

# 18303 Ten Mile

*Roseville, MI*

- Premier Eastside Six Building Professional Medical Campus
- General Office Available - 7 Private Offices
- Located Seconds from I-94/I-696
- Landlord will Convert to General Office/Medical
- Ideal for Medical Counseling
- Professional On-Site Management
- Many Common Area Upgrades Completed Including New Parking Lot, Enhanced Landscaping & Common Restroom

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

Al Iafrate, SIOR  
Senior Vice President  
248.637.7791  
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248.637.9700 | LMCap.com



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

# 18303 Ten Mile Ave

Roseville, MI



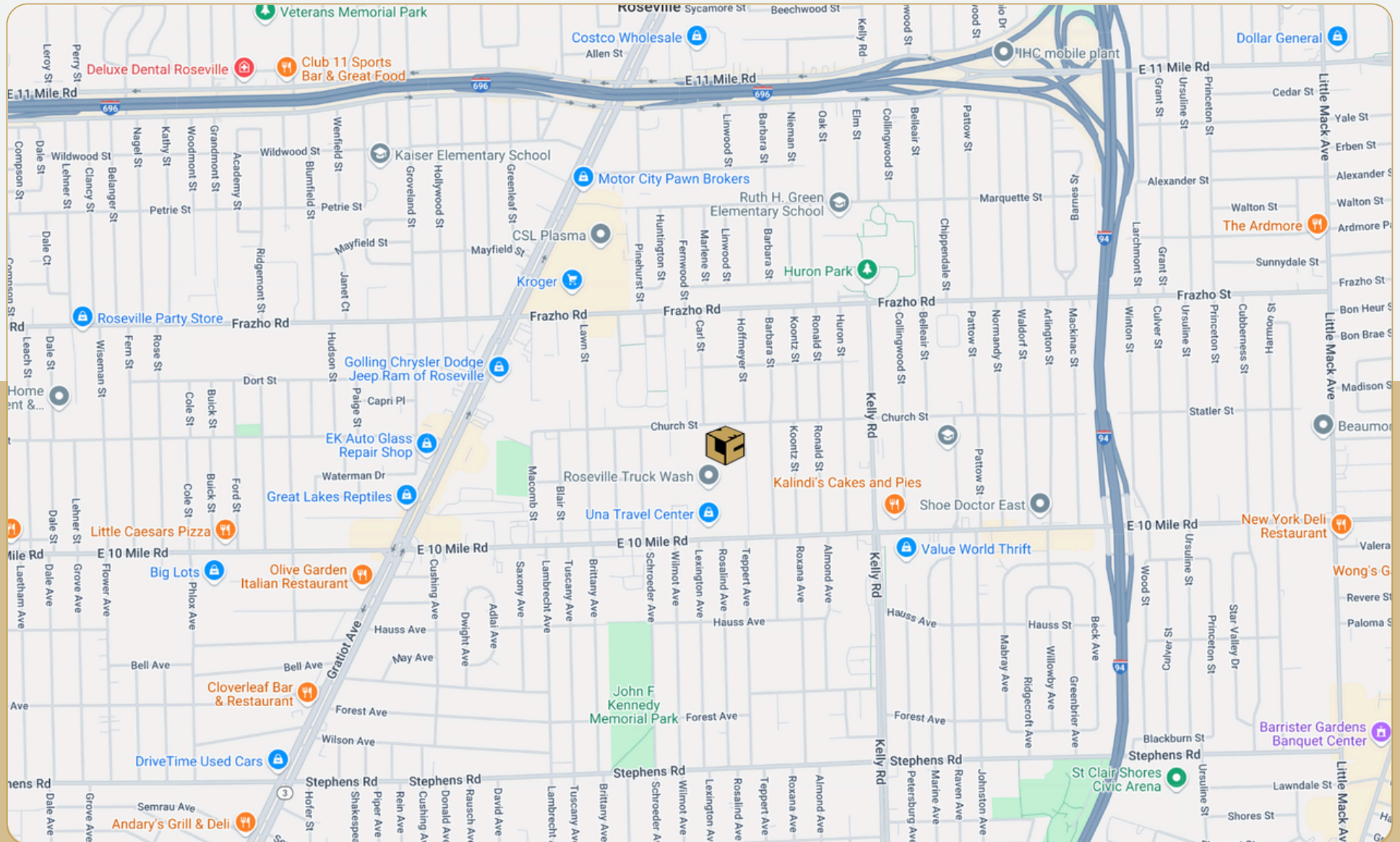
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PROPERTY & ASSET MANAGEMENT



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## Office Property Details:

### Details:

<b>Location Description:</b>	Ten Mile Rd/Kelly Rd
<b>Building Type:</b>	Office
<b>Class:</b>	A
<b>Zoning:</b>	O-1
<b>Floors:</b>	1
<b>Year Built:</b>	1989
<b>Gross SF:</b>	199,890 SF
<b>Total Rentable SF:</b>	99,890 SF
<b>Available SF:</b>	2,026 SF
<b>Min/Max SF:</b>	2,026 SF
<b>Lot Size:</b>	99,890 SF
<b>Mulitenant:</b>	Yes

### Economic

<b>Min/Max Rental Rate:</b>	\$22.50/SF
<b>Rental Terms:</b>	+ Utilities
<b>Annual Escalations:</b>	\$0.50/SF
<b>Load Factor:</b>	12.0%
<b>Occupancy:</b>	Immediate
<b>Parking Type::</b>	Surface
<b>Partition Allowance:</b>	Negotiable
<b>Signage:</b>	-
<b>Status:</b>	Existing

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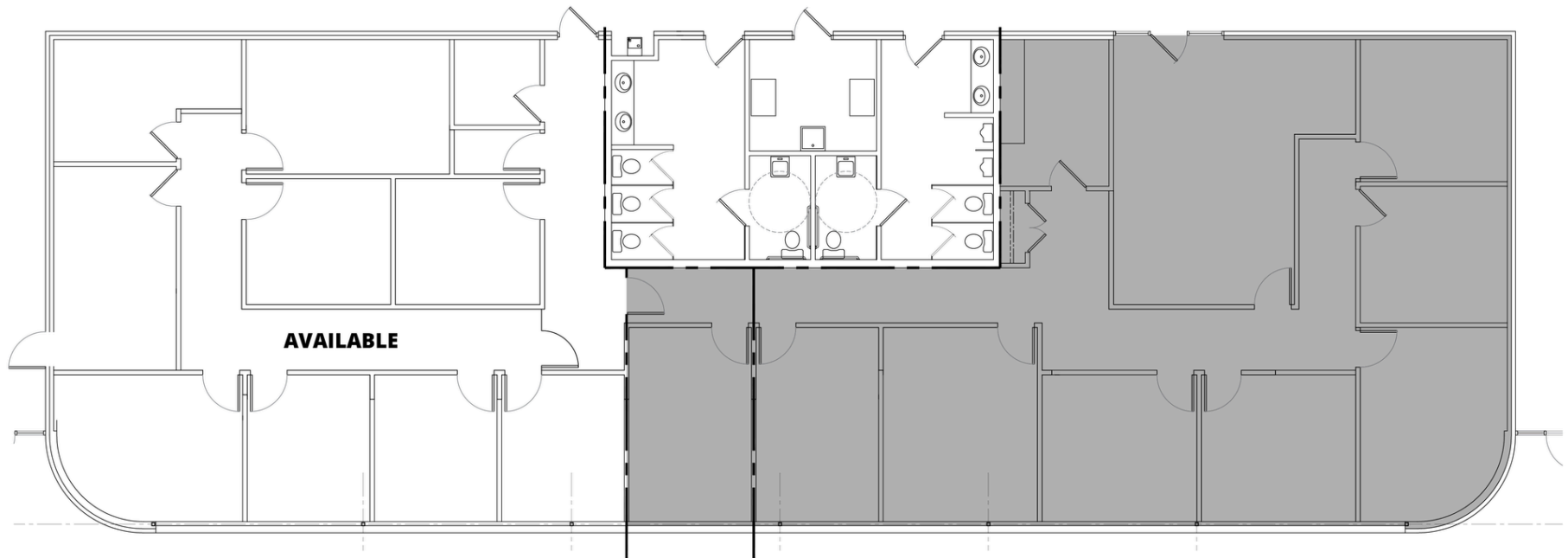
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## Available Suites:



Suite Number	Square Footage
2A	2,026 SF

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## Site Plan:

