

PROPERTY FOR LEASE



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Holiday Professional Building

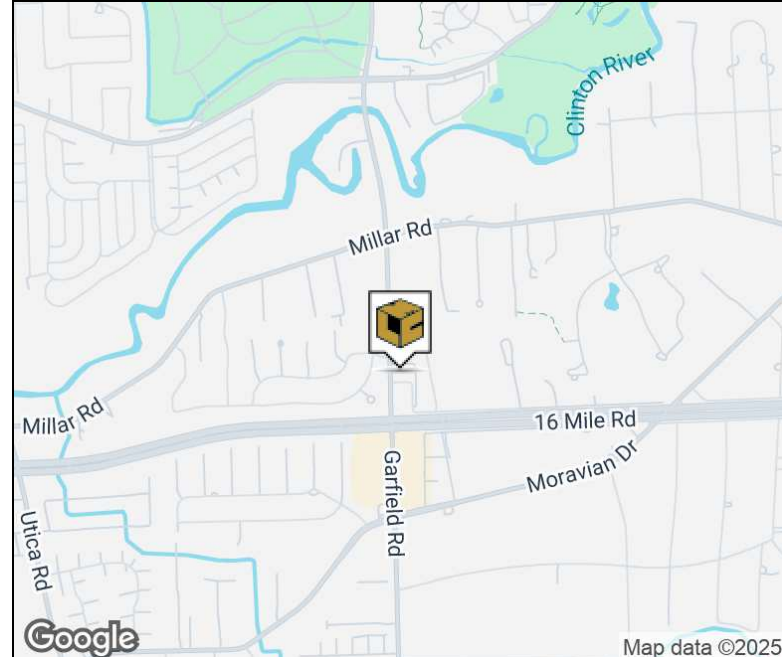
37020, 37040, 37060 Garfield Road Clinton Township, MI 48036

PROPERTY SUMMARY



Property Highlights

- 2,300-4,600 SF Available
- Professional Office Setting
- Existing Bank Teller Drive-Thru/Tube System
- Ideal for Financial Institutions or General Office Users
- Located on Heavily Trafficked Intersection
- Outstanding Main Road Exposure - Possible Building Signage
- Professionally Managed
- Possible First Floor Private Lobby Entrance



FOR MORE INFORMATION:

Al Iafrate, SIOR

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Robert Gojcaj

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CONNECT WITH US

248.637.9700 | www.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.

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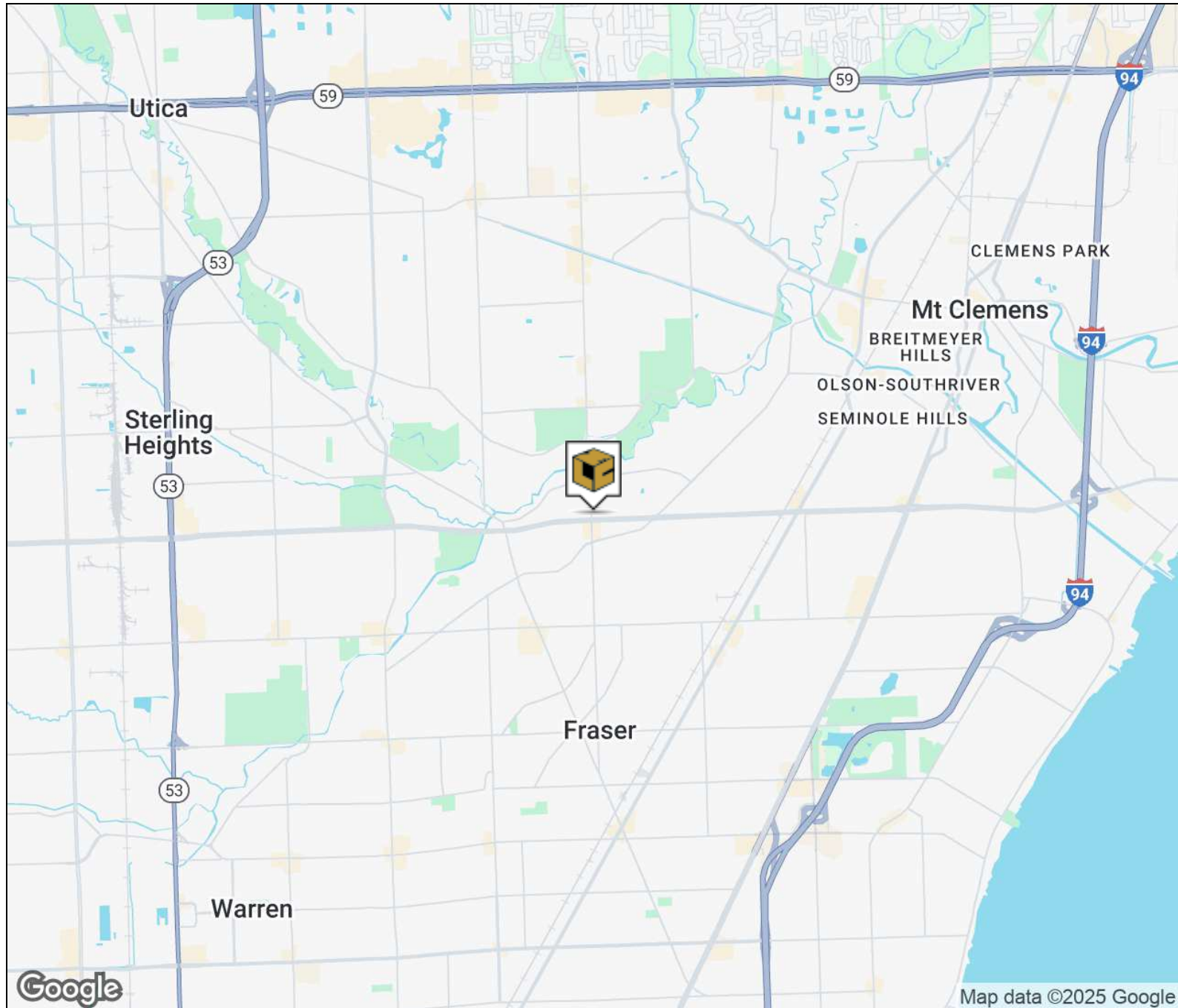


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LOCATION MAP



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ADDITIONAL PHOTOS



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OFFICE PROPERTY DETAILS

Lease Rate

Negotiable

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	OS-1
Lot Size	1.93 Acres
APN #	-

Parking & Transportation

Parking Type	Surface
Parking Spaces	95

Available Suites

37020-C1 - 2,300 SF	Negotiable - Gross + Util. + Jan.
37020-C3 - 2,300 SF	Negotiable - Gross + Util. + Jan.

Location Information

Street Address	37020, 37040, 37060 Garfield Road
City, State, Zip	Clinton Township, MI 48036
County	Macomb
Cross-Streets	16 Mile Road/Garfield Road
Nearest Highway	I-94, M-59, I-696

Building Information

Building Size	30,734 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1990
Gross Leasable Area	30,734 SF
Load Factor	-
Annual Escalations	\$0.50
Partition Allowance	Yes

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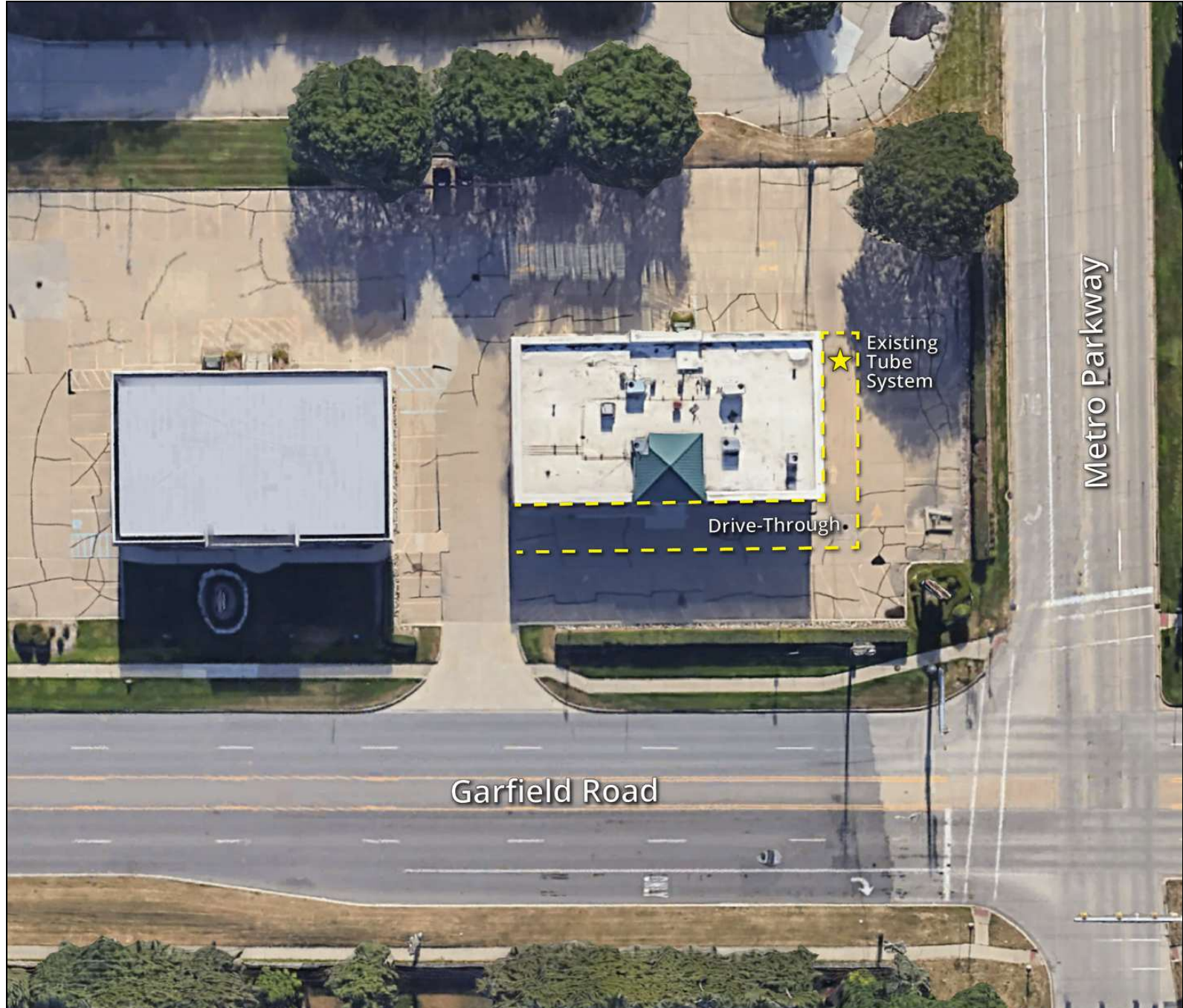


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DRIVE THROUGH CAPABILITY



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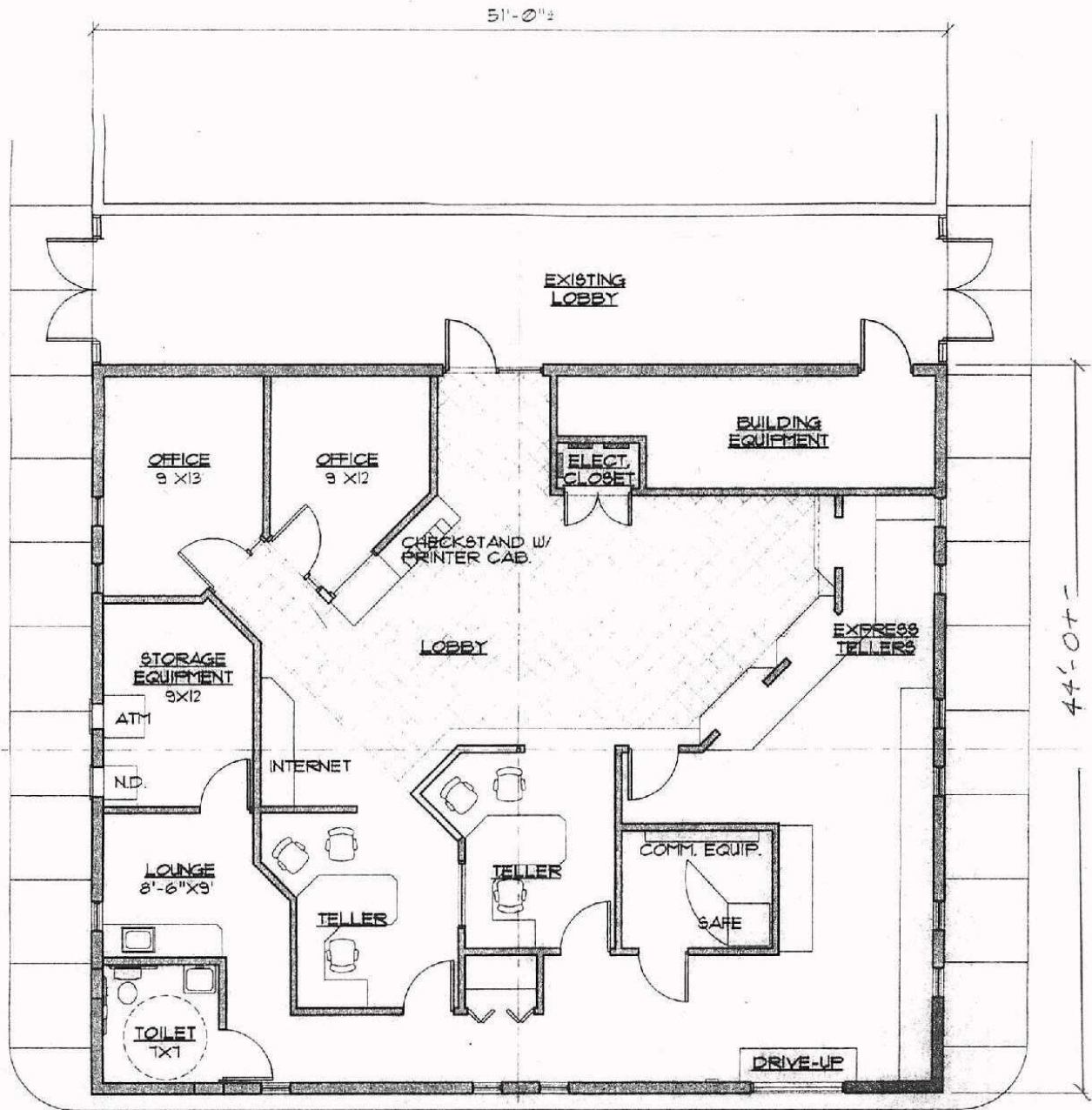
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37020-C1 FLOOR PLAN - 2,300 SF



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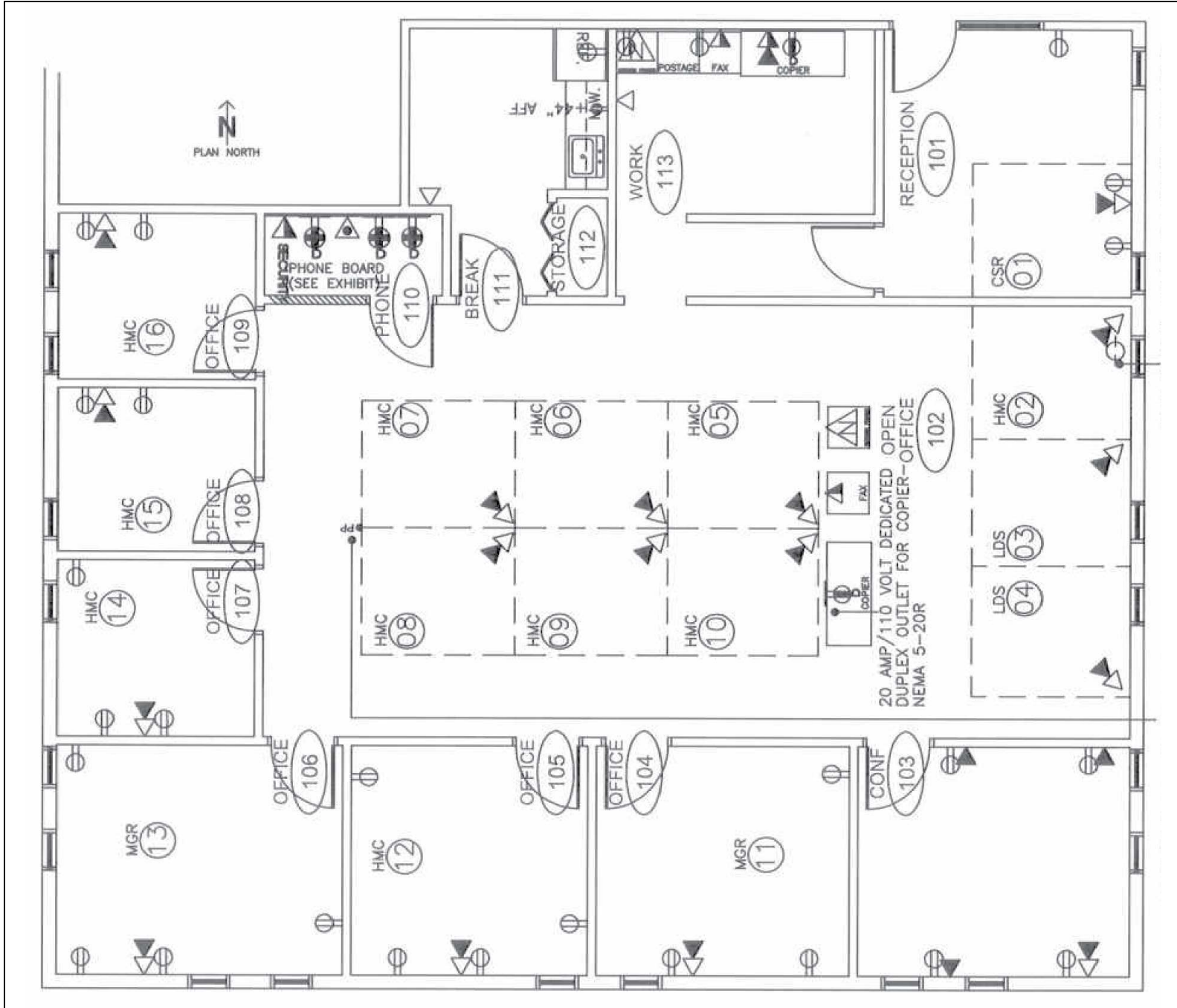
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37020-C3 FLOOR PLAN - 2,300 SF



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