

PROPERTY FOR SALE/ LEASE

Liberty Place

35801-35875 Mound Rd Sterling Heights, MI 48310



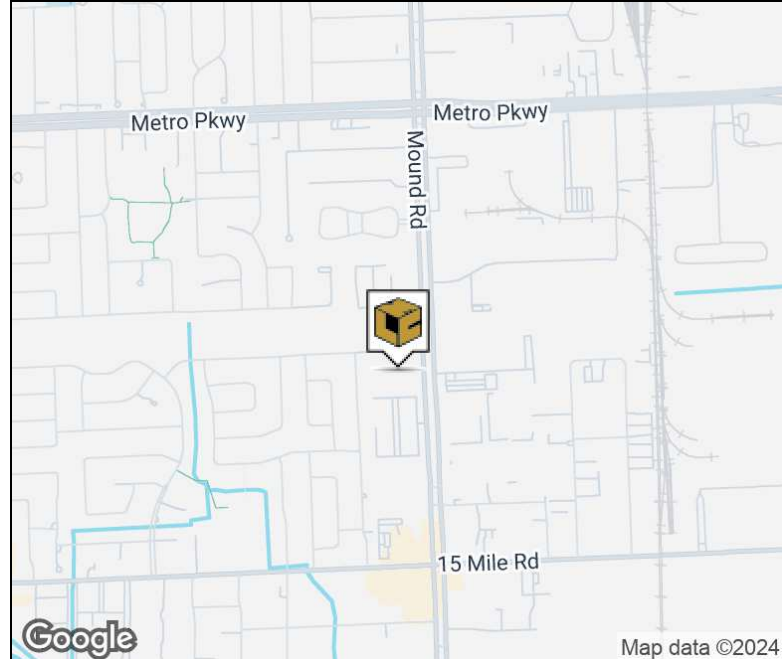
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Suites from 4,540 to 27,593 SF
- Professional Office Campus Setting
- High-End Finishes
- Aggressive Rental Rates
- Partially Furnished Space Available
- Professionally Managed
- Excellent Freeway Access



FOR MORE INFORMATION:

Al Iafrate, SIOR

Senior Vice President
248.637.7791
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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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ADDITIONAL PHOTOS



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OFFICE PROPERTY DETAILS

Location Information

Street Address	35801-35875 Mound Rd
City, State, Zip	Sterling Heights, MI 48310
County	Macomb
Cross-Streets	15 Mile & Mound
Nearest Highway	I-75 & I-696 & M-59

Building Information

Building Size	94,209 SF
Building Class	B
Occupancy %	61
Tenancy	Multiple
Number of Floors	2
Year Built	1991
Gross Leasable Area	94,209 SF
Load Factor	13.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Sale Price:	\$10,995,000
Lease Rate:	\$11.95 SF/yr NNN
Annual Escalations:	\$0.50/SF
Operating Expenses:	\$5.25/SF
Load Factor:	13.0%

Property Information

Property Type	Office/High-Tech/Mixed Use
Property Subtype	Office Building
Lot Size	5.05 Acres
APN #	10-29-427-026

Parking & Transportation

Parking Type	Surface
Parking Ratio	325

Available Suites

Suite 200 - 4,540 SF	\$11.95 NNN
Suite 202 - 4,732 SF	\$11.95 NNN
Suite 200/202 - 9,272 SF	\$11.95 NNN
Suite 206 - 18,321 SF	\$11.95 NNN
Suite 200/202/206 - 27,593 SF	\$11.95 NNN

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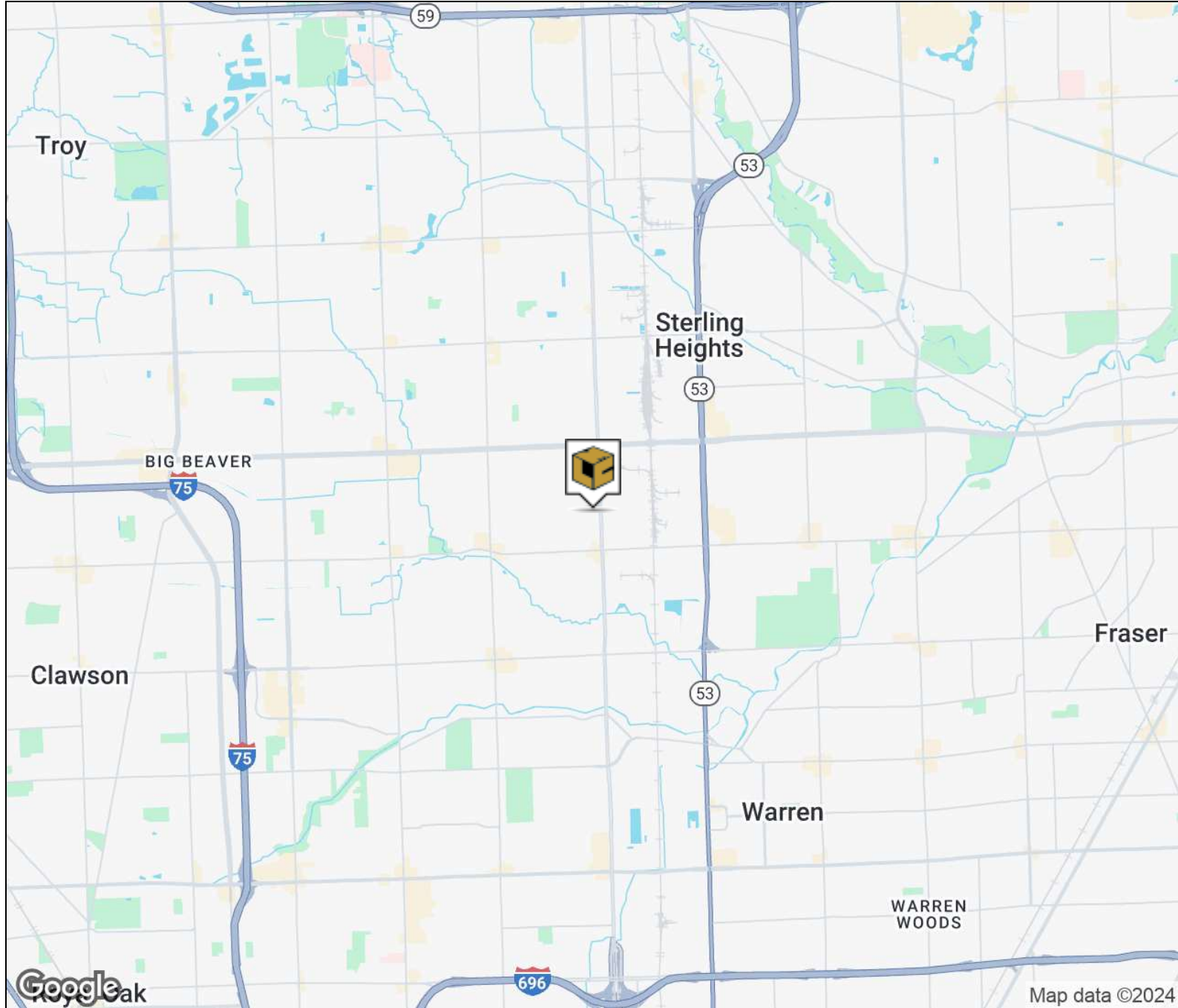
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LOCATION MAP



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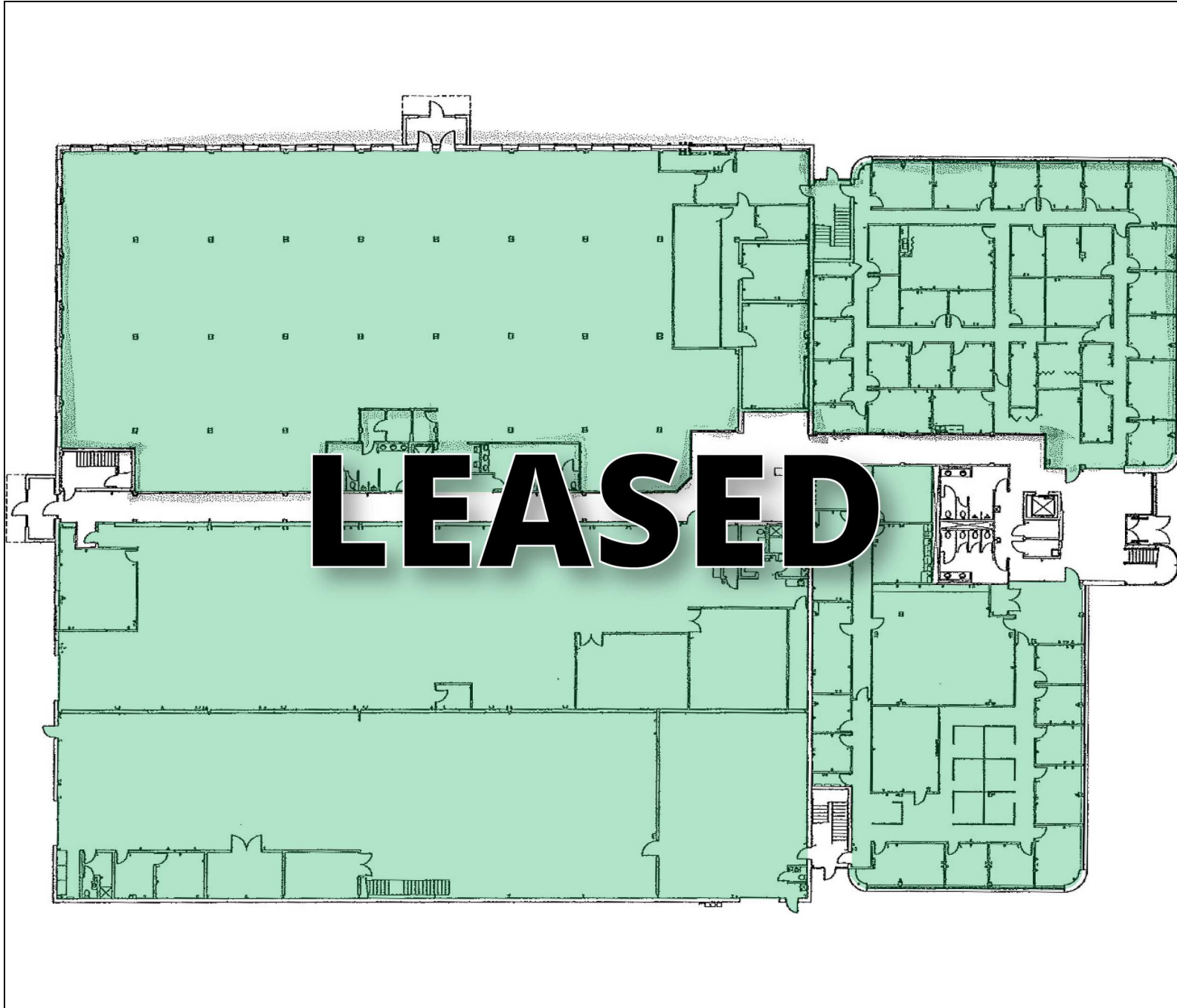
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L. MASON CAPITANI
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FIRST FLOOR



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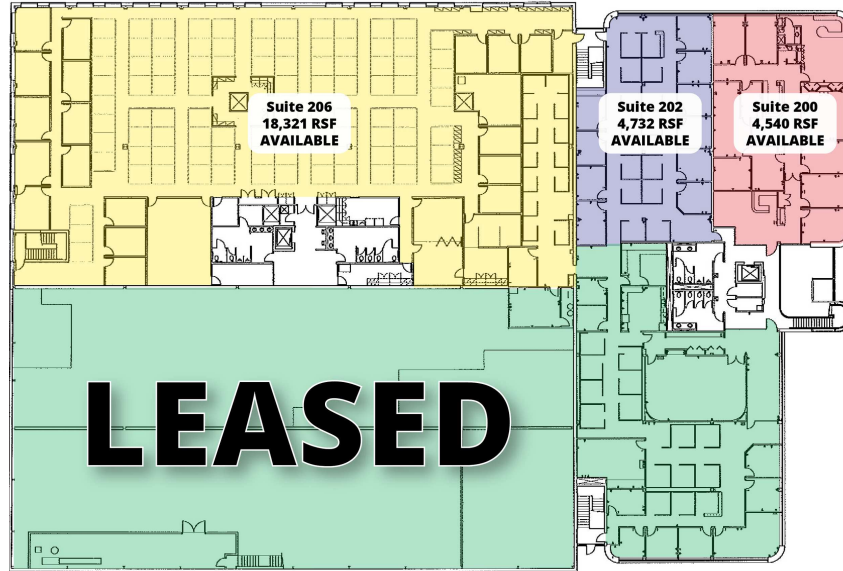
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SECOND FLOOR



Available Spaces

Suite	Tenant	Lease Type	Lease Rate	Size (RSF)
Suite 200	Available	NNN	\$11.95 SF/yr	4,540 RSF
Suite 202	Available	NNN	\$11.95 SF/yr	4,732 RSF
Suite 200/202	Available	NNN	\$11.95 SF/yr	9,272 RSF
Suite 206	Available	NNN	\$11.95 SF/yr	18,321 RSF
Suite 200/202/206	Available	NNN	\$11.95 SF/yr	27,593 RSF

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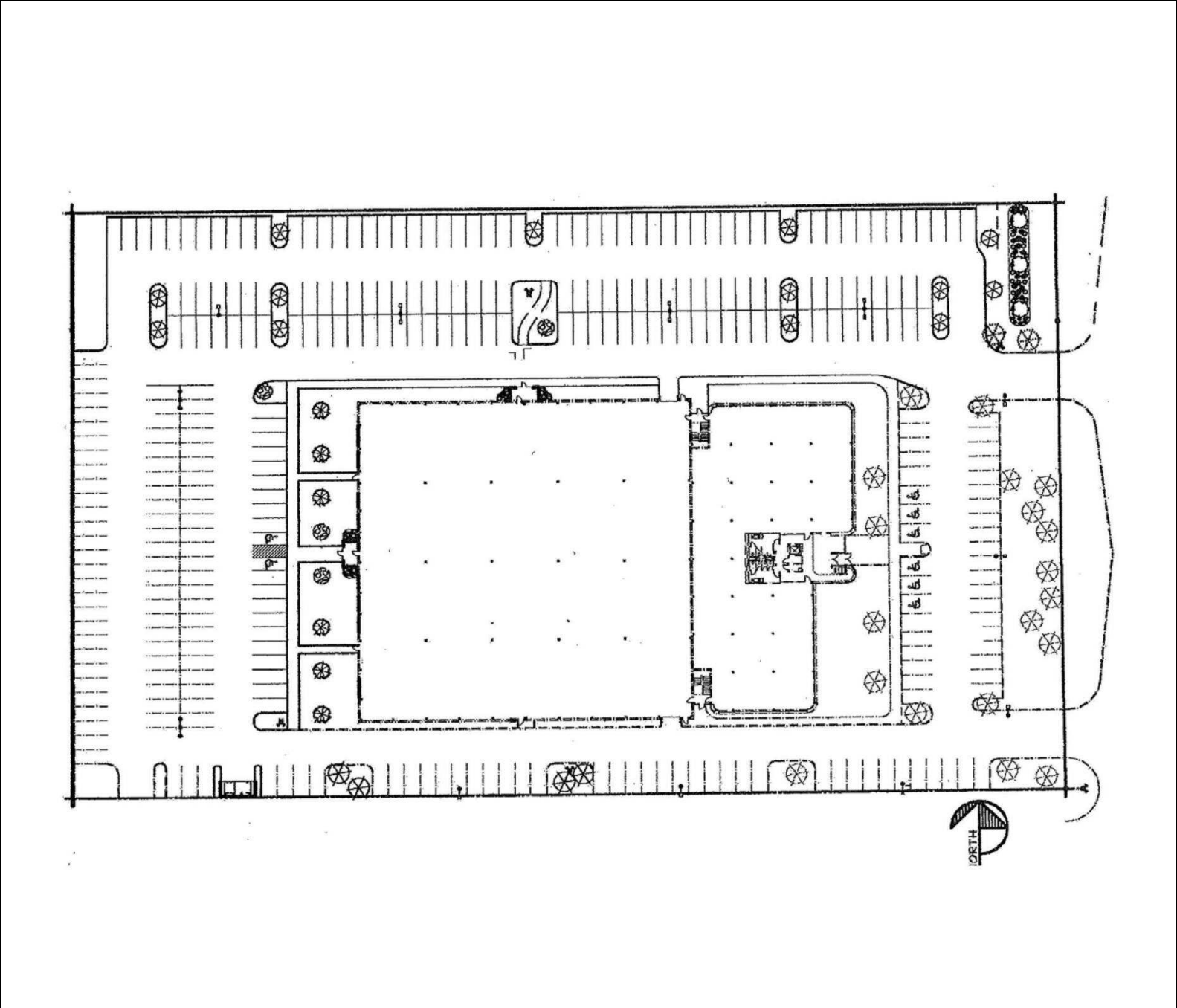
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L. MASON CAPITANI
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SITE PLAN



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