

PROPERTY FOR LEASE

36358-36380 Garfield Rd
Clinton Township, MI 48035



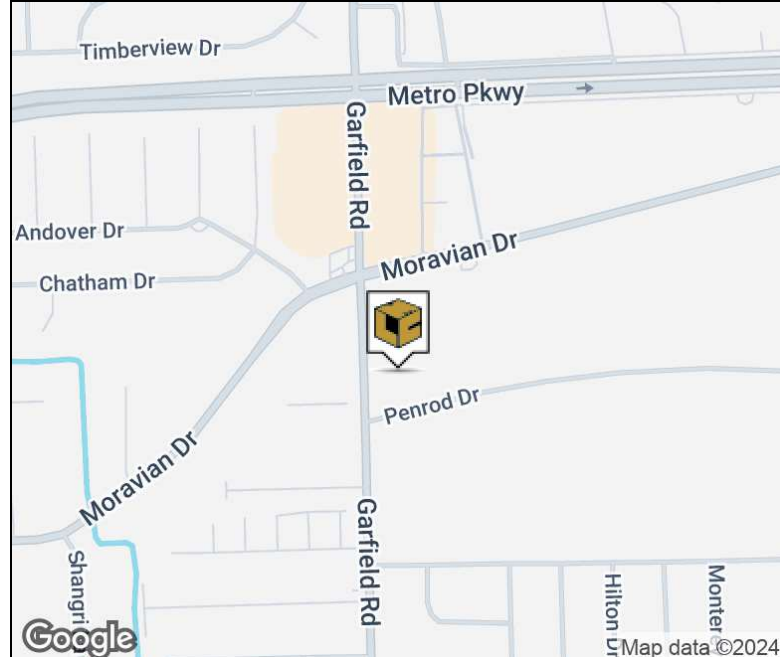
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Two-Building Professional Office Complex
- Up to 7,300 SF For Lease
- Suitable for General Office & Medical Users
- Located on Heavily Trafficked Garfield Road
- Minutes from Metro Parkway
- Main Road Signage & Ample Parking 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.

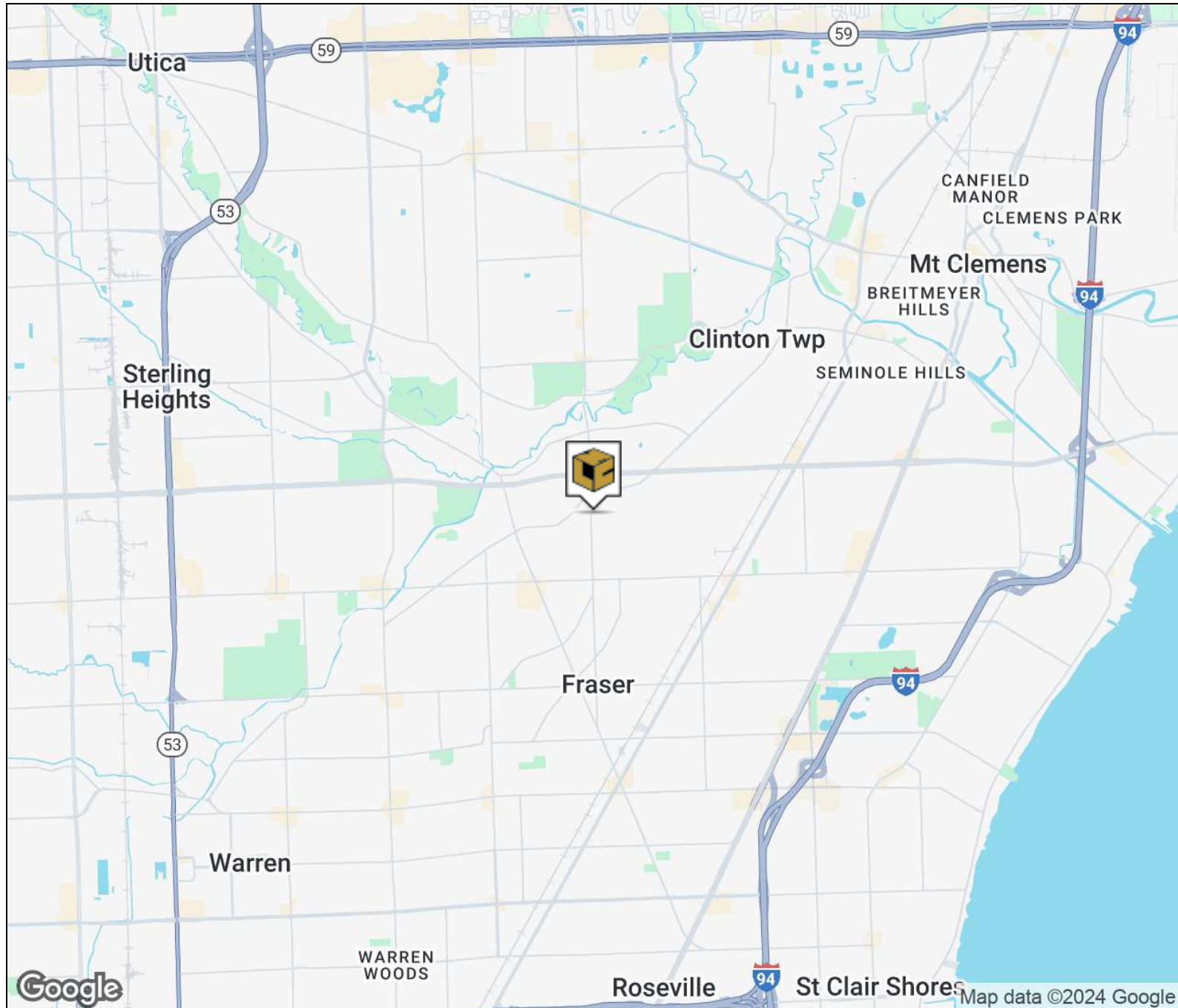
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LOCATION MAP



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OFFICE PROPERTY DETAILS

Location Information

Street Address	36358-36380 Garfield Rd
City, State, Zip	Clinton Township, MI 48035
County	Macomb
Cross-Streets	Garfield & Moravian
Nearest Highway	I-94, M-53

Building Information

Building Size	16,528 SF
Building Class	B
Occupancy %	-
Tenancy	Multiple
Number of Floors	2
Year Built	1972
Gross Leasable Area	16,528 SF
Load Factor	-
Annual Escalations	\$0.50
Partition Allowance	Yes

Lease Rate

**\$14.00 SF/yr
Gross + Utilities**

Annual Escalations

\$0.50/SF

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	OS-1
Lot Size	1.89 Acres
APN #	16-11-29-103-047

Parking & Transportation

Parking Type	Surface
Parking Ratio	5.75

Available Suites

36358 Suite 4 - 950 SF	\$14.00 Gross + Utilities
36358 Suite 7 - 700 SF	\$14.00 Gross + Utilities
36380 Suite 3 - 900 SF	\$14.00 Gross + Utilities
36380 Suite 5 - 1,150 SF	\$14.00 Gross + Utilities
36380 Suite 7 - 1,250 SF	\$14.00 Gross + Utilities
36380 Suite 8 - 1,200 SF	\$14.00 Gross + Utilities
36380 Suite 5, 7 & 8 - 3,600 SF	\$14.00 Gross + Utilities

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