

4,672 SF OFFICE/MEDICAL CONDO FOR SALE OR LEASE WITHIN MAPLEWOOD PROFESSIONAL CENTER



REDUCED LEASE RATE

39242 DEQUINDRE ROAD, SUITES 103 & 104
STERLING HEIGHTS, MI 48310

PROPERTY HIGHLIGHTS:

- 4,672 Square Foot Office/Medical Condo for Sale or Lease within Maplewood Professional Center
- Suites 103 & 104 available up to 4,672 SF
- Located 2 1/2 miles from Troy Beaumont Hospital
- Individual entrance to suites
- Separately metered utilities
- Abundant parking
- Prominent monument sign on Dequindre Road
- Proximity to restaurants and shops
- Easy access to M-59

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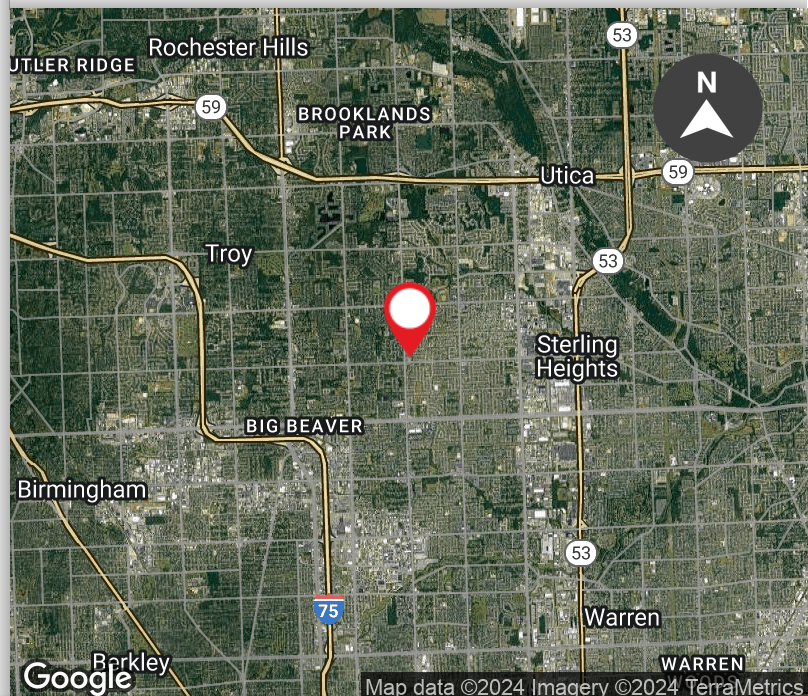
FOR MORE INFORMATION PLEASE CONTACT:



GLENN N. DESROSIERS
Senior Vice President, Brokerage Services
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248.324.2000

eCODE 238



MAPLEWOOD PROFESSIONAL CENTER | SUITES 103 & 104

PROPERTY INFORMATION

HIGHLIGHTS

Total Building Size:	19,830 SF
Total Condo SF for Sale:	4,672 SF
Available SF:	1,328 - 4,672 SF
County:	Macomb
Cross Streets:	Dequindre Road & Wattles Road

GENERAL

Parking Ratio:	5.0
Parking Type:	Surface - Free

PRICING & AVAILABILITY

Condo Sale Price:	\$1,450,000
Lease Rate:	\$17.95 SF/yr (NNN)

Suite Space Plan Options:

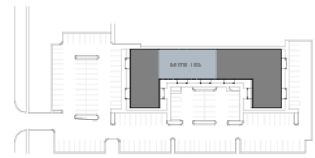
OPTION 1: Suites 103 & 104	4,672 SF
OPTION 2: Suites 103 & 104	2,313 SF/2,359 SF
OPTION 3: Suites 103 & 104	2,749 SF/1,923 SF
OPTION 4: Suites 103 & 104	3,344 SF/1,328 SF

*Rent is quoted on a triple-net (NNN) basis, excluding taxes, building insurance, and common area maintenance expenses. NNN charges are estimated to be approximately \$6.87 per square foot per year and shall be billed to Tenant on a monthly basis. Rental rate is subject to a \$0.50 per square foot annual increase. Quoted rent is for "as is" space, subject to length of lease, leasehold improvements, etc. Gas and electric are separately metered and are the responsibility of the tenant.

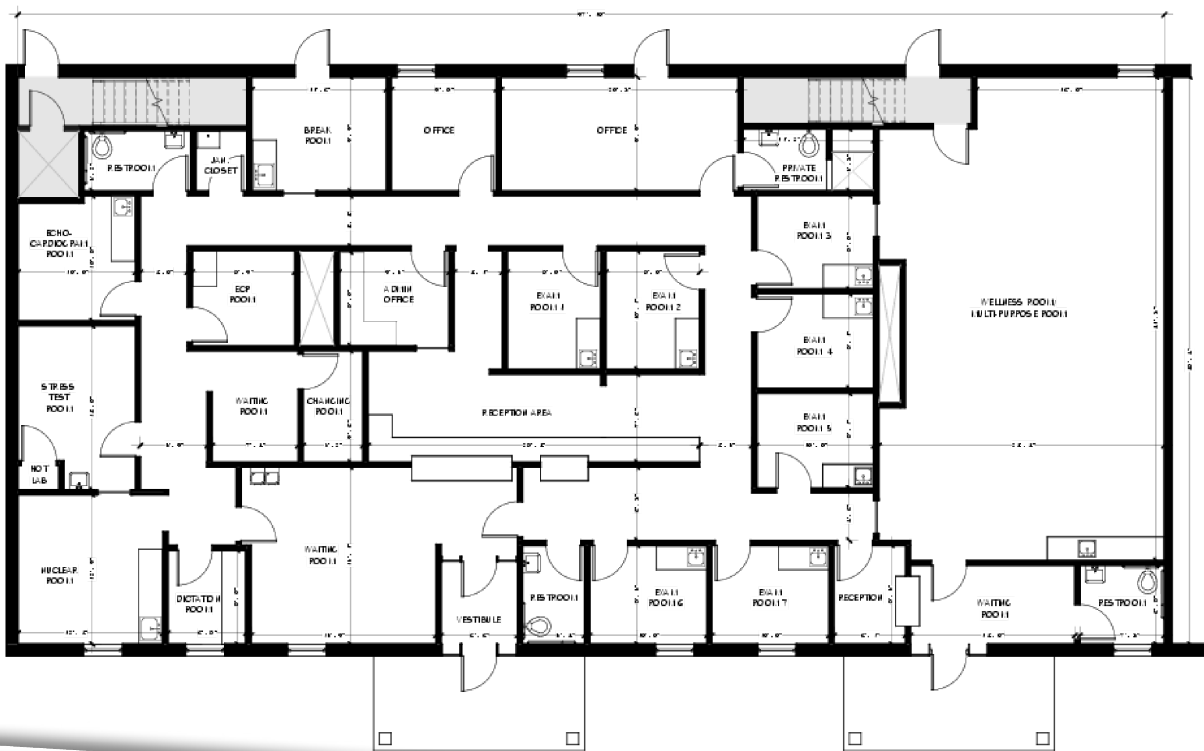


MAPLEWOOD PROFESSIONAL CENTER
OPTION 1: SUITES 103 & 104

39242 Dequindre
Suite 103
Sterling Heights, MI 48310



KEY PLAN



FOR MORE INFORMATION PLEASE CONTACT:



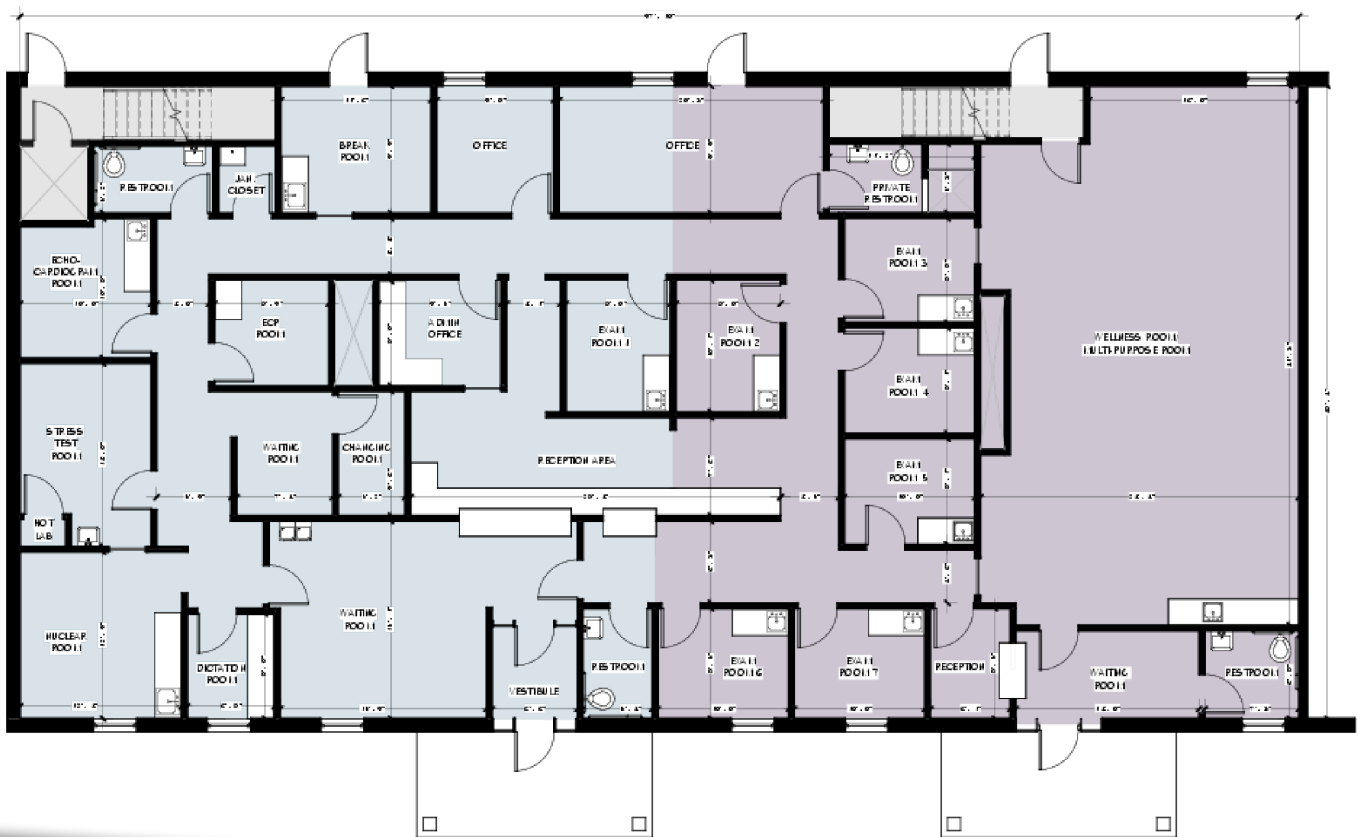
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MAPLEWOOD PROFESSIONAL CENTER

OPTION 2: SUITES 103 & 104

AREA 1: 2,313 FT²

AREA 2: 2,359 FT²



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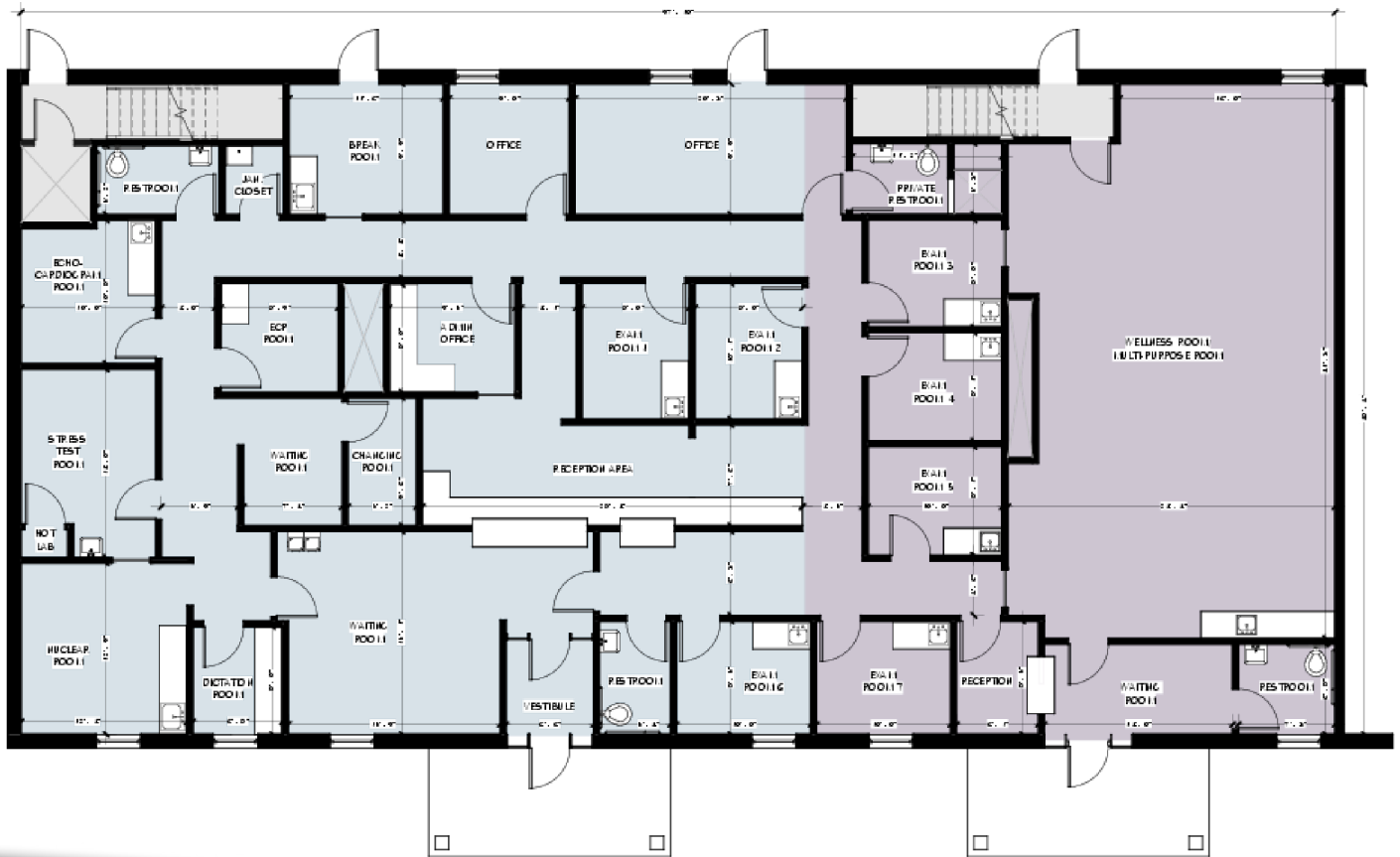


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MAPLEWOOD PROFESSIONAL CENTER
OPTION 3: SUITES 103 & 104

AREA 1: 2,749 FT²

AREA 2: 1,923 FT²



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OPTION 4: SUITES 103 & 104



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MAPLEWOOD PROFESSIONAL CENTER | SUITES 103 & 104

PROPERTY **PHOTOS**



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MAPLEWOOD PROFESSIONAL CENTER | SUITES 103 & 104

LOCATION **OVERVIEW**



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Dequindre and Winter Dr S	±27,773
Dequindre and Fox Hill Dr S	±24,278
Dequindre and Ashbury Dr S	±23,997
17 Mile and Sturbridge Dr W	±15,100

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,356	92,982	241,373
Total Households	4,933	34,123	99,208
Average HH Income	\$102,860	\$94,104	\$87,045