

PROPERTY FOR LEASE

36325 - 36404 Harper Avenue  
Clinton Township, MI 48035



L. MASON CAPITANI  
CORFAC INTERNATIONAL

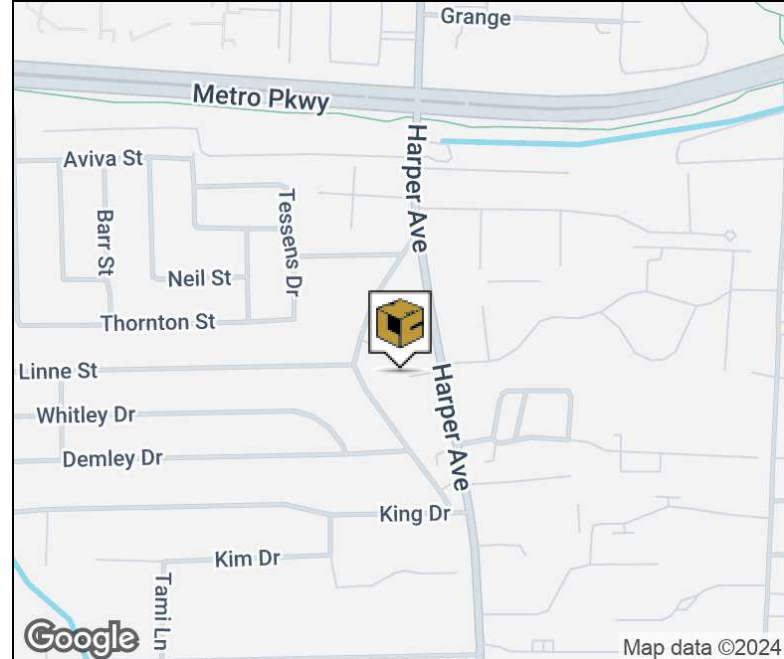
## PROPERTY SUMMARY

**PRICE REDUCED!**



### Property Highlights

- Three Building Medical Office Complex
- Professionally Managed & Well Maintained
- Various Size Suites Ranging from 763 SF to 2,134 SF
- Direct Suite Entry
- Minutes from I-94 & Metro Parkway
- In-close Proximity to Area Hospitals & Specialists
- Ample Parking & Main Road Signage Available



### FOR MORE INFORMATION:

**Robert Gojcaj**

Sales Associate

248.637.7783

rgojc@LMCap.com

**Al Iafrate, SIOR**

Senior Vice President

248.637.7791

aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.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.

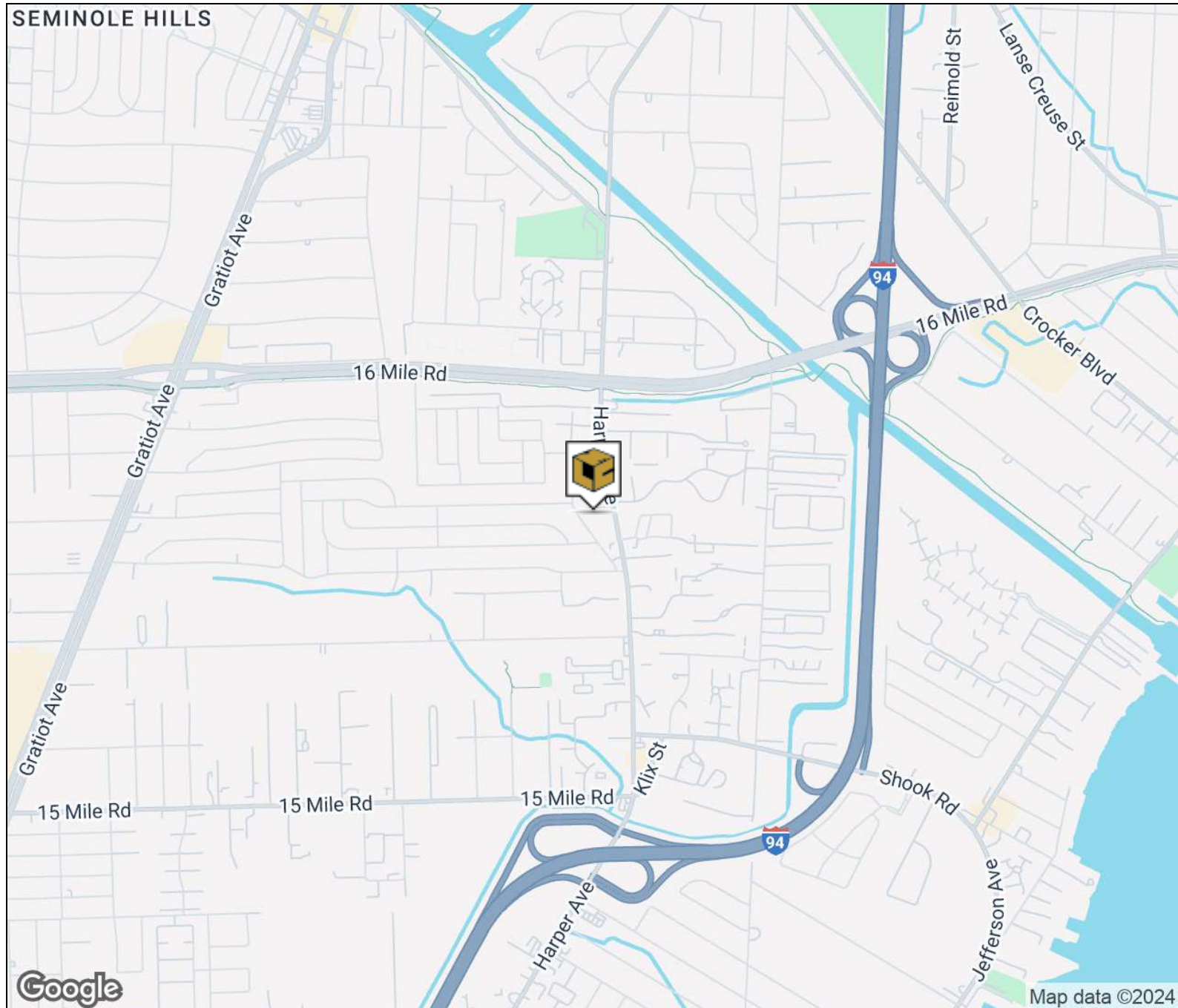
PROPERTY FOR LEASE

**36325 - 36404 Harper Avenue**  
Clinton Township, MI 48035



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

**LOCATION MAP**



**FOR MORE INFORMATION:**

**Robert Gojcaj**

Sales Associate

248.637.7783

rgojcaj@LMCap.com

**Al Iafrate, SIOR**

Senior Vice President

248.637.7791

aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.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 FOR LEASE**

**36325 - 36404 Harper Avenue**  
Clinton Township, MI 48035



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

**OFFICE PROPERTY DETAILS**

**Location Information**

Street Address	36325 - 36404 Harper Avenue
City, State, Zip	Clinton Township, MI 48035
County	Macomb
Cross-Streets	Harper Ave & 16 Mile Road
Nearest Highway	I-94

**Building Information**

Building Size	20,233 SF
Building Class	C
Occupancy %	65
Tenancy	Multiple
Number of Floors	-
Year Built	1987
Annual Escalations	\$0.50

Lease Rate

**\$12.50 SF/yr  
Gross + Utilities**

**Property Information**

Property Type	Office
Property Subtype	Medical
Zoning	C-1
Lot Size	2.64 Acres
APN #	16-11-26-279-006

**Parking & Transportation**

Parking Type	Surface
Parking Ratio	7.2

**Available Suites**

36325 - 1,124 SF	\$12.50 Gross + Utilities
36329-33 - 2,347 SF	\$12.50 Gross + Utilities
36337 - 763 SF	\$12.50 Gross + Utilities
36343-45 - 1,107 SF	\$12.50 Gross + Utilities
36393 - 1,100 SF	\$12.50 Gross + Utilities
36397 - 836 SF	\$12.50 Gross + Utilities

**FOR MORE INFORMATION:**

**Robert Gojcaj**

Sales Associate  
248.637.7783

rgojc@LMCap.com

**Al Iafrate, SIOR**

Senior Vice President  
248.637.7791

aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.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 FOR LEASE

36325 - 36404 Harper Avenue  
Clinton Township, MI 48035



L. MASON CAPITANI  
CORFAC INTERNATIONAL

LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
36393	Available	1,100 SF	Gross + Utilities	\$12.50 SF/yr
36397	Available	836 SF	Gross + Utilities	\$12.50 SF/yr

FOR MORE INFORMATION:

Robert Gojcaj

Sales Associate

248.637.7783

rgojcaj@LMCap.com

Al Iafrate, SIOR

Senior Vice President

248.637.7791

aiafrate@LMCap.com



CONNECT WITH US

248.637.9700 | www.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 FOR LEASE**

**36325 - 36404 Harper Avenue**  
 Clinton Township, MI 48035



**L. MASON CAPITANI**  
 CORFAC INTERNATIONAL

**LEASE SPACES**



**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
36325	Available	1,124 SF	Gross + Utilities	\$12.50 SF/yr
36329-33	Available	2,347 SF	Gross + Utilities	\$12.50 SF/yr
36337	Available	763 SF	Gross + Utilities	\$12.50 SF/yr
36343-45	Available	1,107 SF	Gross + Utilities	\$12.50 SF/yr

**FOR MORE INFORMATION:**

**Robert Gojcaj**

Sales Associate  
 248.637.7783

rgojcaj@LMCap.com

**Al Iafrate, SIOR**

Senior Vice President  
 248.637.7791

aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.LMCap.com**

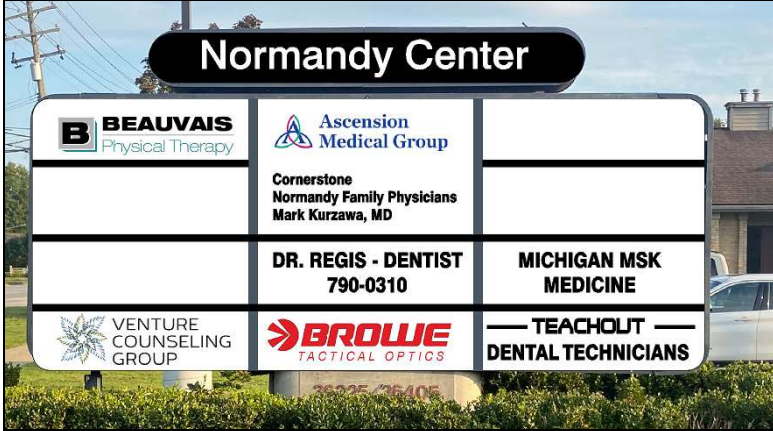
Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR LEASE

36325 - 36404 Harper Avenue  
Clinton Township, MI 48035



ADDITIONAL PHOTOS



FOR MORE INFORMATION:

**Robert Gojcaj**  
Sales Associate  
248.637.7783  
rgojcaj@LMCap.com

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

248.637.9700 | www.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.