



# PILOT

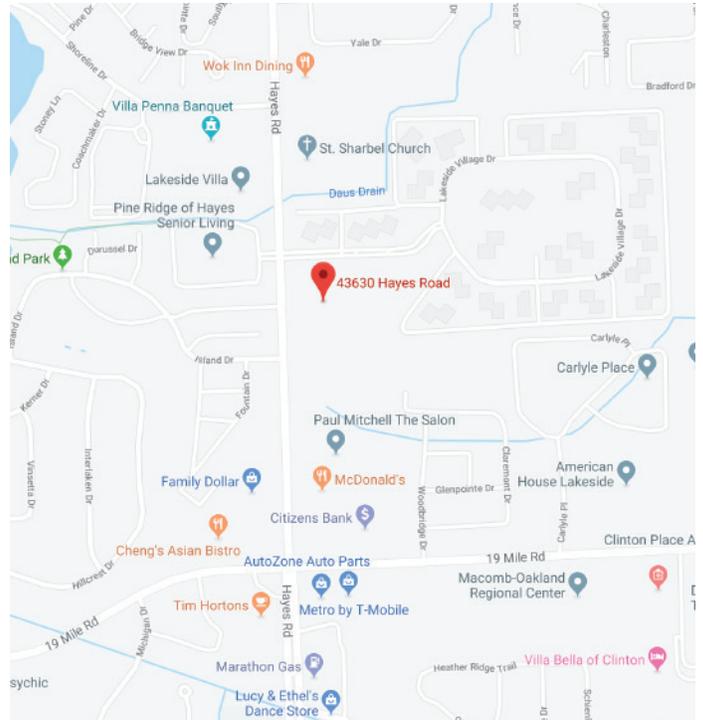
PROPERTY GROUP

**ATRIUM OFFICE CENTER**  
**43630 HAYES, CLINTON TOWNSHIP**

**PROPERTY OVERVIEW:**

Beautiful contemporary single story professional building with atrium, canopied entrance, and convenient parking. Floor plan on file. Office or medical use is approved.

- Property Type:..... Office/Medical
- Cross Streets:..... North of 19 Mile, East side of Hayes
- Total Square Footage:..... 41,550
- Building Name:..... Atrium Office Center
- Maximum Sq. Ft. Available:.... 1,221
- Lot Size:..... 4.21 Acres
- Zoning:..... Office/Medical
- Year Built: ..... 1998
- Parking Spaces: ..... 150 +
- Lease Rate: ..... **\$15.95 SF**
- Lease Type ..... **Gross + Utilities**



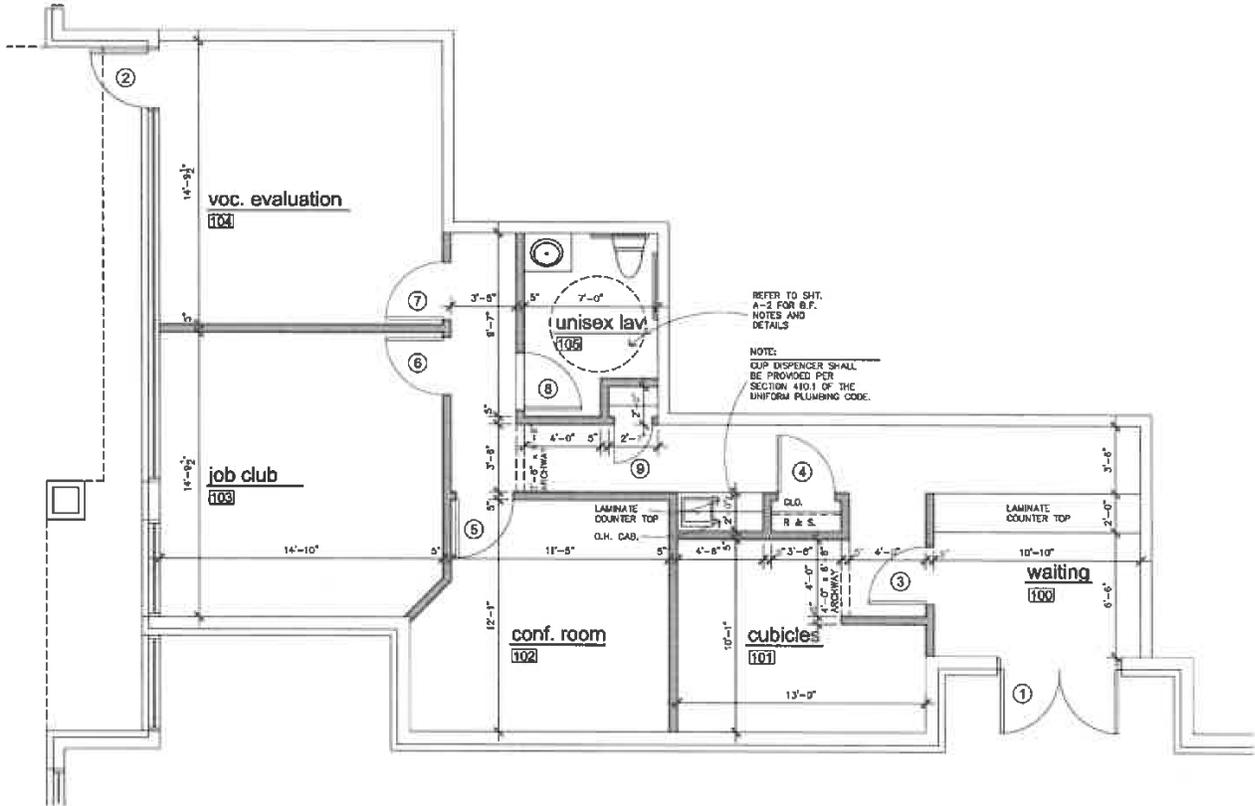
**AGENT CONTACT INFO**

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## SUITE 110 FLOOR PLAN



floor plan

1/4" = 1'-0"

**notes:**

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

THE OWNER OR TENANT SHALL PROVIDE AND PROPERLY MOUNT APPROVED TO UL, ABC MULT-PURPOSE TYPE, DRY CHEMICAL FIRE EXTINGUISHER, MIN. CLASSIFICATIONS 4A, 60B; C PER CLINTON TOWNSHIP FIRE DEPARTMENT.

**wall types:**



DENOTES EXISTG. 5" 22 GAUGE METAL STUDS AT 16" O.C. TO UNDERSIDE OF ROOF DECK w/ (1) LAYER 1" F.R. GYPSUM BRD. BOTH SIDES w/ 2" SOUND INSUL. BATTIS. SIMILAR TO UL DESIGN NO. U465



DENOTES 3" 22 GAUGE METAL STUDS AT 16" O.C. w/ 1" GYPSUM BRD. BOTH SIDES



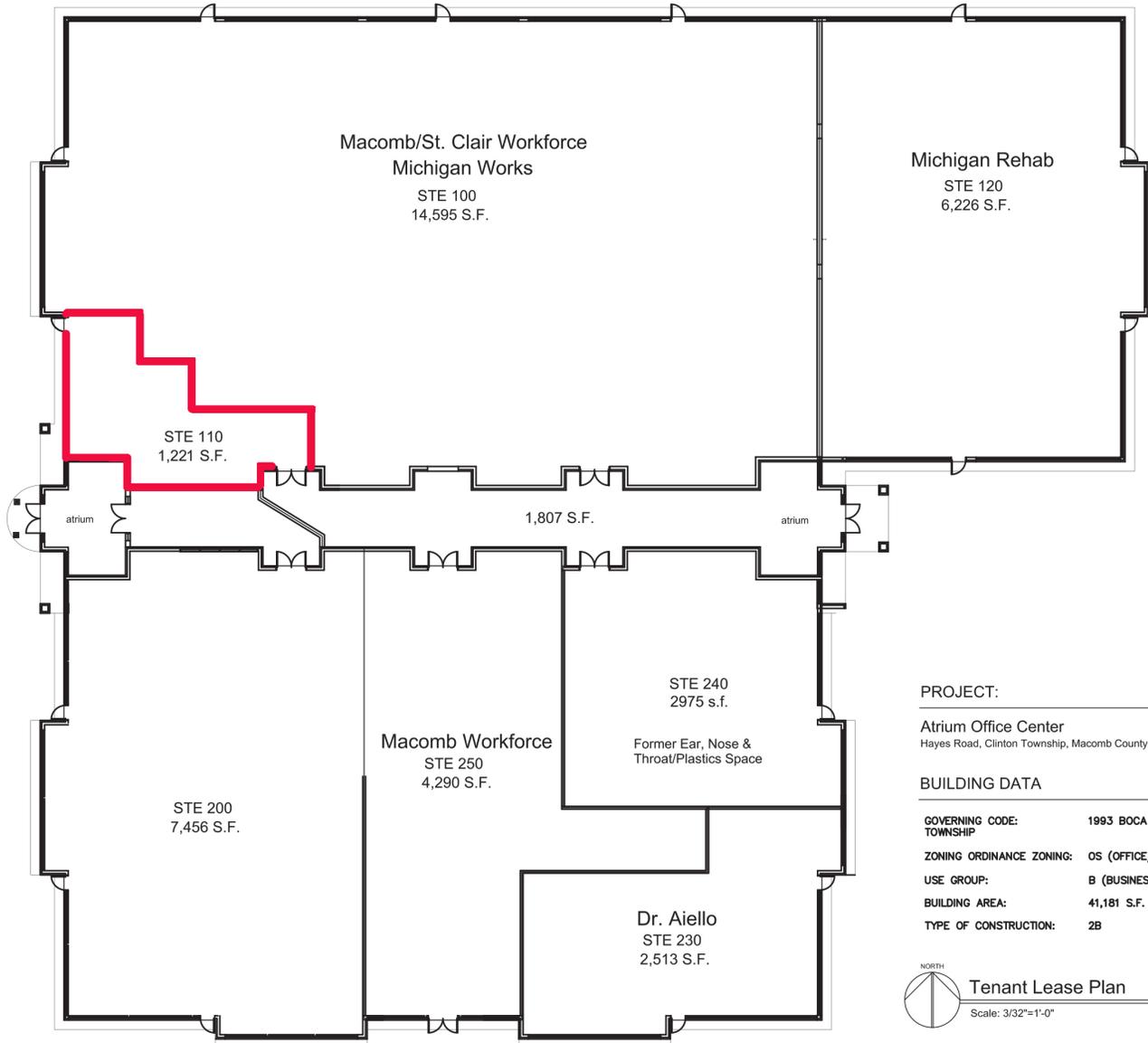
DENOTES EXISTG. 5" 22 GAUGE METAL STUDS AT 16" O.C. TO UNDERSIDE OF ROOF DECK w/ (1) LAYER 1" F.R. GYPSUM BRD. BOTH SIDES w/ 2" SOUND INSUL. BATTIS. SIMILAR TO UL DESIGN NO. U465



key plan

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**FLOOR PLAN**



**PROJECT:**  
Atrium Office Center  
Hayes Road, Clinton Township, Macomb County, MI

**BUILDING DATA**

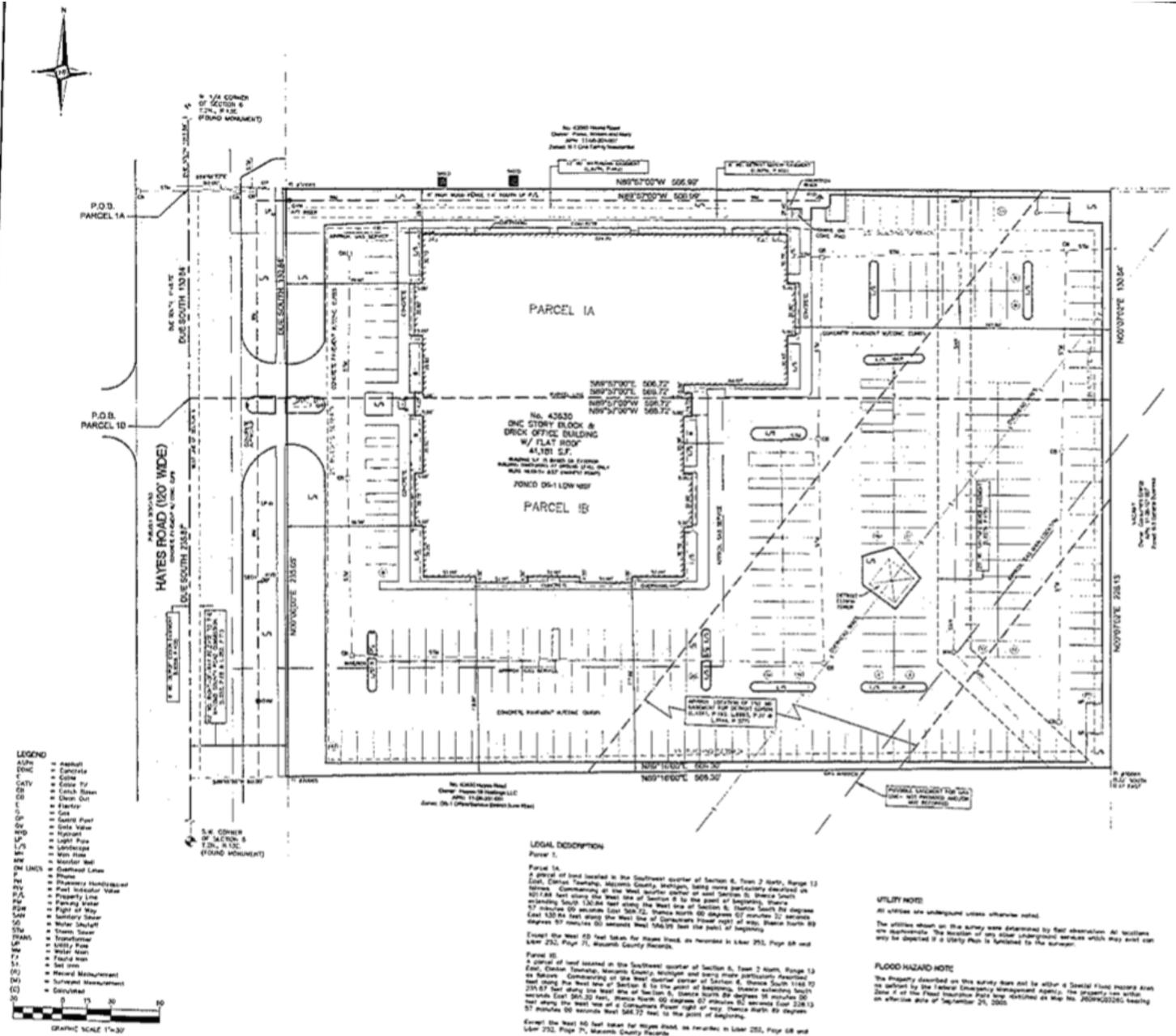
GOVERNING CODE:	1993 BOCA AND THE CLINTON TOWNSHIP
ZONING ORDINANCE ZONING:	OS (OFFICE/SERVICE)
USE GROUP:	B (BUSINESS)
BUILDING AREA:	41,181 S.F.
TYPE OF CONSTRUCTION:	2B

**Tenant Lease Plan**  
Scale: 3/32"=1'-0" 8-22-11

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## SITE PLAN



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