

OFFICE PROPERTY // FOR LEASE

PRIME MEDICAL / OFFICE SPACE AVAILABLE AT NORMANDY CENTER

36325 - 36405 HARPER AVE
CLINTON TOWNSHIP, MI 48035

LEASE PROMOTION!
FIRST 6 MONTHS 50% OFF!*



* For qualified tenants
based on a 66-month lease

- High-visibility location
- Flexible lease terms
- Ample parking
- Modern interior finishes
- Accessible to major roadways
- Professional property management
- Highly customizable spaces



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

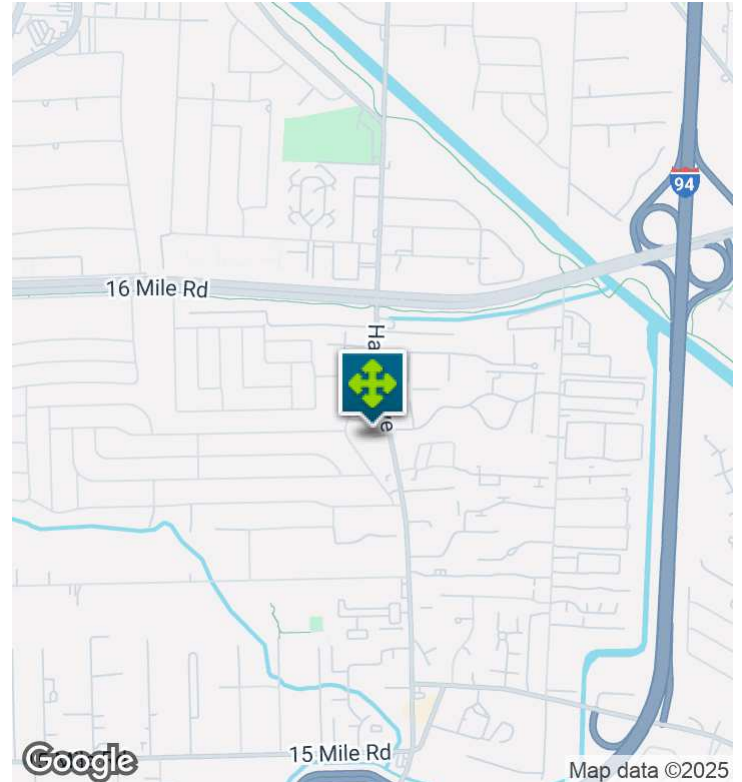
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$15.00 - \$17.50/PSF (GROSS + UTILITIES)
------------	---

OFFERING SUMMARY

Building Size:	13,500 SF
Available SF:	763 - 4,234 SF
Lot Size:	2.64 Acres
Year Built:	1984
Zoning:	OS-1
Market:	Detroit
Submarket:	Macomb East

PROPERTY OVERVIEW

Discover a prime leasing opportunity at 36325 - 36405 Harper Ave in Clinton Township, MI. This high-visibility property offers modern interior finishes and a range of flexible lease options, catered to meet your business needs. With ample parking, easy accessibility to major roadways, and strong traffic counts, the location is ideal for attracting customers and clients alike. The property boasts professional property management to ensure a smooth leasing experience, while providing highly customizable spaces to suit your unique requirements. Don't miss out on this chance to elevate your business in a strategic and thriving commercial environment.

The first six (6) months of lease will be offered at a 50% rate reduction for qualified tenants based on a 66-month lease term.

LOCATION OVERVIEW

The area surrounding the location offers a dynamic and thriving landscape for businesses to thrive. Just moments away from the property, tenants can explore a range of dining options, and nearby, George George Memorial Park provides a picturesque retreat for leisurely strolls and outdoor activities. With easy access to major roadways, the location provides seamless connectivity. Seize the opportunity to integrate your business within this bustling and energetic community.

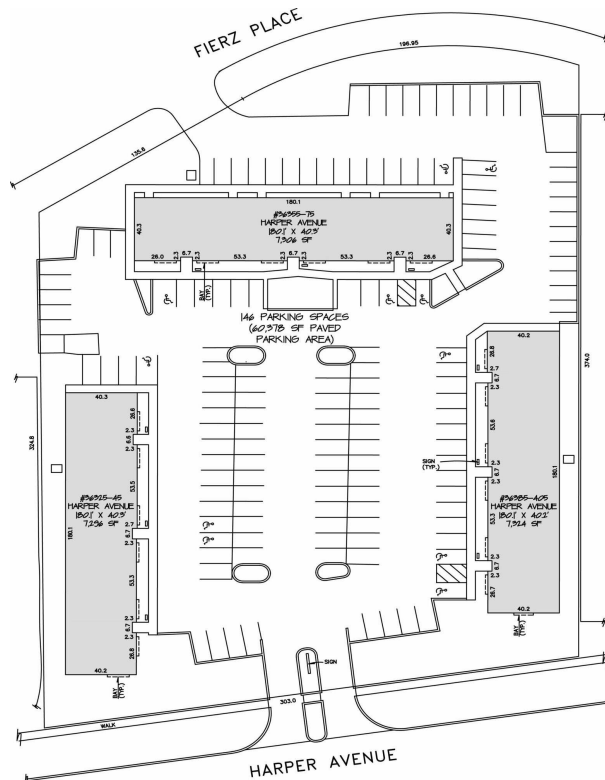


John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777 | johnd@pacommercial.com
Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047 | phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	763 - 4,234 SF	Lease Rate:	\$1,100.00 - \$2,934.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
36325 Harper Ave	Available	1,124 SF	Gross + Utilities	\$1,500 per month
36329-33 Harper Ave	Available	2,347 SF	Gross + Utilities	\$2,934 per month
36337 Harper Ave	Available	763 SF	Gross + Utilities	\$1,100 per month
36343-45 Harper Ave	Available	1,107 SF	Gross + Utilities	\$1,500 per month
36393 Harper Ave	Available	1,100 SF	Gross + Utilities	\$1,500 per month
36397 Harper Ave	Available	836 SF	Gross + Utilities	\$1,200 per month



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777 | johnd@pacommercial.com
Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047 | phil@pacommercial.com

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // **FOR LEASE**

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

John E. De Wald, CPA PRINCIPAL

D: 248.663.0504 | C: 313.510.3777

john@pacommercial.com

Phillip Myers SENIOR ASSOCIATE

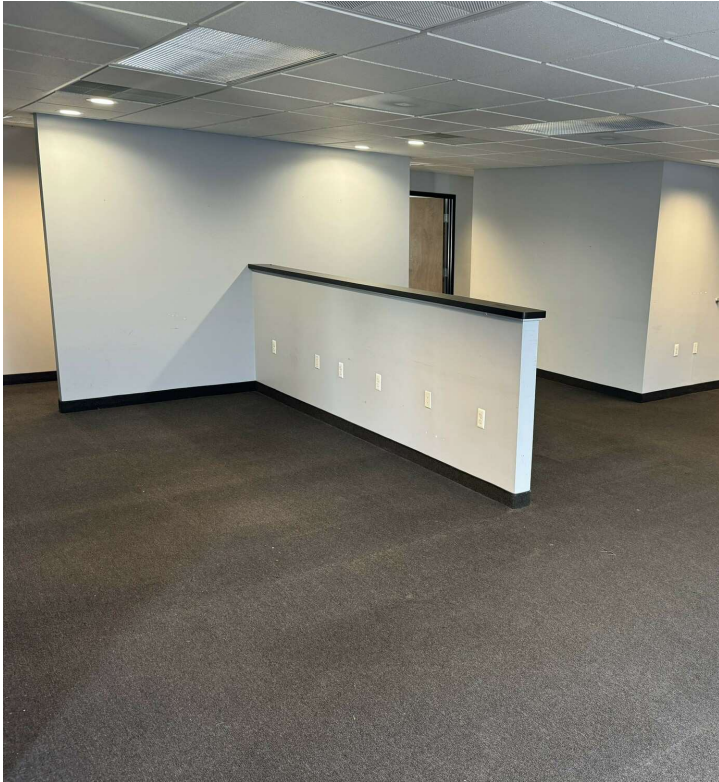
D: 248.281.9904 | C: 586.242.4047

phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

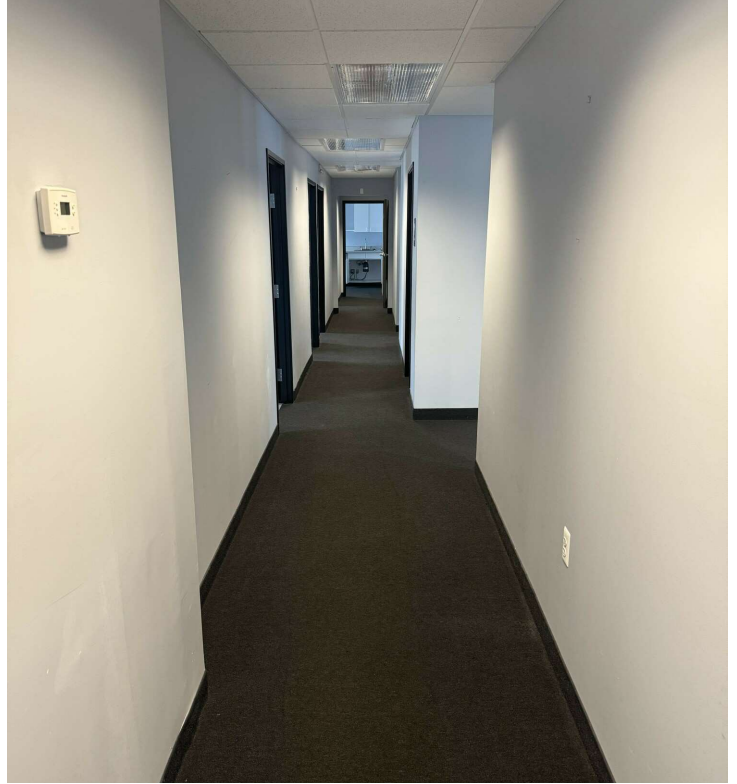
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047
phil@pacommercial.com

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

ADDITIONAL PHOTOS



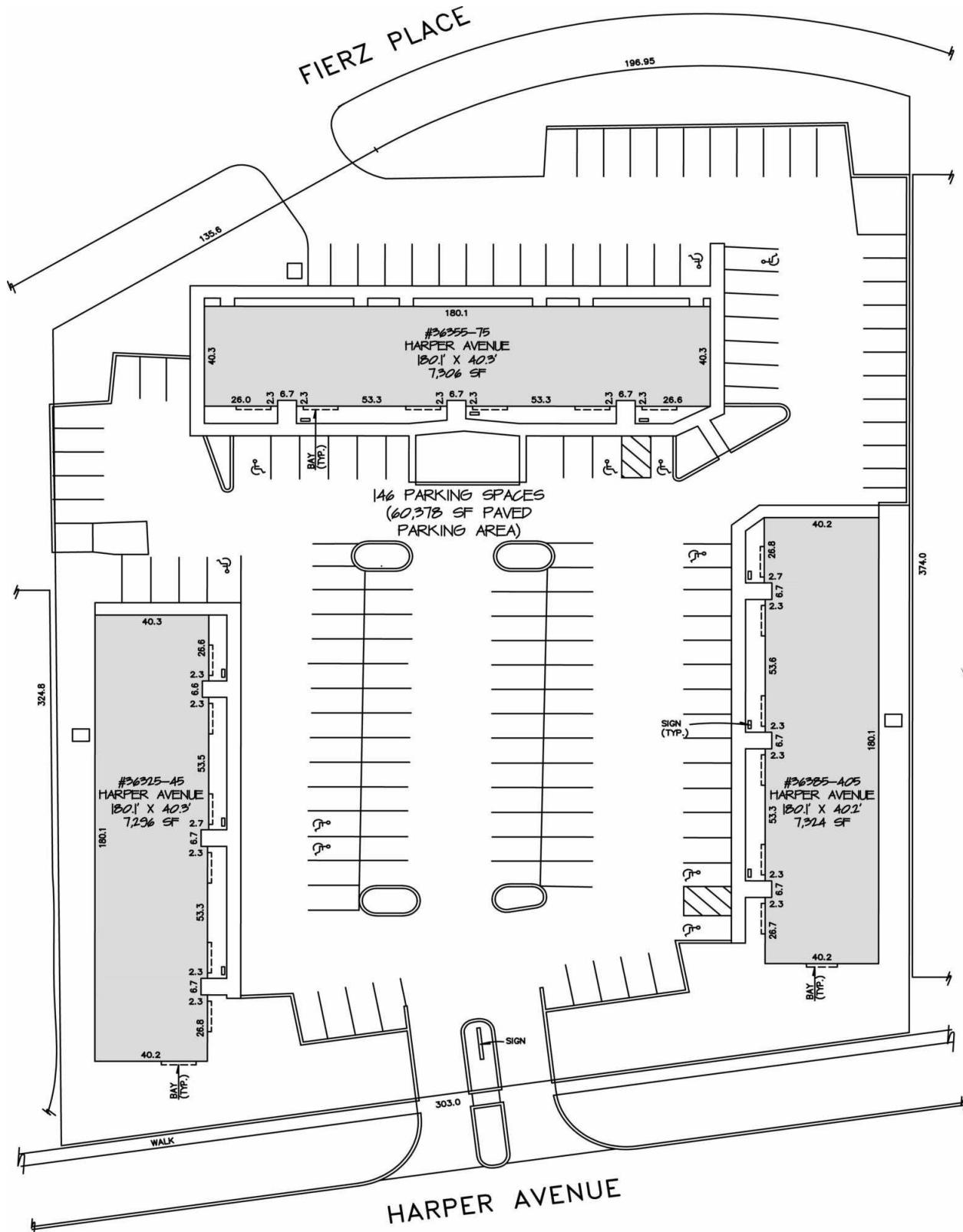
P.A. COMMERCIAL
Corporate & Investment Real Estate

John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777 | johnd@pacommercial.com
Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047 | phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

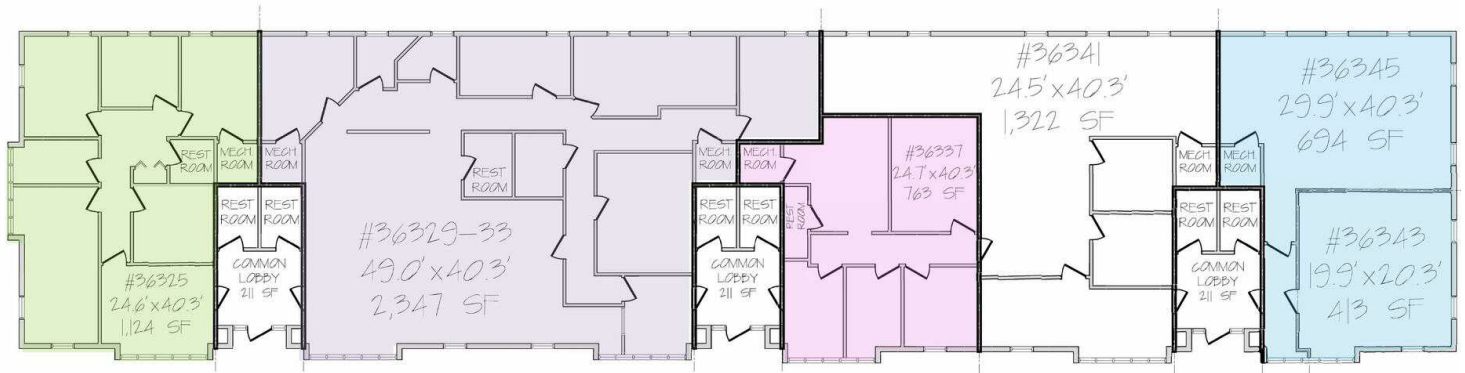
36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

SITE PLANS



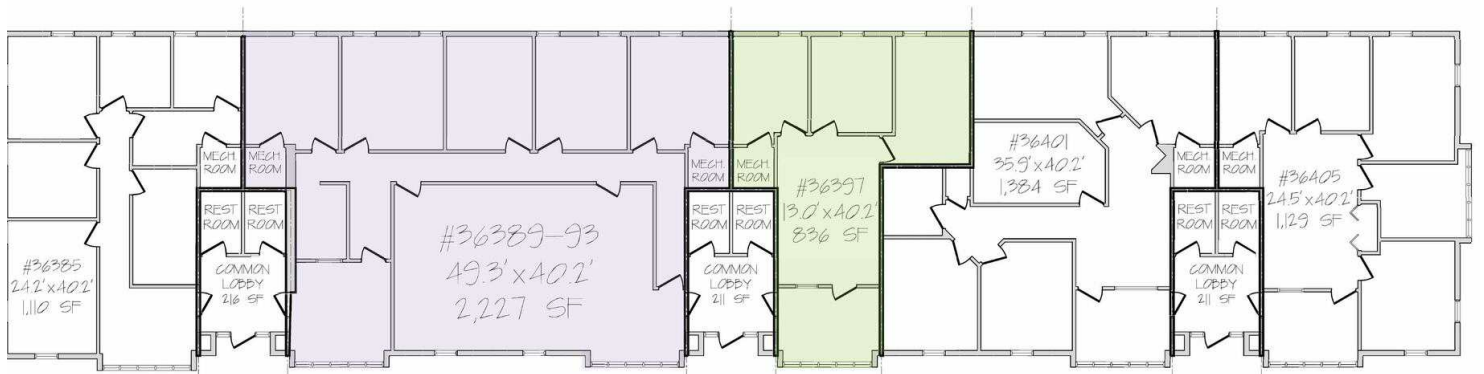
36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

FLOOR PLANS



Front of Building

36325-45 Harper Ave



Front of Building

36385-405 Harper Ave



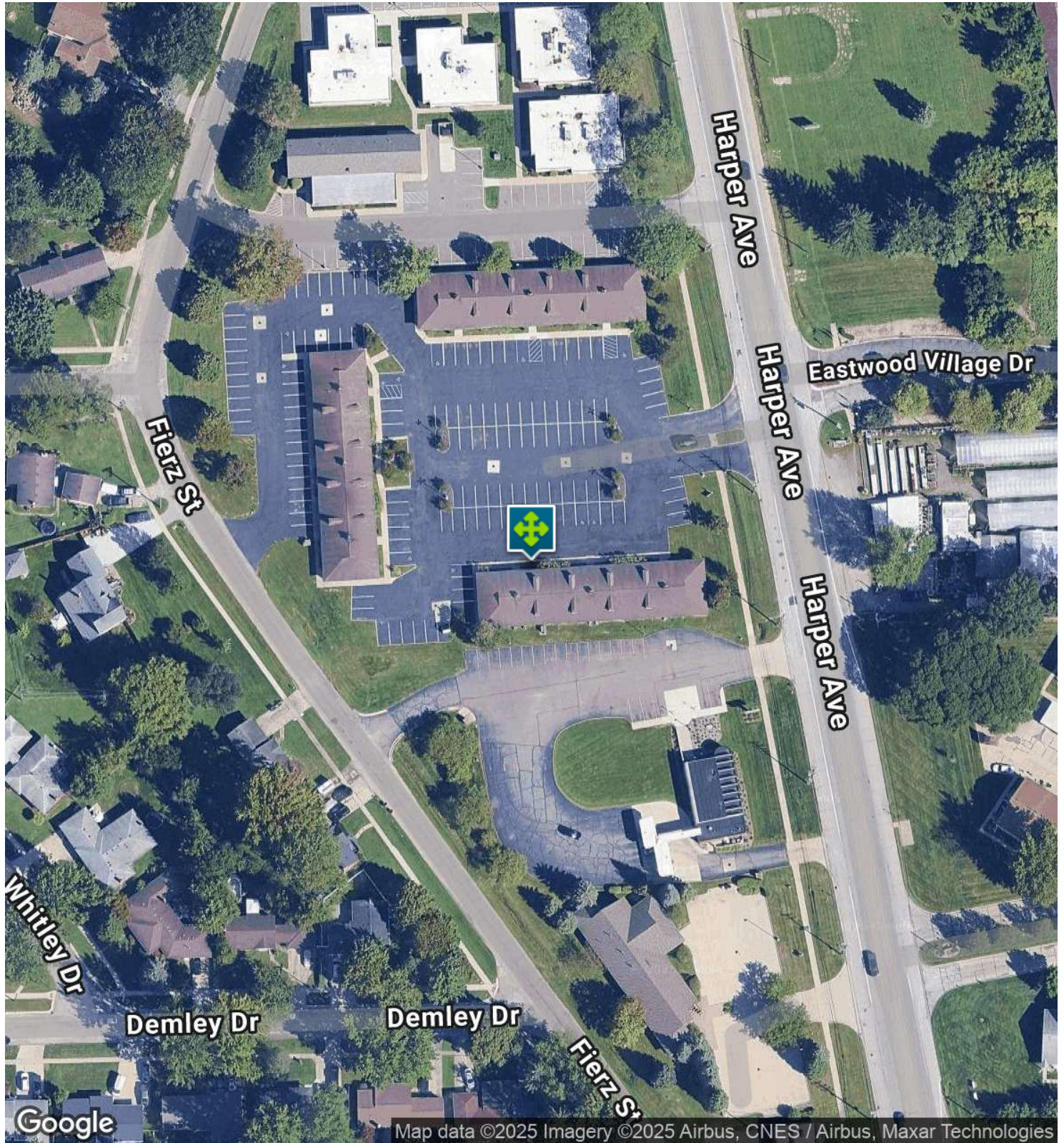
John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047
phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

AERIAL MAP



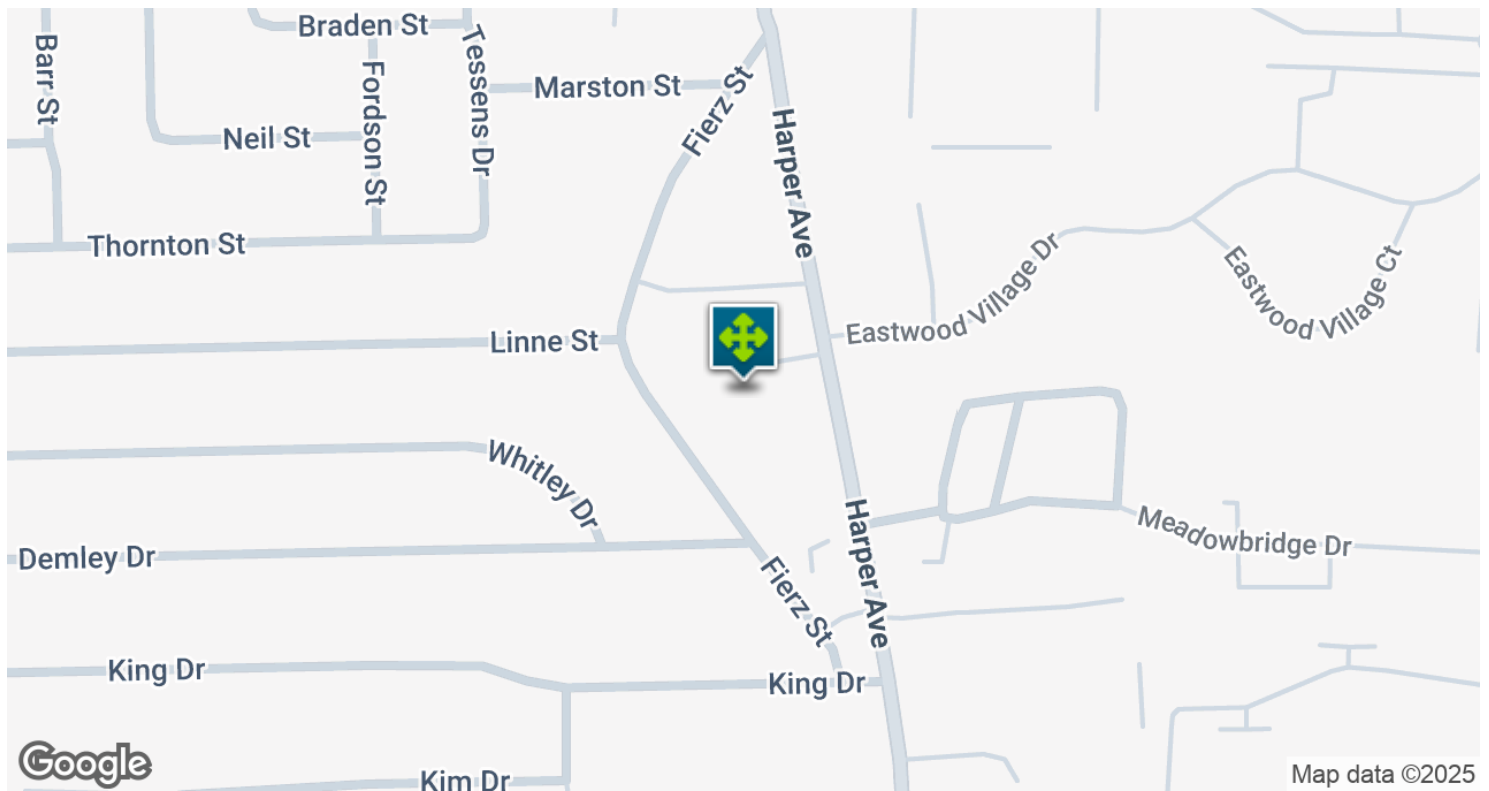
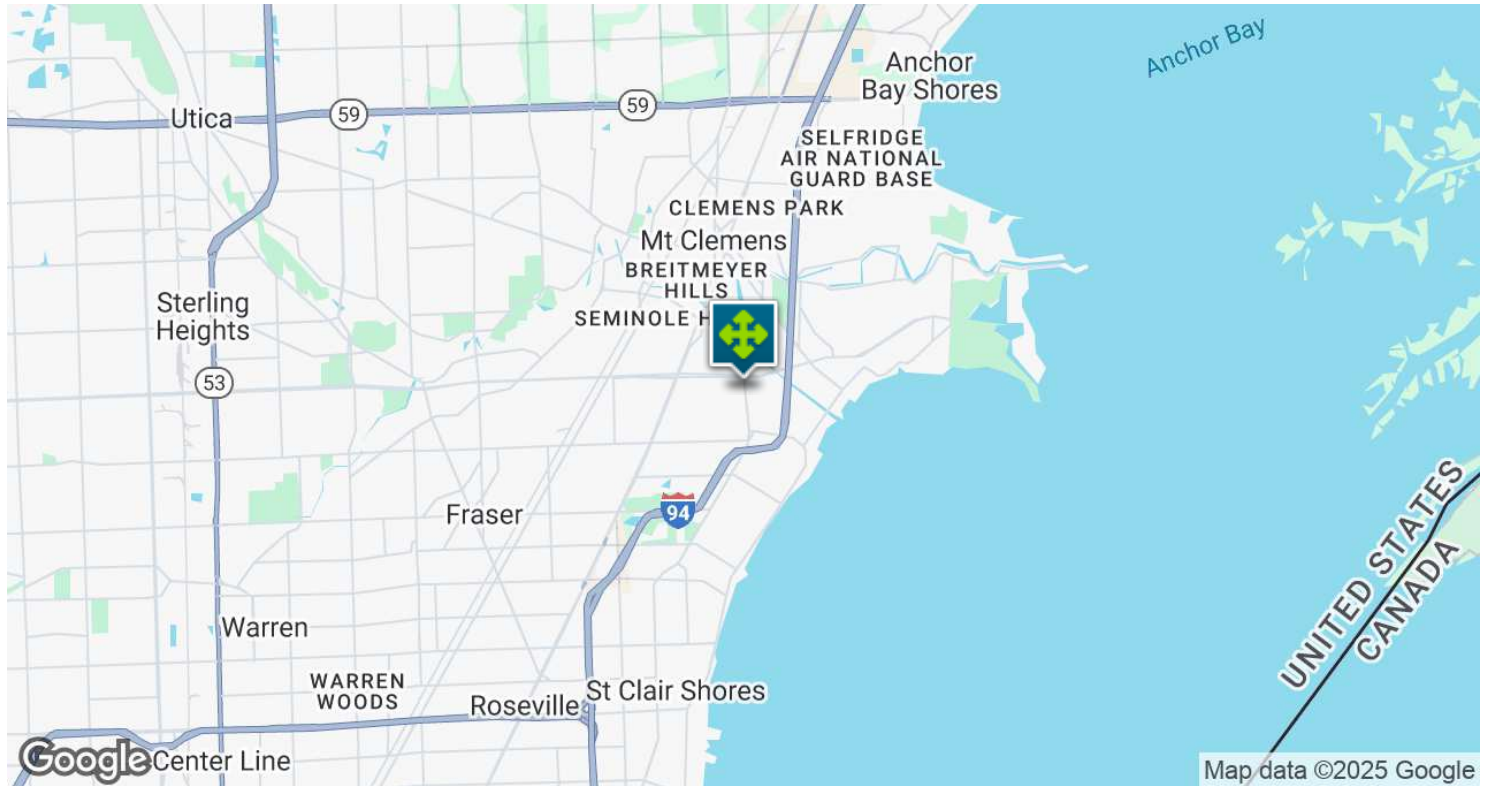
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047
phil@pacommercial.com

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

LOCATION MAP



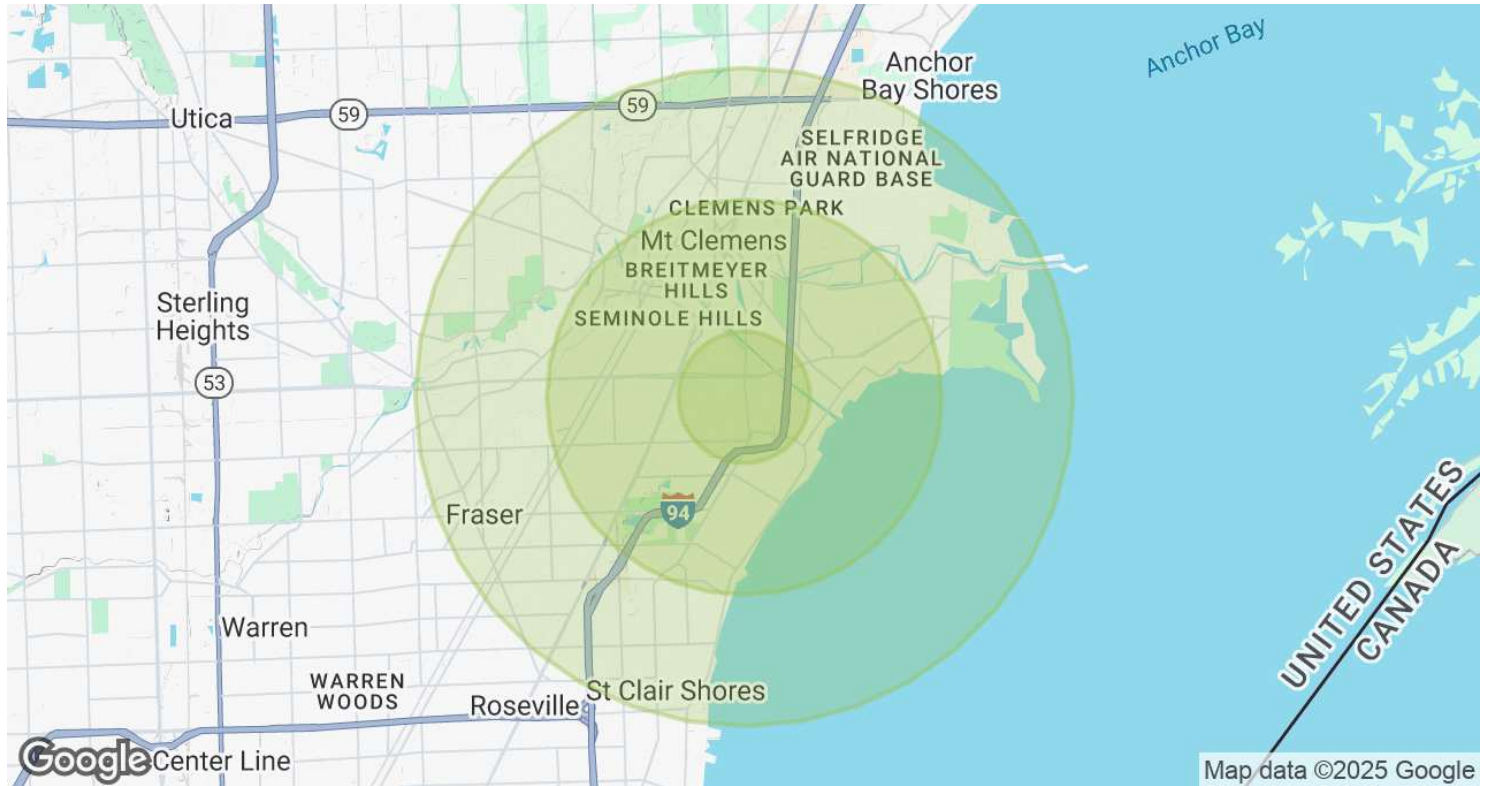
John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047
phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,511	77,979	185,948
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,205	35,408	82,180
# of Persons per HH	2	2.2	2.3
Average HH Income	\$71,263	\$80,388	\$88,144
Average House Value	\$191,838	\$217,409	\$232,509

Demographics data derived from AlphaMap



John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777 | johnd@pacommercial.com
Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047 | phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

36325 - 36405 HARPER AVE, CLINTON TOWNSHIP, MI 48035 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John E. De Wald, CPA
PRINCIPAL

D: 248.663.0504

C: 313.510.3777

johnd@pacommercial.com



Phillip Myers
SENIOR ASSOCIATE

D: 248.281.9904

C: 586.242.4047

phil@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.