

# 18245 Ten Mile Rd

*Roseville, MI*

- Premier Eastside Six Building Professional Office Campus
- Small Offices Ideal For Therapist or Psychiatrist - Full Gross Lease
- Located Seconds from I-94/I-696
- Professional On-Site Management
- Many Common Area Upgrades were Completed Including Parking Lot, Enhanced Landscaping & Common Restroom Remodeling

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

Al Iafrate, SIOR  
Senior Vice President  
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248.637.9700 | 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.



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

# 18245 Ten Mile Rd

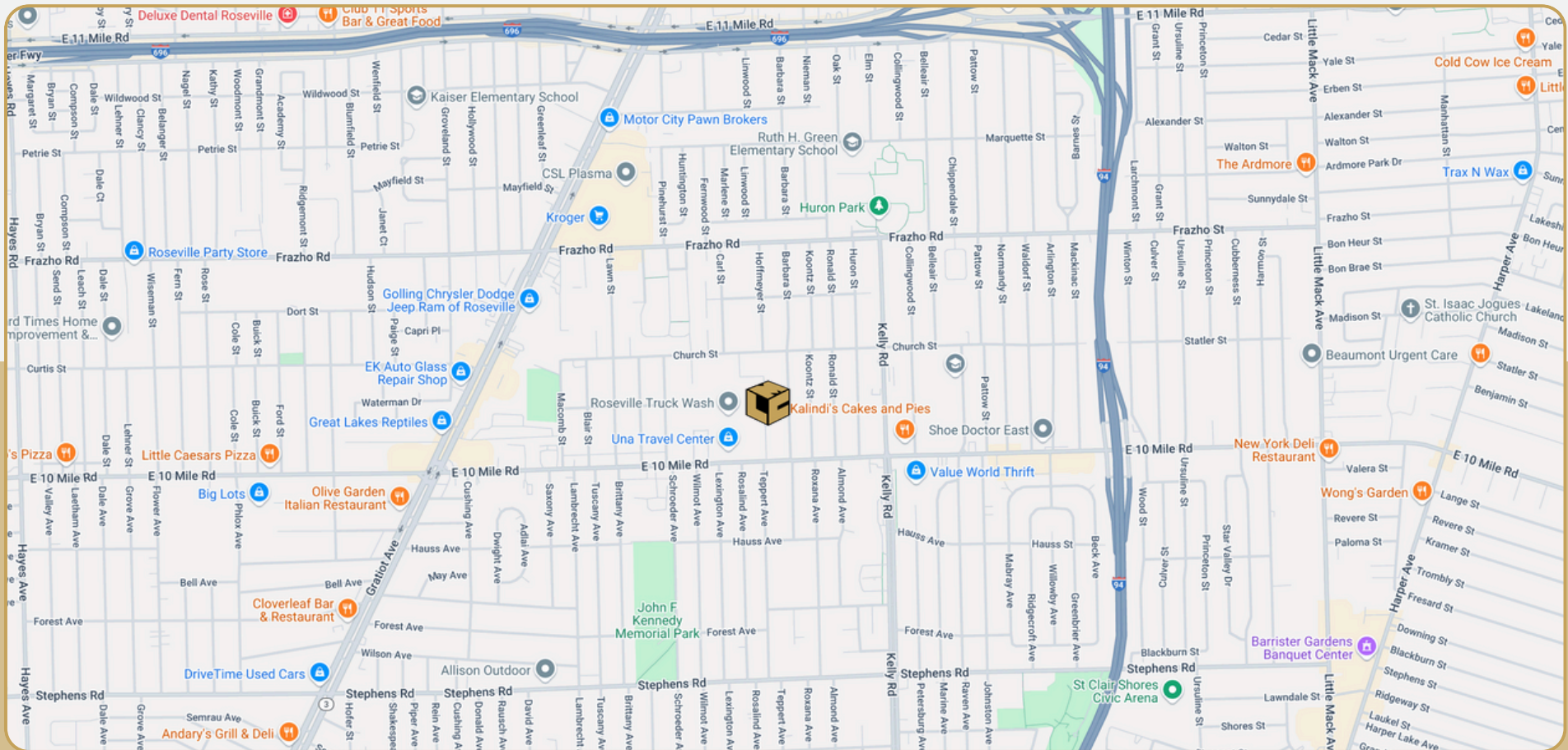
Roseville, MI



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## Office Property Details:

### Details:

**Location Description:** 10 Mile/Kelly Rd

**Building Type:** Office

**Class:** B

**Zoning:** 0-1

**Floors:** 1

**Year Built:** 1989

**Gross SF:** 99,890 SF

**Total Rentable SF:** 99,890 SF

**Available SF:** 350 SF

**Multitenant:** Yes

**Property Description:** Six building professional office campus. Small office for therapist or psychiatrist- full gross lease. Professional on-site management. Many upgrades completed including new parking lot, enhanced landscaping & common restroom remodeling.

### Economic:

**Proposed Medical Rental Rate:** \$24.00/SF

**Rental Terms:** Gross

**Annual Escalations:** \$0.50/SF

**Load Factor:** 12.0%

**Occupancy:** Immediate

**Parking:** Excellent

**Partition Allowance:** Negotiable

**Signage:** Yes

**Status:** Existing

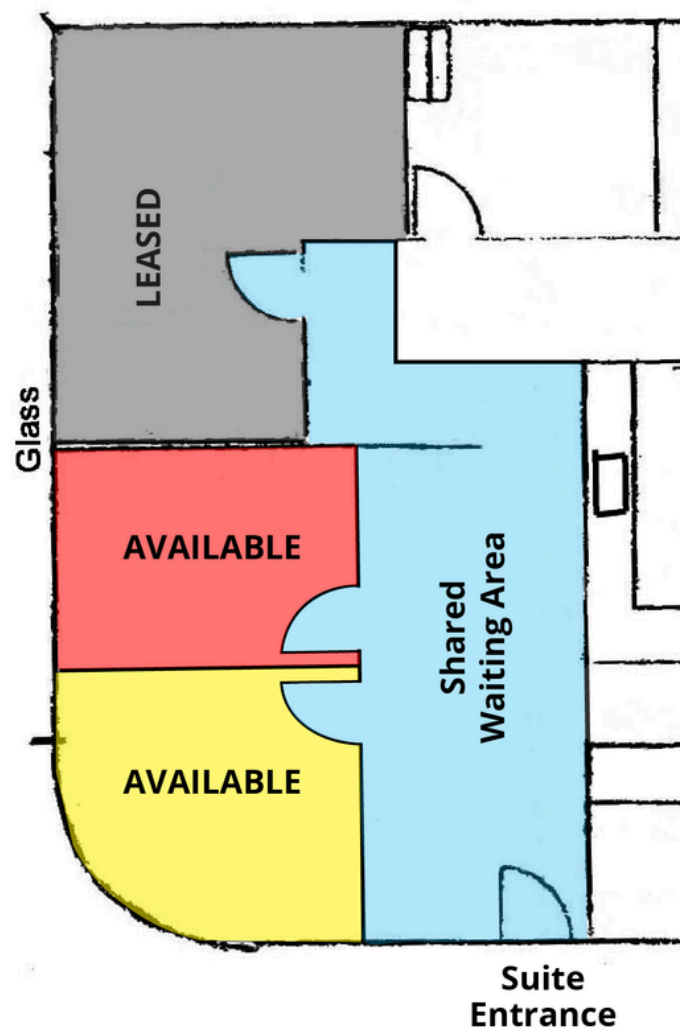


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## Available Space



Suite Number	Square Footage
Unit 8A	350 SF

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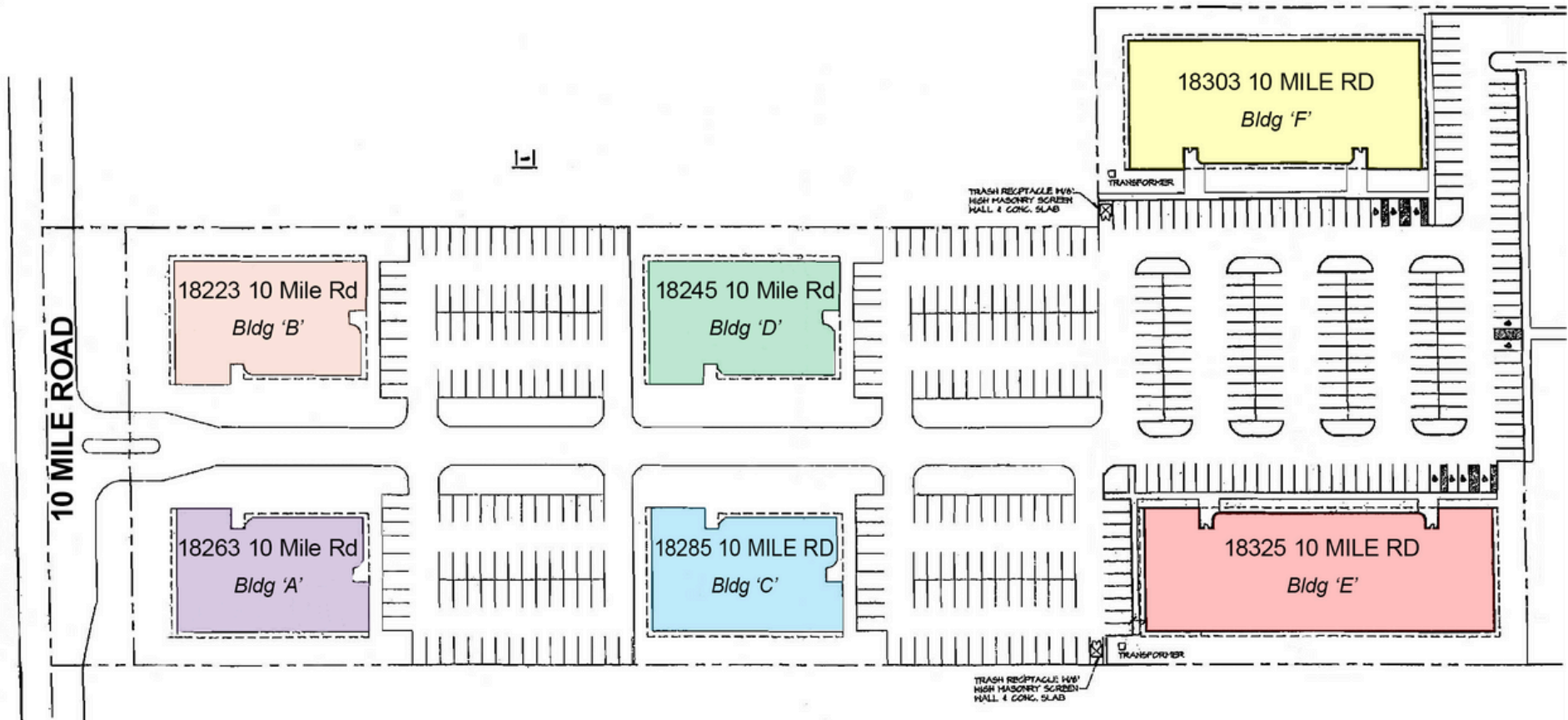


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## Site Plan



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