




Keystone
MEDICAL CENTER

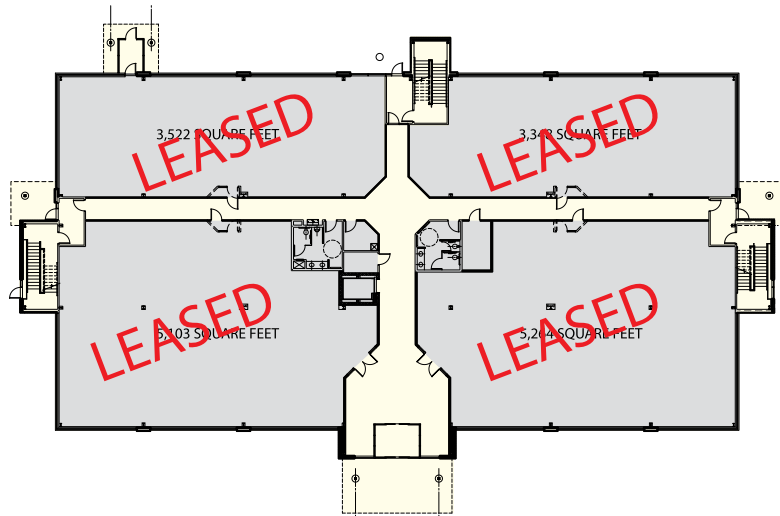
A perfect location for your medical practice...and a great investment.

FOR LEASE

Equity Participation Available



First Floor

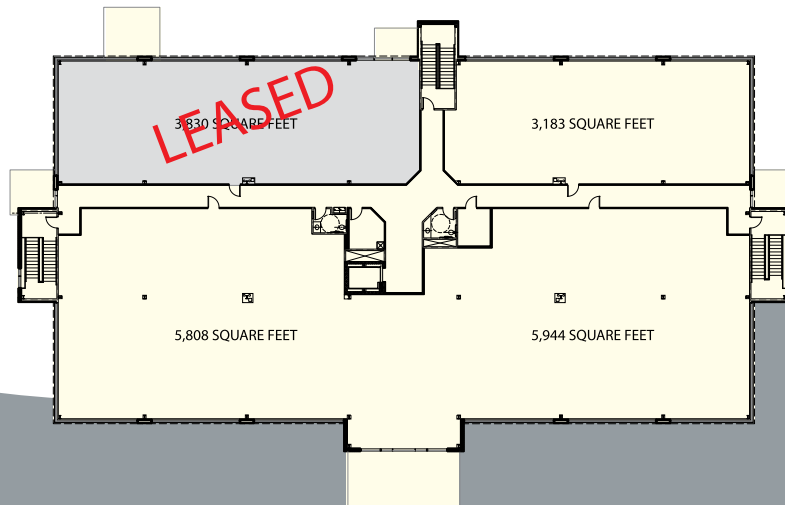


Second Floor



Third Floor

Approximate square footage



3-STORY, 60,000
SQUARE FOOT
MEDICAL OFFICE
LOCATED IN NOVI, MICHIGAN
PHASE 1 COMPLETE
PHASE 2 COMING SOON

Since 1979, RSM Development & Management has built long-term relationships in Southeastern Michigan through the acquisition, development, operation and management of office, medical, research & development and industrial real estate. RSM's portfolio consists of more than 1 million square feet.

IDEAL LOCATION

- Keystone Medical Center is conveniently located near the intersection of I-96 and the newly improved Beck Road Interchange
- Traffic signalization provided at the main Twelve Mile Road entrance. A second means of ingress and egress provided to improve vehicular flow
- Significant wetlands preserved and incorporated into the site plan and a heavily landscaped greenbelt separates Phase I and Phase II

INTERIOR HIGHLIGHTS

- Upgraded common area finishes
- Large bay spacing allows for flexible suite layouts with minimal interference from building columns
- Glass suite entrances
- Common area restrooms provided on each floor
- Three stairwells provided to facilitate internal pedestrian circulation
- Drywall soffits, upgraded ceiling tile and cove lighting provided in the main lobby and each elevator lobby

BUILDING SUMMARY

BUILDING AREA

•Phase I	60,000 Square Feet (Gross)	55,000 Square Feet (Leasable)
•Phase II	45,000 Square Feet (Gross)	41,500 Square Feet (Leasable)

PARKING

•Phase I	254 Spaces
•Phase II	219 Spaces

PHYSICIAN OWNED

Keystone Medical Center will be partially owned by Physician Tenants

TAILORED FOR MEDICAL OFFICE USE

- Ample parking on all four sides of the building
- Covered drop-off area and pedestrian canopies
- Full back-up power
- Site designed to accommodate a mobile MRI Unit
- Elevator sized for patients with special needs
- Patient seating area in the main lobby

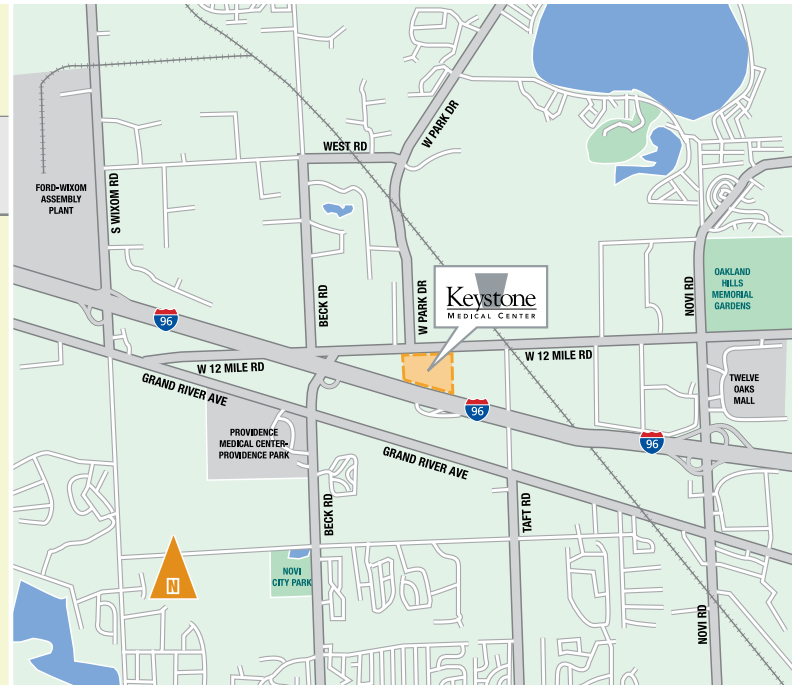
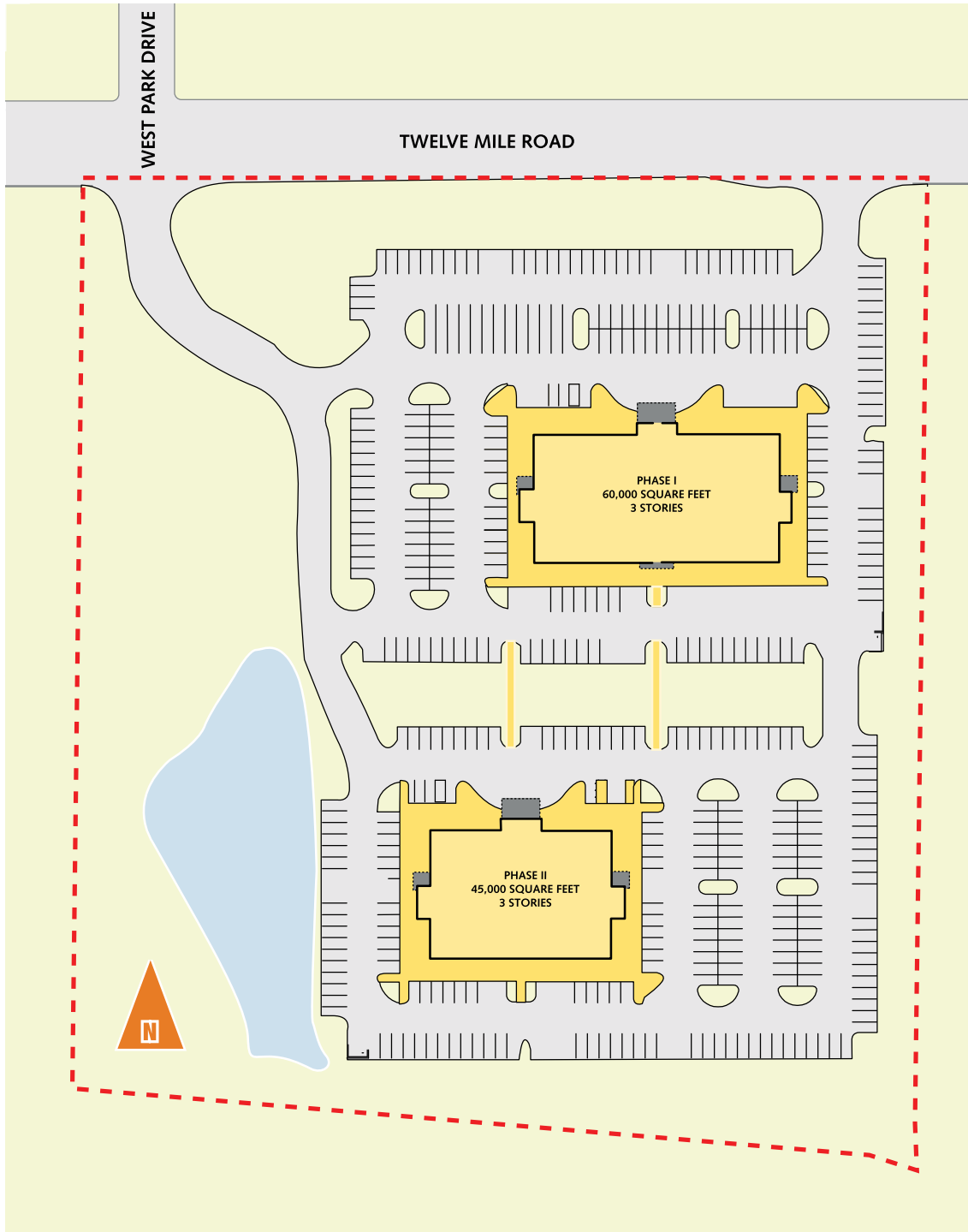
Developer:

RSM DEVELOPMENT
& MANAGEMENT

Design/Builder:

CUNNINGHAM-LIMP COMPANY

DESIGN • CONSTRUCTION • DEVELOPMENT



Keystone
MEDICAL CENTER

For leasing and ownership information, please contact:

SCOTT MARCUS
(248) 645-2600
Marcus@RSMDdevelopment.com

Space available from 1,000 – 17,000 Square Feet

All project plans, features and renderings are subject to change and are representative only.