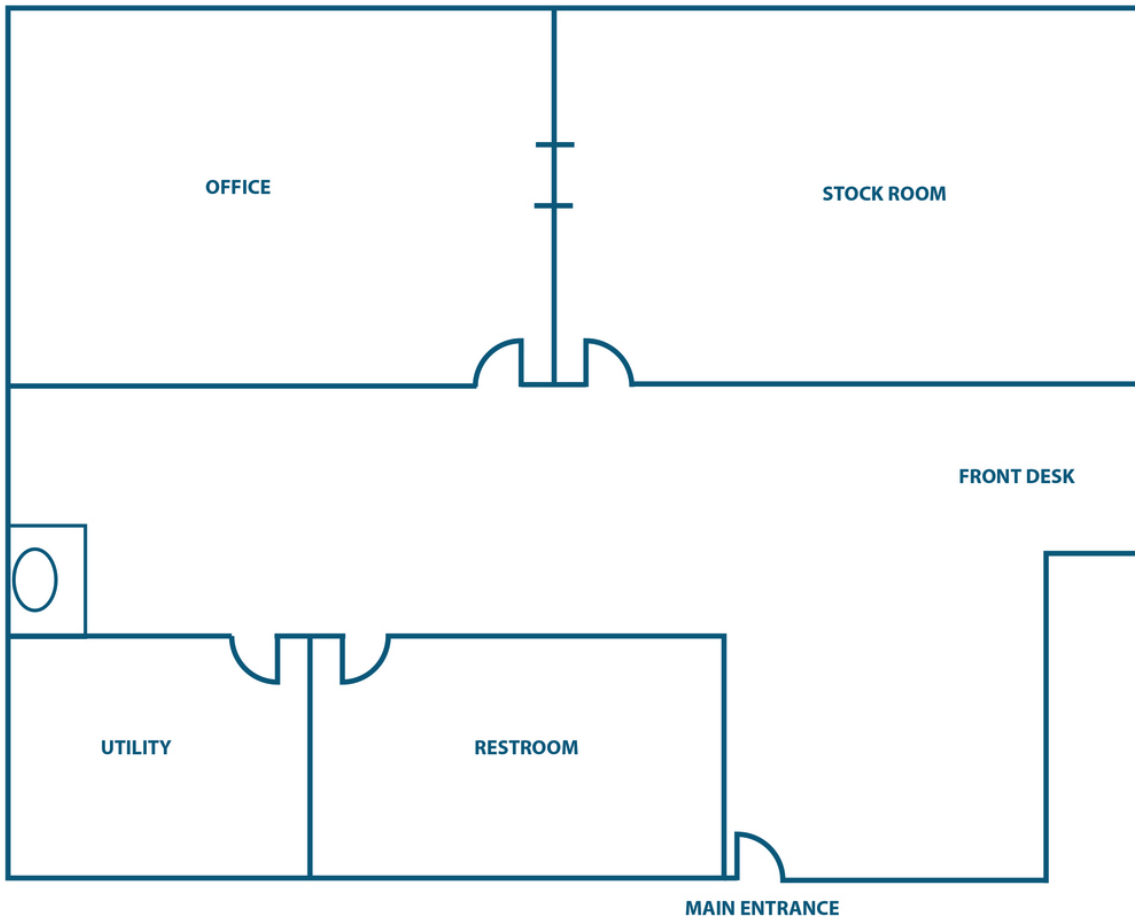
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CLINTON OAKS PROFESSIONAL CENTER

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SUITE 315 // FLOOR PLAN



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// RETAILER MAP



Google

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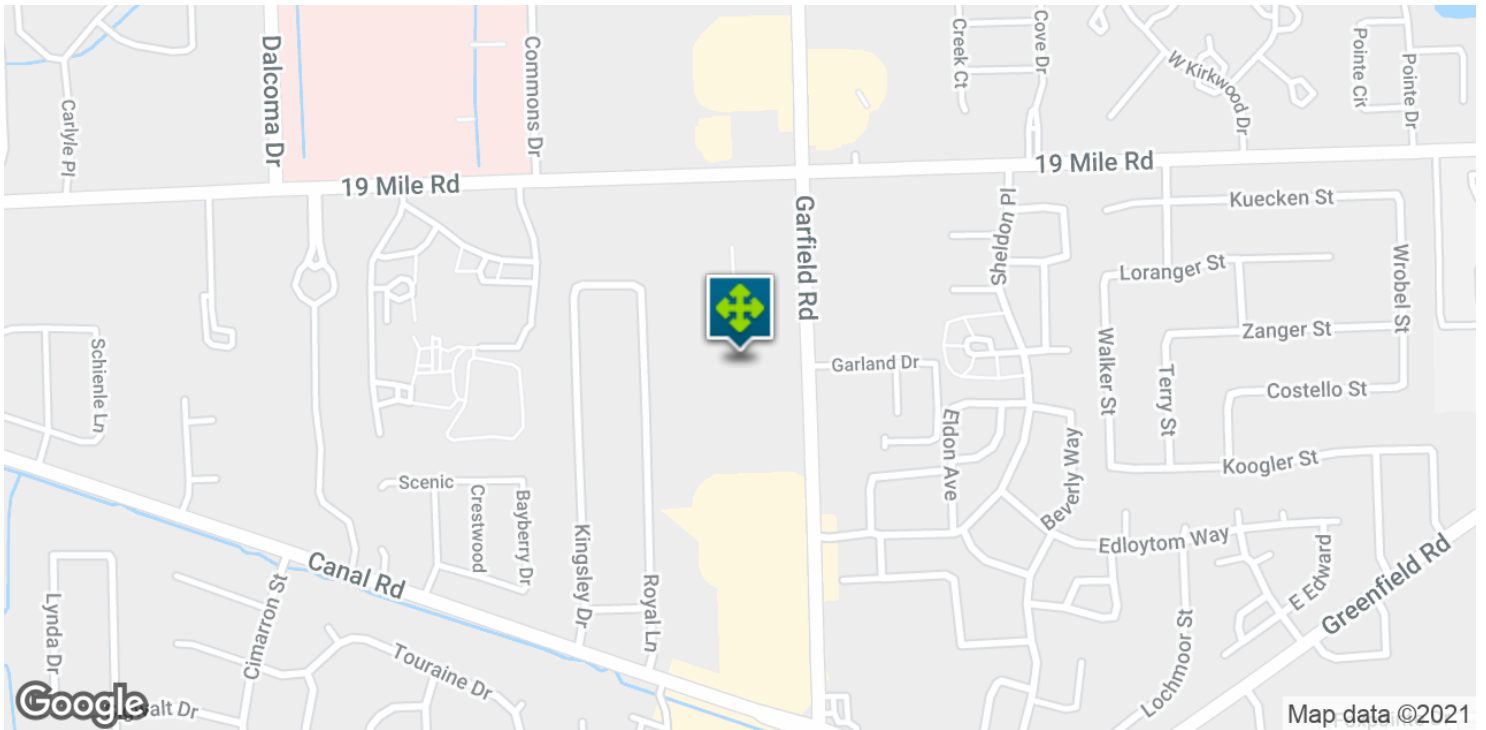
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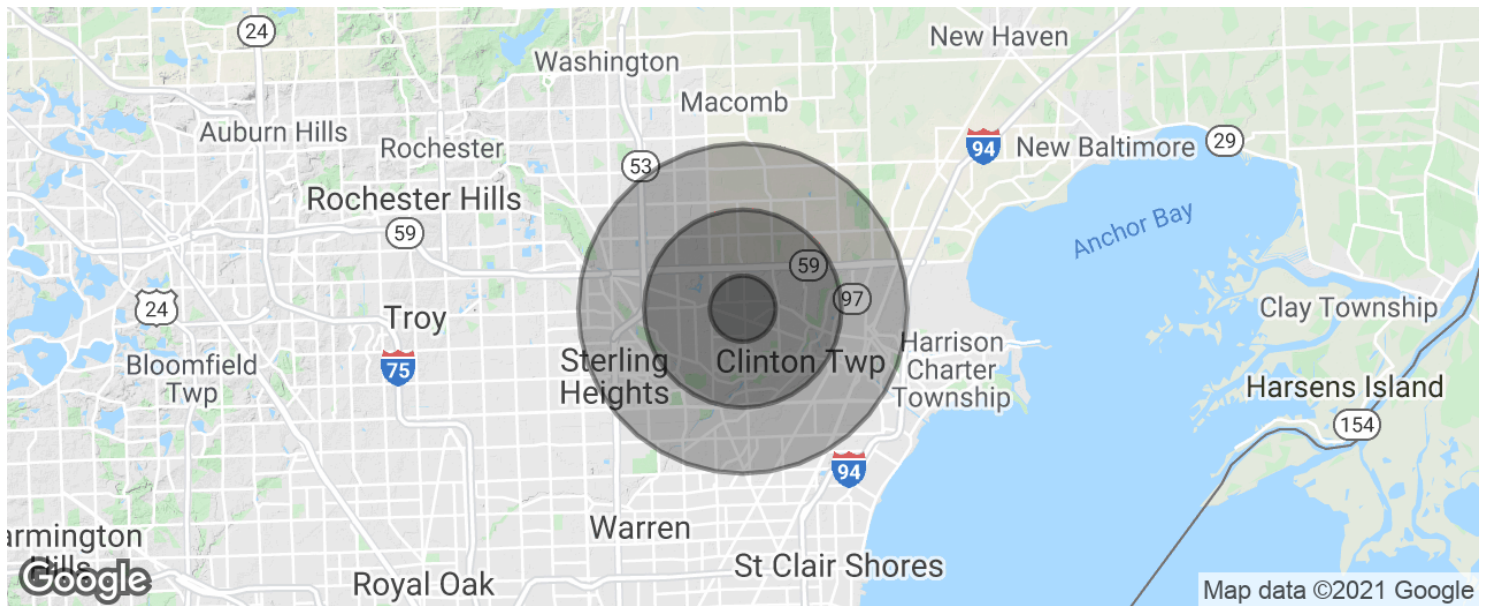
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// LOCATION MAPS



CLINTON OAKS PROFESSIONAL CENTER

42621, 42627, 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI // DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,282	110,130	274,413
Median age	42.7	40.7	39.8
Median age (Male)	38.6	38.7	38.0
Median age (Female)	45.2	42.2	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,044	44,893	107,965
# of persons per HH	2.0	2.5	2.5
Average HH income	\$57,501	\$71,531	\$71,311
Average house value	\$159,626	\$182,452	\$175,794

* Demographic data derived from 2010 US Census