

# 22731 Newman Street

*Dearborn, MI*

- 2-Story 48,000 Square Foot Medical Office Building
- Up to 1,582 Square Feet Available
- Prime Downtown West Dearborn Location
- Individual Suite Control of HVAC
- Professionally Managed and Operated
- Convenient Parking
- Close Proximity to Area Freeways
- Exterior Signage Offered
- Existing Medical Referral Base

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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248.637.9700 | [LMCap.com](http://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

**LIBERTY**  
PROPERTY & ASSET MANAGEMENT





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*Dearborn, MI*



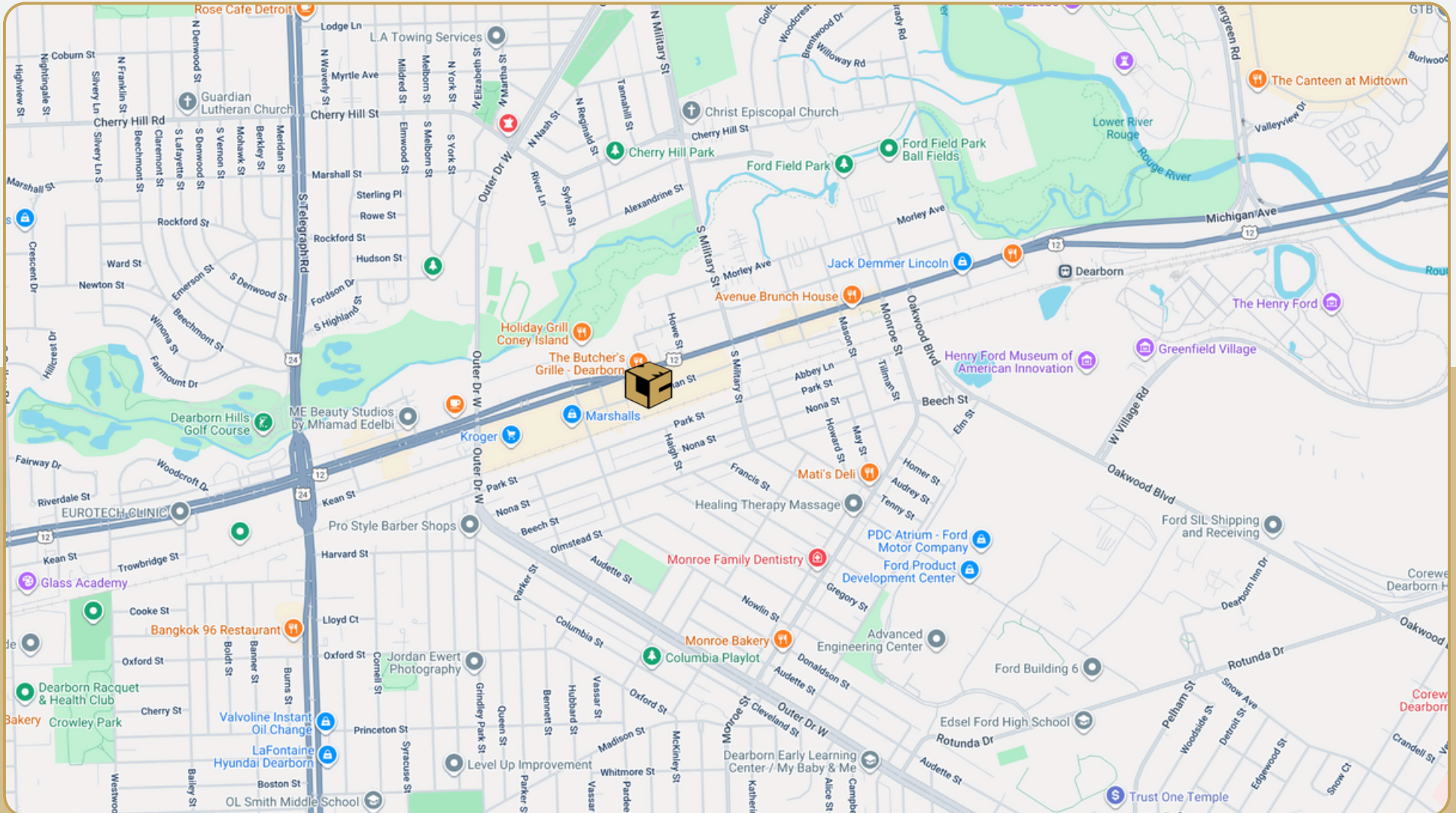
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## Office Property Details:

### Details:

**Location Description:** East of Outer; South of Michigan Ave

**Building Type:** Office/Medical

**Class:** B

**Zoning:** Office

**Floors:** 2

**Year Built:** 1984

**Year Renovated:** 2007

**Gross SF:** 48,000 SF

**Total Rentable SF:** 48,000 SF

**Available SF:** 2,041 SF

**Acres:** -

**Multitenant:** Yes

**Parcel ID:** -

**Property Description:** Medical office building located in Downtown West Dearborn. Interior suites finished to suit. First class management. Excellent referral base.

### Economic:

**Min/Max Rental Rate:** \$23.00/SF

**Rental Terms:** + Electric

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

**Load Factor:** 12.5%

**Occupancy:** Immediate

**Parking:** 170 Spaces

**Partition Allowance:** -

**Signage:** Monument & Building

**Status:** Existing

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## Available Suites:



**Suite 215:** 1,582 SF

**Suite 235:** 459 SF

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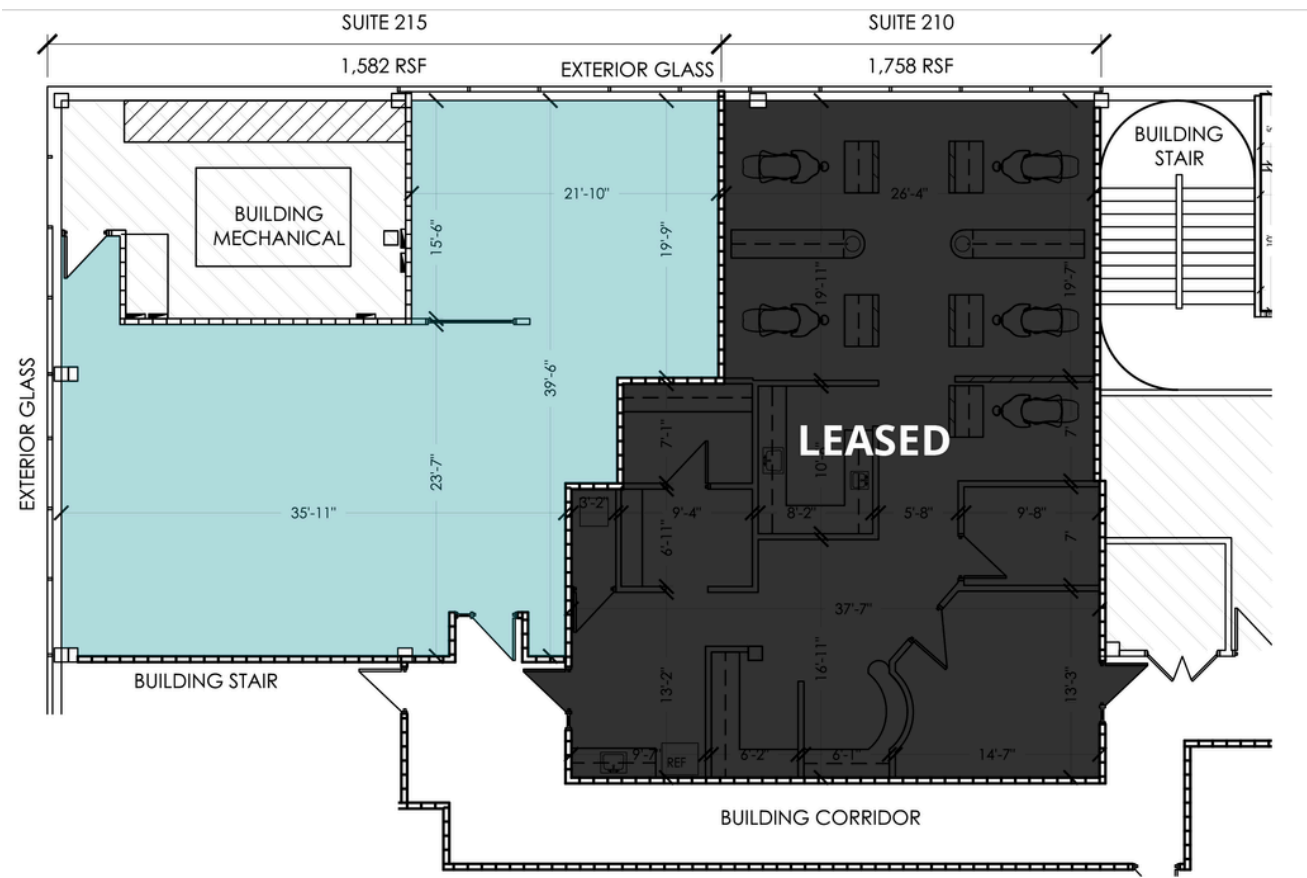
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Suite 215 Floor Plan



Suite Number	Square Footage
215	1,582

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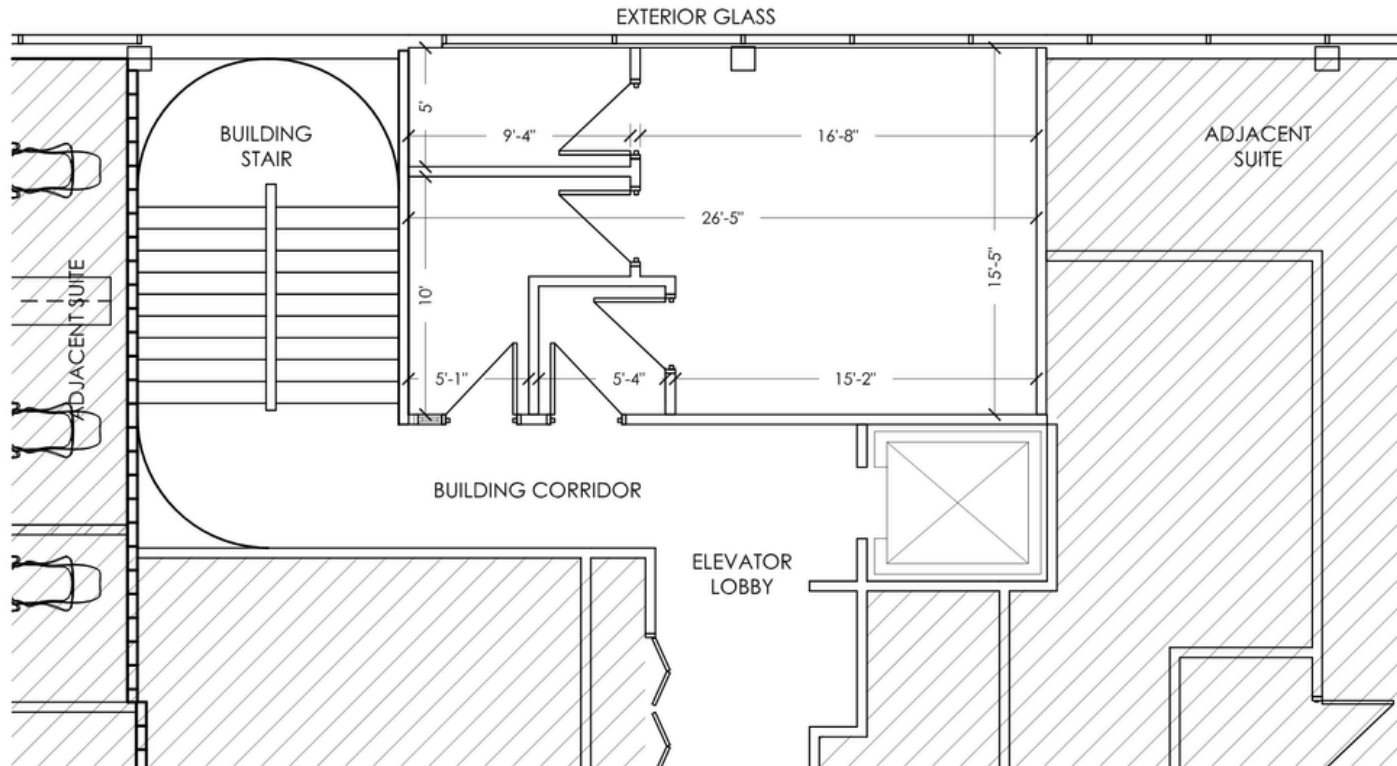
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## Suite 235 Floor Plan



Suite Number	Square Footage
235	459

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