

PROPERTY FOR LEASE

Macomb Centre

19700-19800 Hall Rd Clinton Township, MI 48038

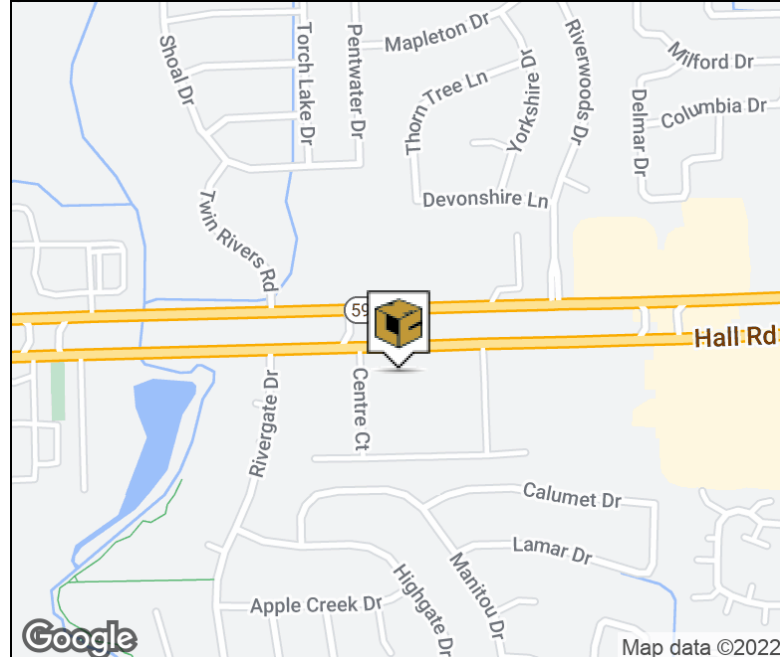


L. MASON CAPITANI
CORFAC INTERNATIONAL



Property Highlights

- Office Space From 1,000 to 33,379 Sq Ft
- 6,644 Square Feet of Climate Controlled Flex/R & D Space With Overhead Door
- Outstanding Hall Road Visibility
- Building & Monument Signage Available
- Professional On-Site Management
- Backup Generator
- Expansive & Convenient Parking
- Numerous Nearby Amenities Include Fine & Casual Dining, Hotels, Fitness Centers, Day Care & Banking



FOR MORE INFORMATION:

Al Iafrate, SIOR

Senior Vice President
248.637.7791
aiafrate@lmcap.com

Aaron Smith

Vice President
248.637.3515
asmith@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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OFFICE PROPERTY DETAILS

Location Information

Street Address	19700-19800 Hall Rd
City, State, Zip	Clinton Township, MI 48038
County	Macomb
Cross-Streets	Hall Rd & Romeo Plank
Nearest Highway	M-59 & I-94

Building Information

Building Size	87,605 SF
Building Class	B
Occupancy %	62%
Tenancy	Multiple
Number of Floors	3
Year Built	1987
Gross Leasable Area	87,605 SF
Load Factor	-
Annual Escalations	-
Partition Allowance	-

Lease Rate

\$10.00 - 16.95 SF/yr

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	L-1
Lot Size	4.59 Acres
APN #	11-04-132-010

Parking & Transportation

Parking Type	Surface
Parking Ratio	-

Available Suites

Lower Level R & D - 6,644 SF	\$10.00 Gross
Suites 200-225 - 26,735 SF	\$16.95 Gross
Suite 200 - 11,543 SF	\$16.95 Gross
Suite 205 - 15,192 SF	\$16.95 Gross
Suite 210 - 3,437 SF	\$16.95 Gross
Suite 215 - 4,426 SF	\$16.95 Gross
Suite 220 - 2,468 SF	\$16.95 Gross
Suite 225 - 3,965 SF	\$16.95 Gross

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ADDITIONAL PHOTOS



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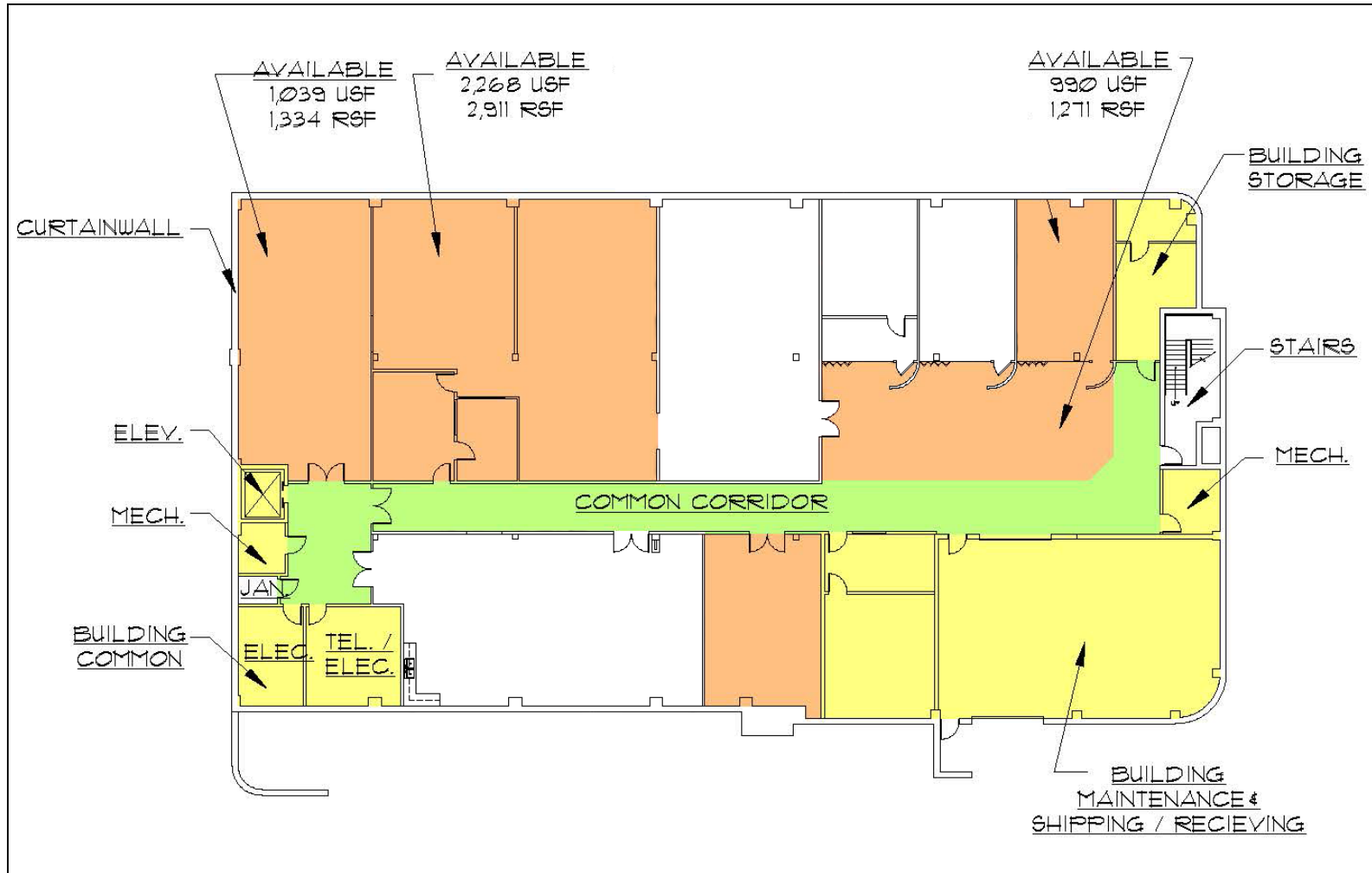
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LOWER LEVEL R&D FLOOR PLAN



Available Space

Suite	Tenant	Lease Type	Lease Rate	Size (SF)
Lower Level R & D	Available	Gross	\$10.00 SF/yr	6,644 RSF

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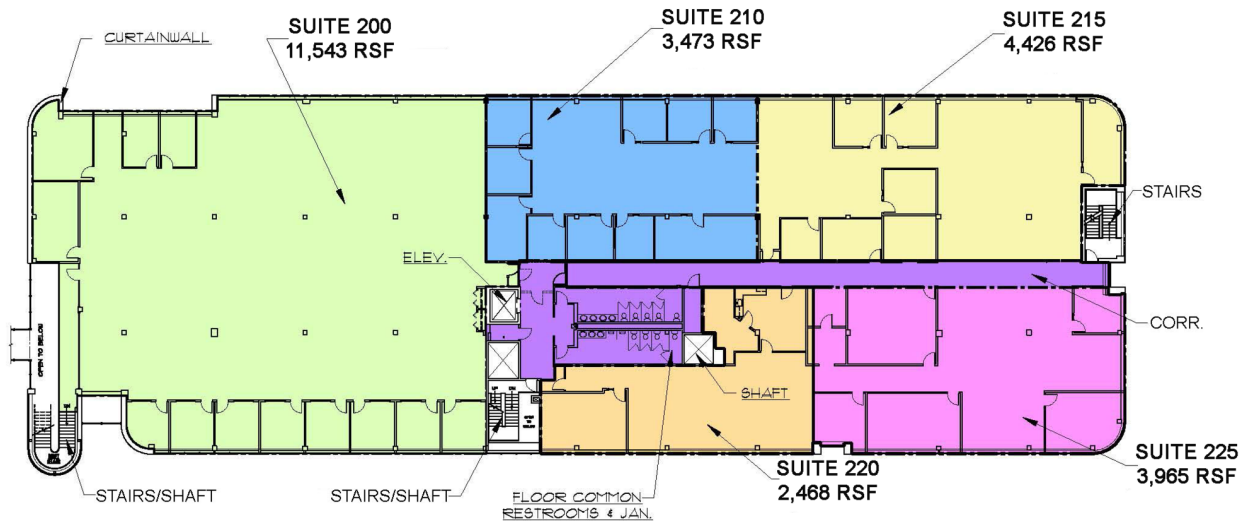
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L. MASON CAPITANI
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19800 HALL ROAD SECOND FLOOR PLAN



Available Spaces

Suite	Tenant	Lease Type	Lease Rate	Size (SF)
Suite 200	Available	Gross	\$16.95 SF/yr	11,543 RSF
Suite 210	Available	Gross	\$16.95 SF/yr	3,437 RSF
Suite 215	Available	Gross	\$16.95 SF/yr	4,426 RSF
Suite 220	Available	Gross	\$16.95 SF/yr	2,468 RSF
Suite 225	Available	Gross	\$16.95 SF/yr	3,965 RSF
Suites 200-225	Available	Gross	\$16.95 SF/yr	26,735 RSF

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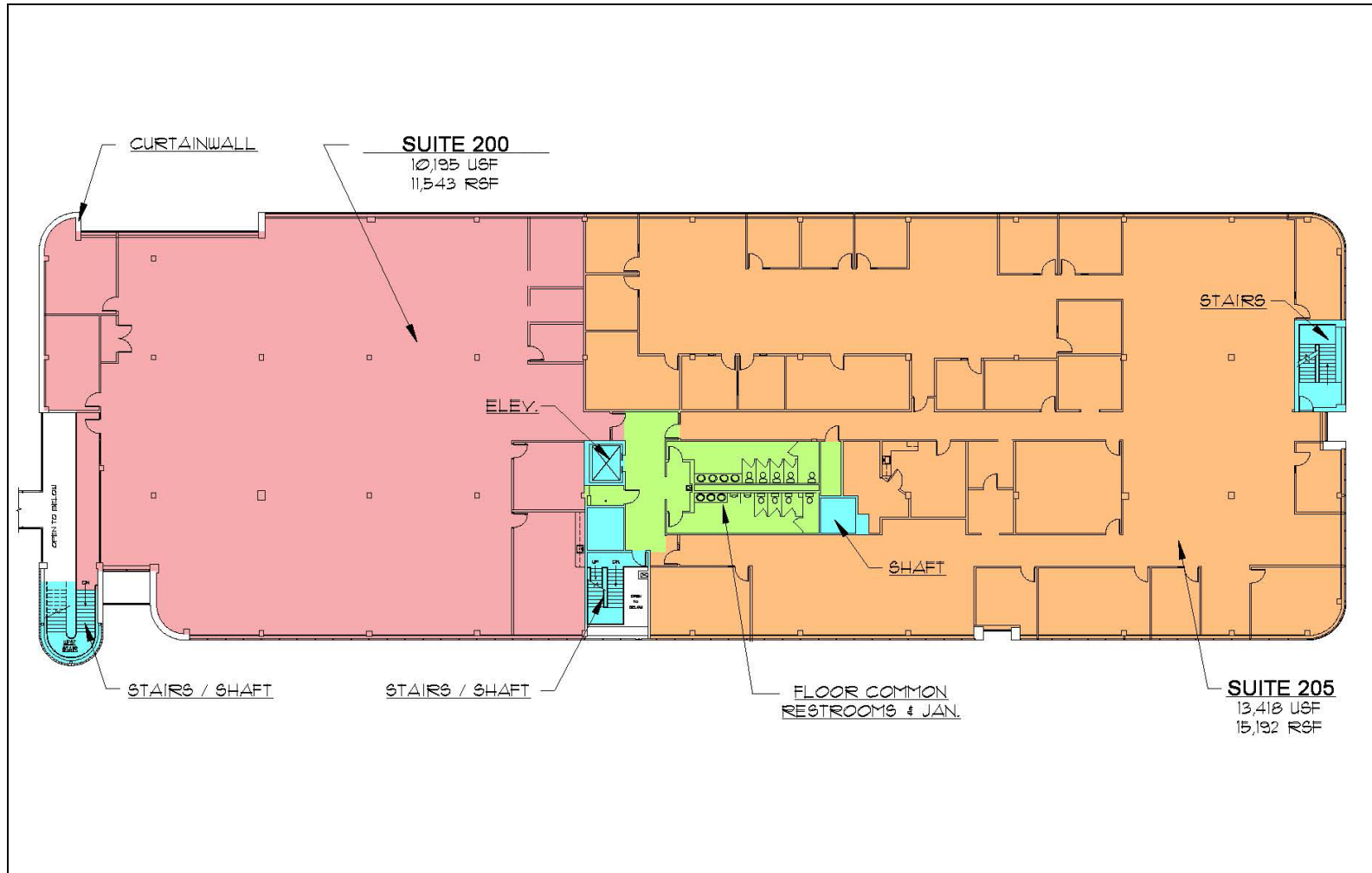
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L. MASON CAPITANI
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19800 HALL ROAD SUITE 200 & 205 FLOOR PLAN



Available Spaces

Suite	Tenant	Lease Type	Lease Rate	Size (SF)
Suite 200	Available	Gross	\$16.95 SF/yr	11,543 RSF
Suite 205	Available	Gross	\$16.95 SF/yr	15,192 RSF

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