

# Cambridge Office Park

*Sterling Heights, MI*

43114-43134 & 43150-43154 Dequindre Road

- Premier Medical Condo Complex For Sale
- 12,000 Total Square Feet Across Three Suites
  - 6,800 SF Turnkey Medical Suite
  - 2,800 SF Physical Therapy Suite with Hydrotherapy Pool
  - 2,400 SF Occupied Dental Suite
- Individual Suites Available For Sale
- Blocks Away From Corewell Health Beaumont Troy Hospital
- Directly Across From Corewell Health Urgent Care
- Strategically Located With Ample Parking
- Outstanding Opportunity For Healthcare Group, Specialty Practices or Investors

## OFFICE/MEDICAL BUILDING FOR SALE

### FOR MORE INFORMATION:

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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.

## Property Tours

Physical Therapy ✖ Medical ✖



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

# Cambridge Office Park

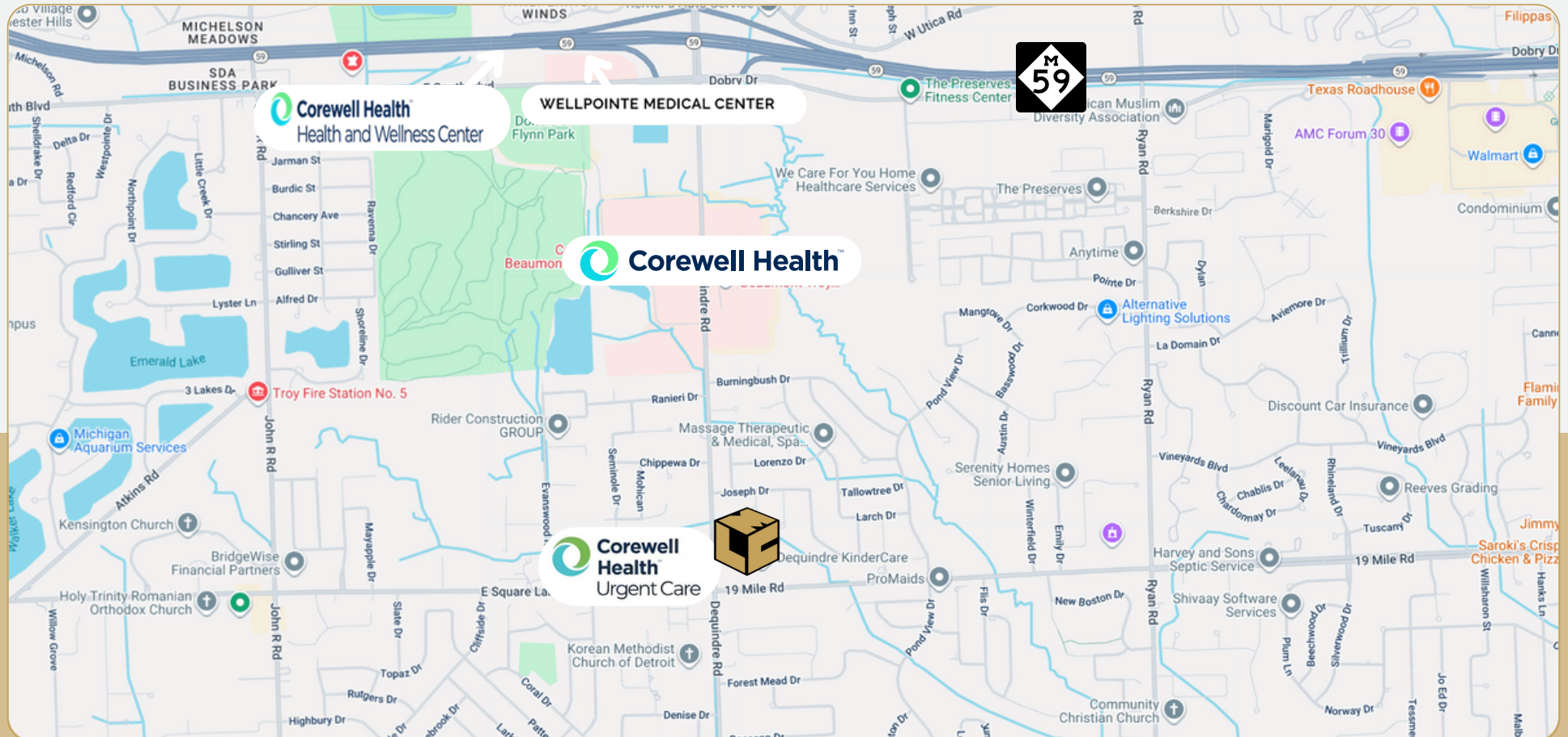
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- Seconds From Corewell Health  
Beaumont Troy Hospital

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## Office Property Details:

### Details:

**Location Description:** Dequindre Rd & 19 Mile Rd

**Building Type:** Office

**Class:** B

**Zoning:** O-1

**Floors:** 1

**Year Built:** 2004

**Gross SF:** 12,000 SF

**Total Rentable SF:** 12,000 SF

**Available SF:** 9,600 SF

**Acres:** 2.03

**Multitenant:** Yes

**Parcel ID:** 10-06-358-001

**Property Description:** This premier medical condominium complex offers an exceptional opportunity to acquire a well-maintained, high-image property along the areas preeminent medical corridor. The sale totals approximately 12,000 square feet across three suites, including a 6,800 SF turnkey medical office, a 2,800 SF physical therapy suite with a hydrotherapy pool, and a 2,400 SF dental suite currently occupied by a long-term tenant. The property is ideally positioned just seconds from Corewell Health – Beaumont Troy Hospital and directly across from Corewell Health Urgent Care, ensuring strong synergy with the surrounding healthcare community. With ample on-site parking, modern infrastructure, and flexible ownership options—including the potential to purchase individual suites—this property presents a rare opportunity for healthcare providers, specialty practices, or investors seeking a quality medical asset in a premier location.

### Economic:

**43114-43134 Dequindre – 9,200 SF**

**Sale Price:** \$2,900,000

**Price/SF:** \$315.22

**43150-43154 Dequindre – 2,800 SF**

**Sale Price:** \$835,000

**Price/SF:** \$298.21

**Occupancy:** Immediate

**Parking:** 5.0/1,000

**Signage:** Monument & Building

**Status:** Existing

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## Available Suites:



**Suite 43150-43154 - 2,800 SF**  
**Physical Therapy**

**Suite 43134 - 6,800 SF**  
**Medical**

**Suite 43114 - 2,400 SF**  
**Dental**

**Suite 43134: 6,800 SF [Virtual Tour](#)** ✎  
**Suite 43150/43154: 2,800 SF [Virtual Tour](#)** ✎

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*Sterling Heights, MI*

## Additional Photos:





# Cambridge Office Park

*Sterling Heights, MI*

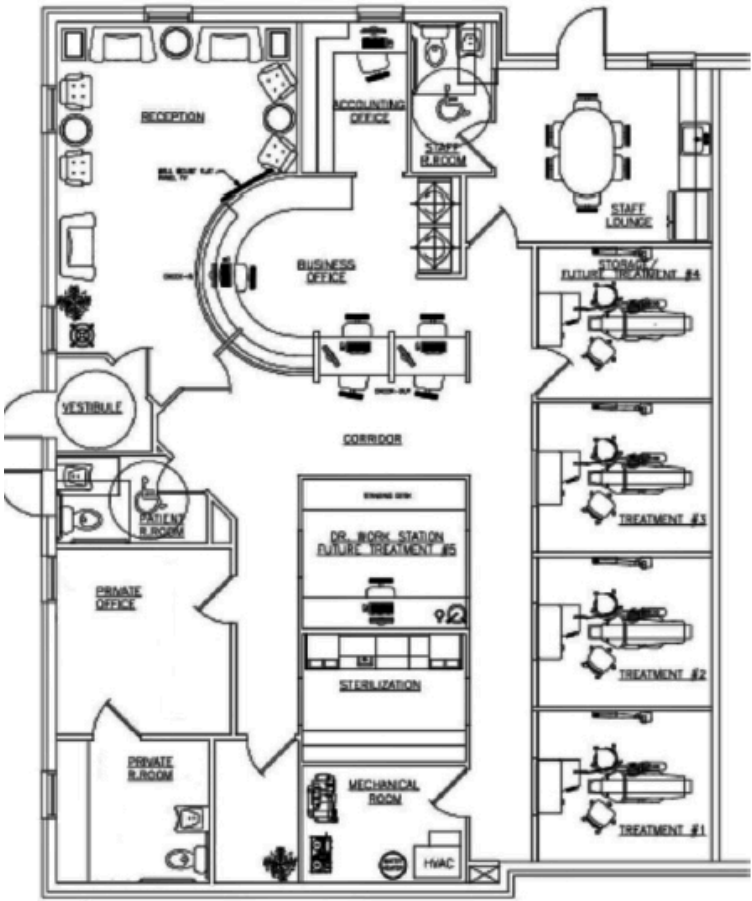
## Additional Photos:





# Cambridge Office Park

Sterling Heights, MI



Suite Number	Square Footage
43114	2,400 SF

# Cambridge Office Park

*Sterling Heights, MI*



## Suite 43114 Additional Photos:



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## Suite 43114 Additional Photos:



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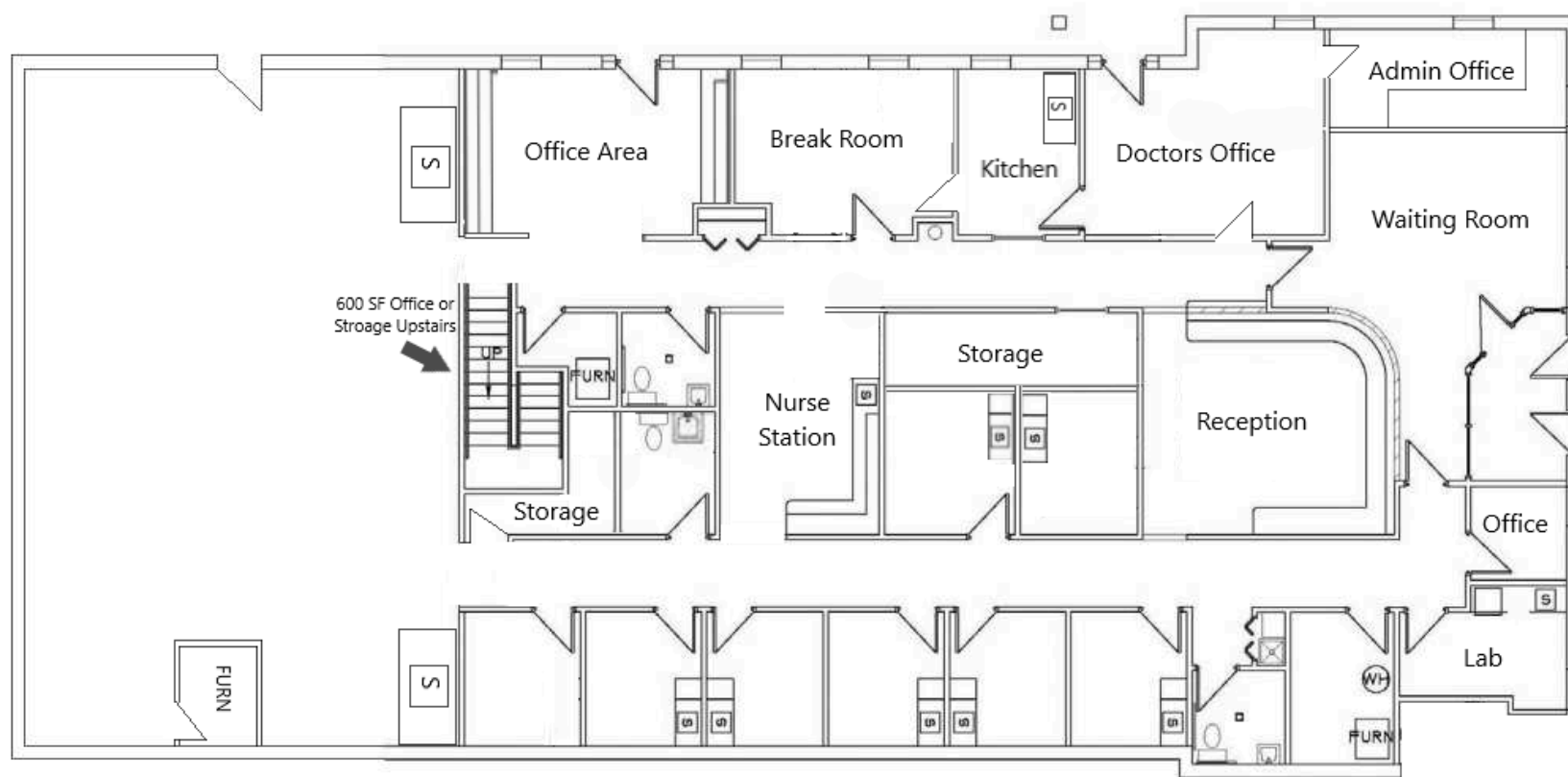
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Suite Number	Square Footage	Virtual Tour
43134	6,800 SF	<a href="#">Click Here</a>

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## Suite 43134 Additional Photos:



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## Suite 43134 Additional Photos:



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