

BEAUTIFUL OFFICE SPACE

**ONLY \$9.95 PSF!
3 MONTHS ABATED RENT
FOR QUALIFIED TENANTS**



PILOT

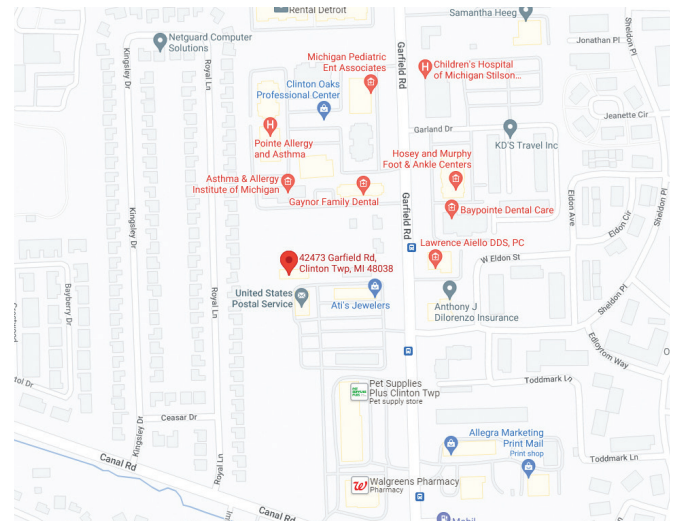
PROPERTY GROUP

42463 GARFIELD ROAD, CLINTON TOWNSHIP 48038

PROPERTY OVERVIEW:

- Premier discrete location with semiprivate parking.
- Back-lit monument signage on Garfield Road available.
- Flexible floorplan suitable for multiple uses.
- 2nd floor space with full kitchen and meeting room.
- Located in Office/Medical corridor in Clinton Township.

Property Type: General Office
Cross Streets: North of Canal Rd/West side of Garfield
Total Square Footage: 4,800 SF
Minimum Sq. Ft. Available: 1,550 (1,110 SF + 440 of 2nd level space)
Maximum Sq. Ft. Available: 3,250 (+ 1,550 of 2nd level space)
Parcel Size: 1.106 Acres
Year Built: 2004
Zoning: B2
Parking: 50 +/-
Lease Rate: \$9.95 PSF
Lease Type: Gross



AGENT CONTACT INFO

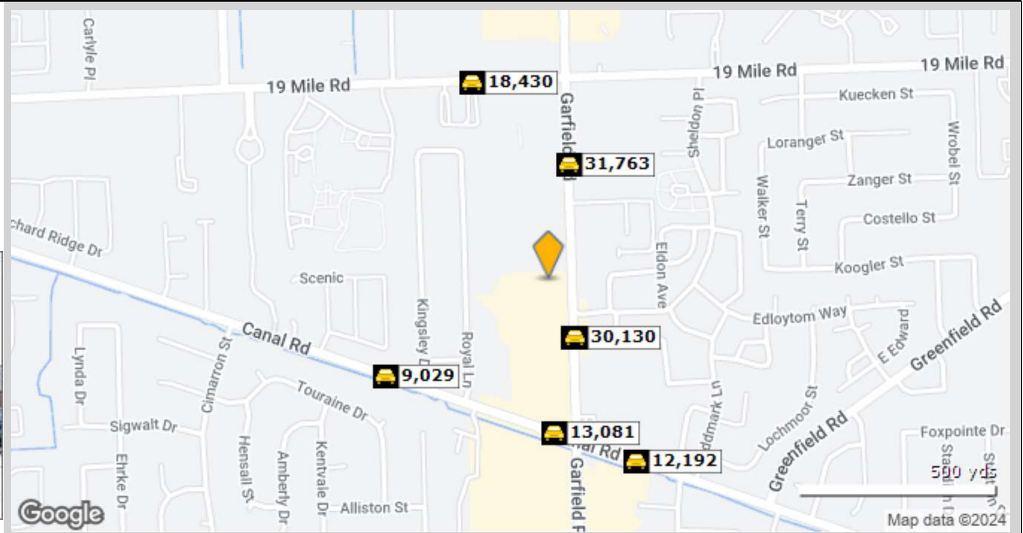
ALEX TERMINI O: 586.254.0900 x104 • C: 586.291.0499 • alex@pilotpg.com
ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

Matching the right people to the right place.

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
586.254.0900 • www.pilotpg.com

TRAFFIC COUNTS

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,800 SF**
 Typical Floor: **8,800 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Garfield Rd	Edloytom Way	0.03 N	2018	34,633	MPSI	.09
2 Garfield Rd	Edloytom Way	0.03 N	2022	30,130	MPSI	.09
3 Garfield Rd	19 Mile Rd	0.13 N	2022	31,724	MPSI	.18
4 Garfield Rd	19 Mile Rd	0.13 N	2021	31,763	MPSI	.18
5 Canal Rd	Garfield Rd	0.03 E	2022	11,605	MPSI	.22
6 Canal Rd	Garfield Rd	0.03 E	2020	13,081	MPSI	.22
7 Canal Rd	Kingsley Dr	0.05 E	2022	9,029	MPSI	.27
8 Canal Rd	Janet Dr	0.07 E	2022	12,130	MPSI	.29
9 Canal Rd	Janet Dr	0.07 E	2021	12,192	MPSI	.29
10 19 Mile Rd	Commons Dr	0.12 W	2018	18,430	MPSI	.31

Matching the right people to the right place.