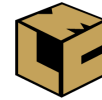


PROPERTY FOR LEASE

12 West Medical Center

28625 Northwestern Highway Southfield, MI 48034



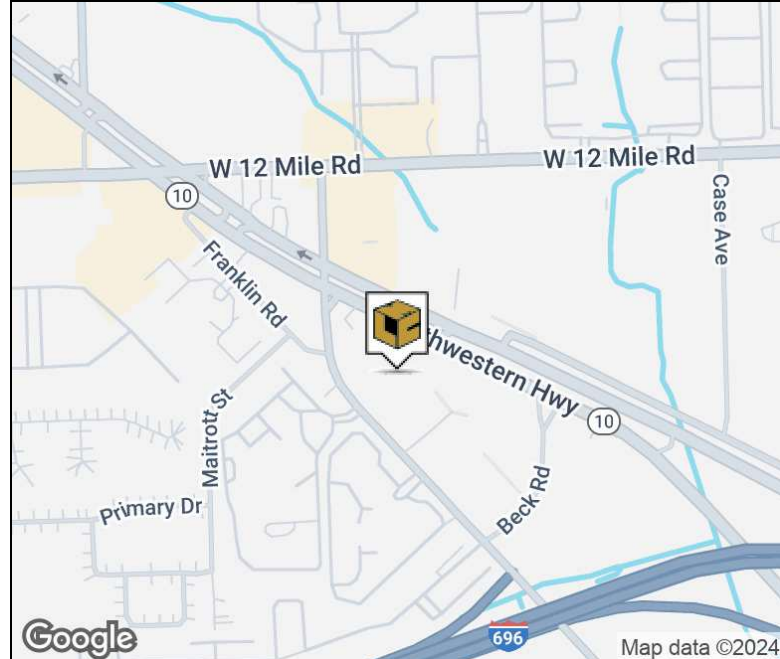
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Fully Renovated Class 'A' Medical Building
- Central Southfield Location
- Seconds from Telegraph Road, I-696, M-10 and M-39
- Up to 19,526 SF Available
- Building Naming Rights Available
- Backup Generator On-Site
- Generous Improvement Allowance



FOR MORE INFORMATION:

Mason L. Capitani, SIOR

Managing Partner

248.637.7795

mlcapitani@lmcap.com

Aaron Smith

Vice President

248.637.3515

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CONNECT WITH US

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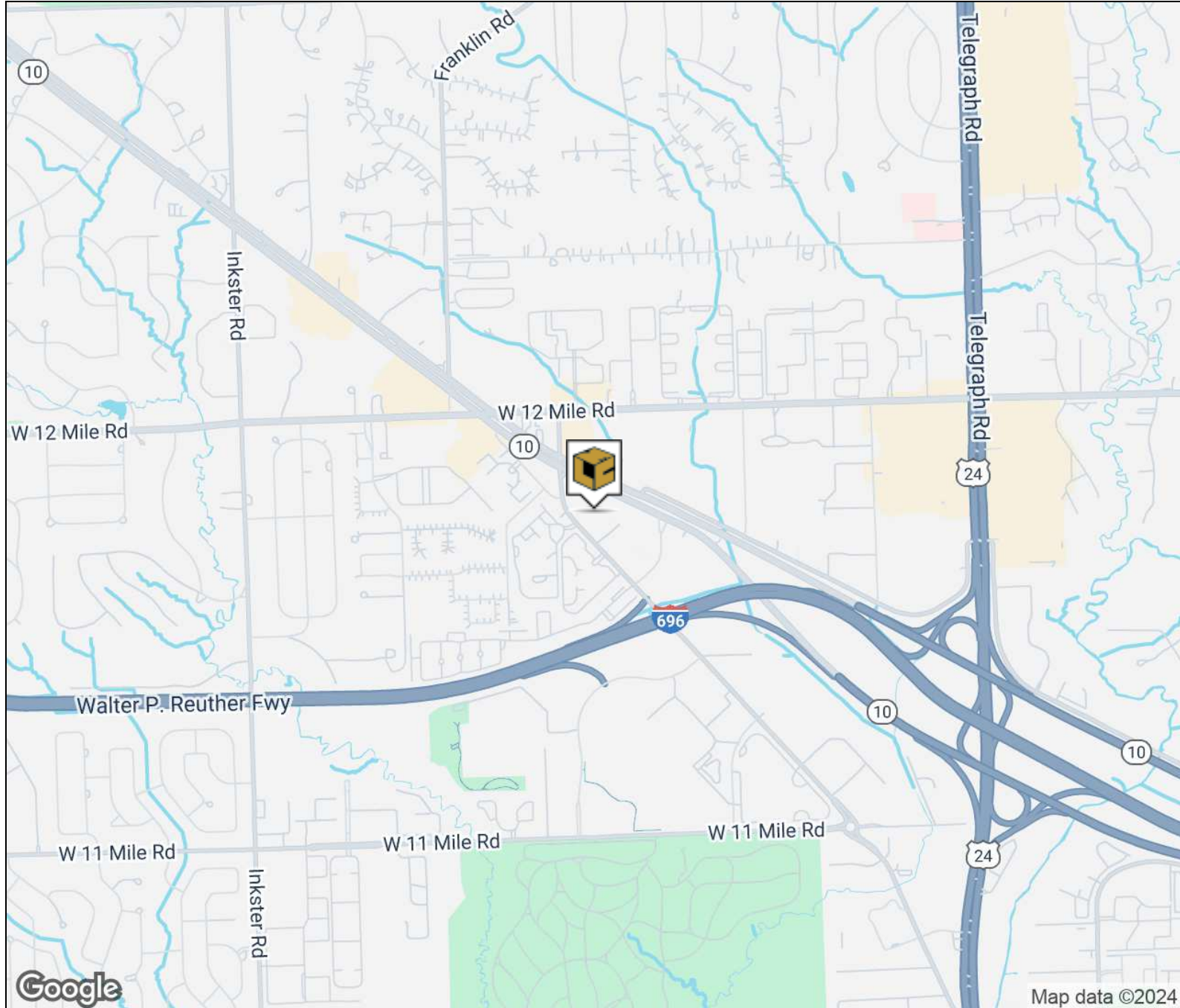
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LOCATION MAP



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PROPERTY FOR LEASE

12 West Medical Center

28625 Northwestern Highway Southfield, MI 48034



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OFFICE PROPERTY DETAILS

Location Information

Street Address	28625 Northwestern Highway
City, State, Zip	Southfield, MI 48034
County	Oakland
Cross-Streets	-
Nearest Highway	I-696, M-10, M-39

Building Information

Building Size	39,052 SF
Building Class	A
Occupancy %	-
Tenancy	Multiple
Number of Floors	2
Year Built	1988
Gross Leasable Area	39,052 SF
Load Factor	16.0%
Operating Expenses	\$6.00 (Est.)
Annual Escalations	3.0%
Partition Allowance	\$45

Lease Rate

\$21.50 SF/yr NNN

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	B-3
Lot Size	2.42 Acres
APN #	-

Parking & Transportation

Parking Type	Surface
Parking Ratio	5.88

Available Suites

Suite 150 - 4,601 SF	\$21.50 NNN
Second Floor - 19,526 SF	\$21.50 NNN

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PROPERTY FOR LEASE

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ADDITIONAL PHOTOS



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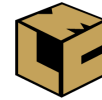
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PROPERTY FOR LEASE

12 West Medical Center

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L. MASON CAPITANI
CORFAC INTERNATIONAL

FIRST FLOOR



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 150	Available	4,601 SF	NNN	\$21.50 SF/yr

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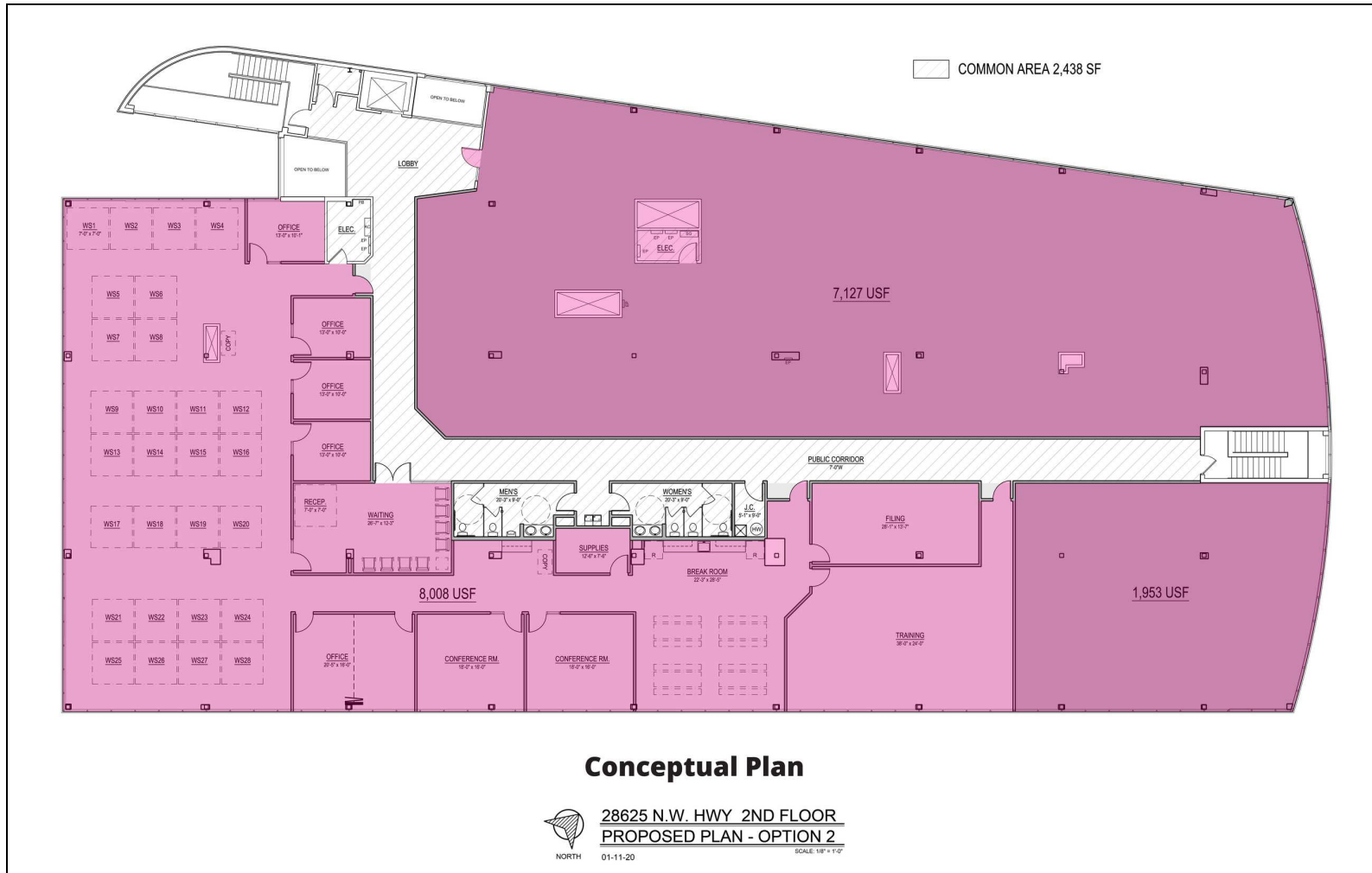
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L. MASON CAPITANI
CORFAC INTERNATIONAL

SECOND FLOOR



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Second Floor	Available	19,526 SF	NNN	\$21.50 SF/yr

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