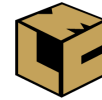


PROPERTY FOR LEASE

Liberty Professional Center

35501 - 35765 Mound Rd Sterling Heights, MI 48310



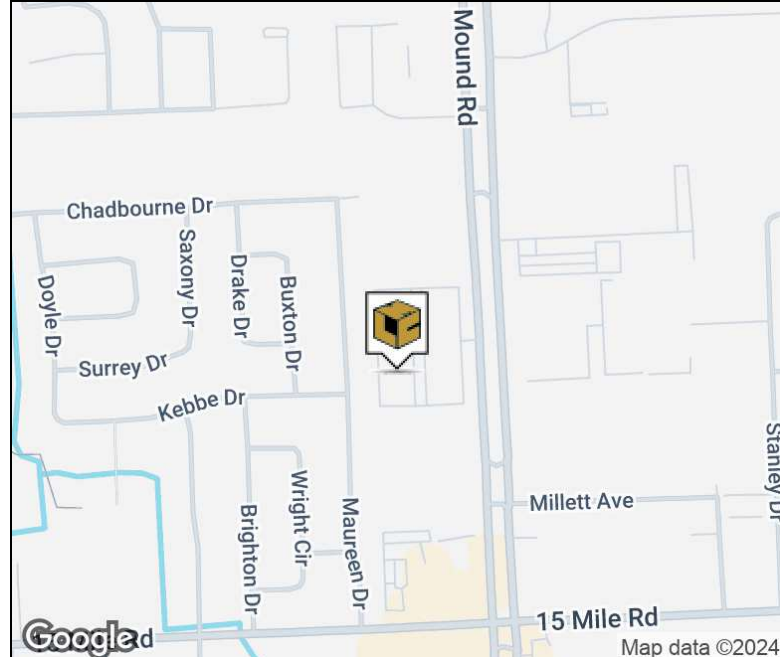
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Professional Office Campus Setting
- Suites For Lease from 4,316 SF to 24,700 SF
- Entire Plug & Play Building Available - 24,700 SF
- Ideal For Corporate Office or Medical Conversion
- High-End Finishes
- Aggressive Rental Rates
- Professionally Managed
- Outstanding Mound Location
- Close Proximity to M-59 and I-696



FOR MORE INFORMATION:

Al Iafrate, SIOR

Senior Vice President
248.637.7791
aiafrate@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

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PROPERTY FOR LEASE

Liberty Professional Center

35501 - 35765 Mound Rd Sterling Heights, MI 48310



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OFFICE PROPERTY DETAILS

Location Information

Street Address	35501 - 35765 Mound Rd
City, State, Zip	Sterling Heights, MI 48310
County	Macomb
Cross-Streets	15 Mile & Mound
Nearest Highway	M-53

Building Information

Building Size	99,820 SF
Building Class	B
Occupancy %	33.1%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	99,820 SF
Year Built	2001
Gross Leasable Area	99,820 SF
Load Factor	13.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate	\$11.95 SF/yr NNN
Escalations	\$0.50/SF
Operating Expenses	\$5.75/SF
Load Factor	13.0%

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	10.25 Acres
APN #	10-29-427-025

Parking & Transportation

Parking Type	Surface
Parking Ratio	10.0
Number of Parking Spaces	564

Available Suites

Bldg B - 4,316 RSF	\$11.95 NNN
Bldg B - 5,312 RSF	\$11.95 NNN
Bldg B - 7,805 RSF	\$11.95 NNN
Bldg B - Combined Suite - 12,121 RSF	\$11.95 NNN
Bldg D - 24,700 RSF	\$11.95 NNN

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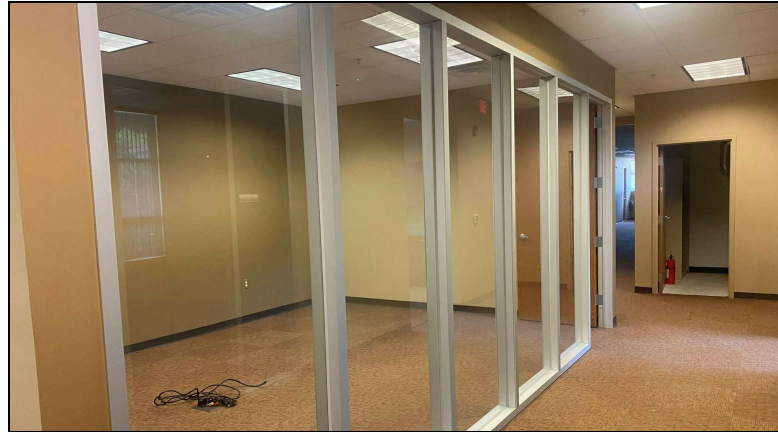
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PLUG & PLAY



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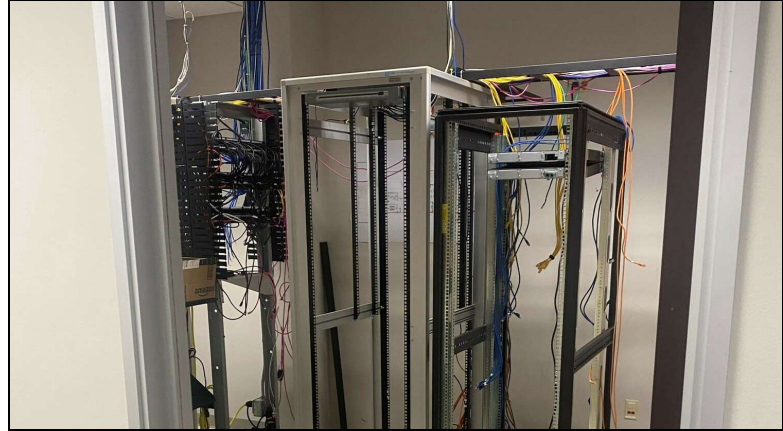
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ADDITIONAL PHOTOS



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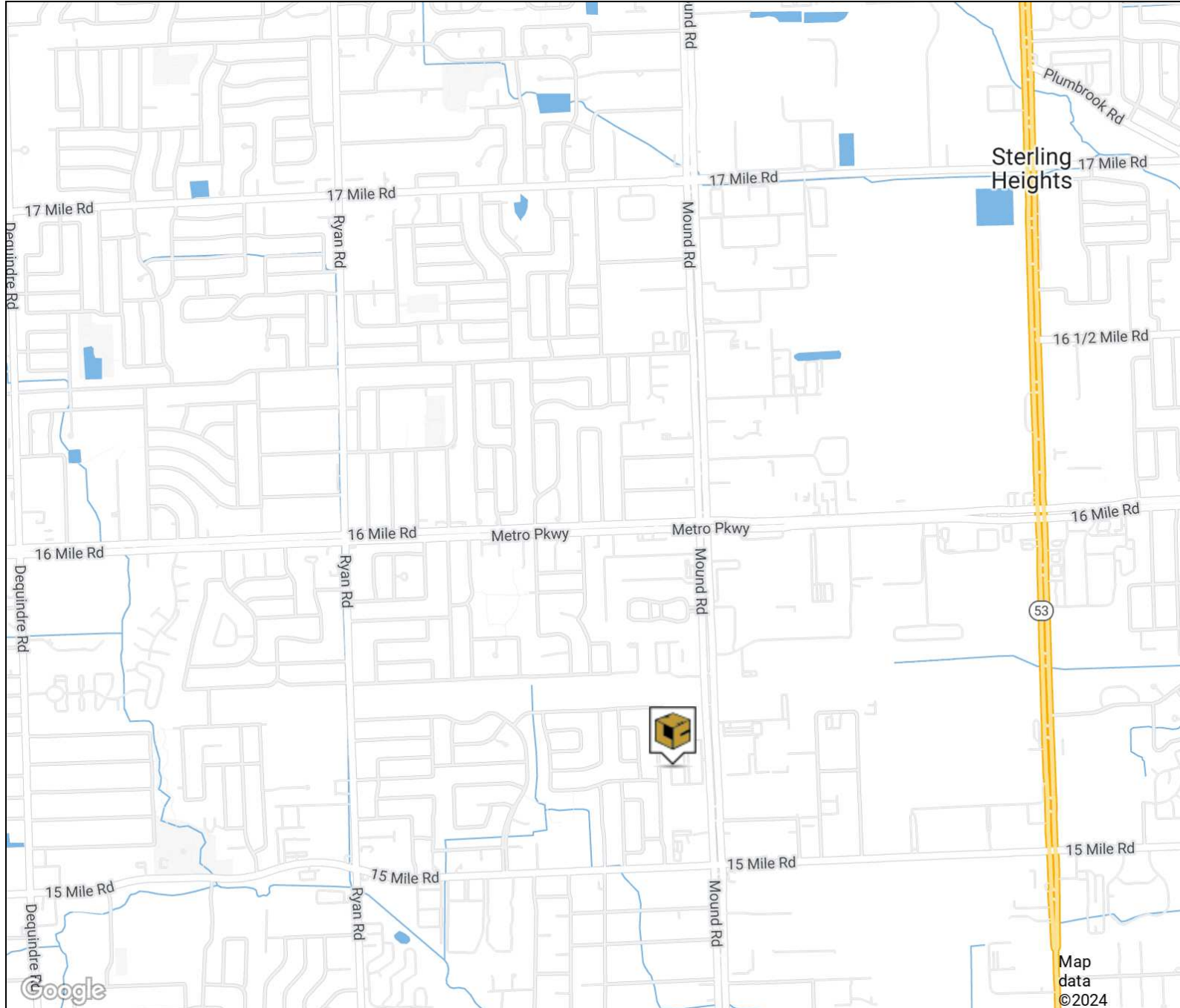
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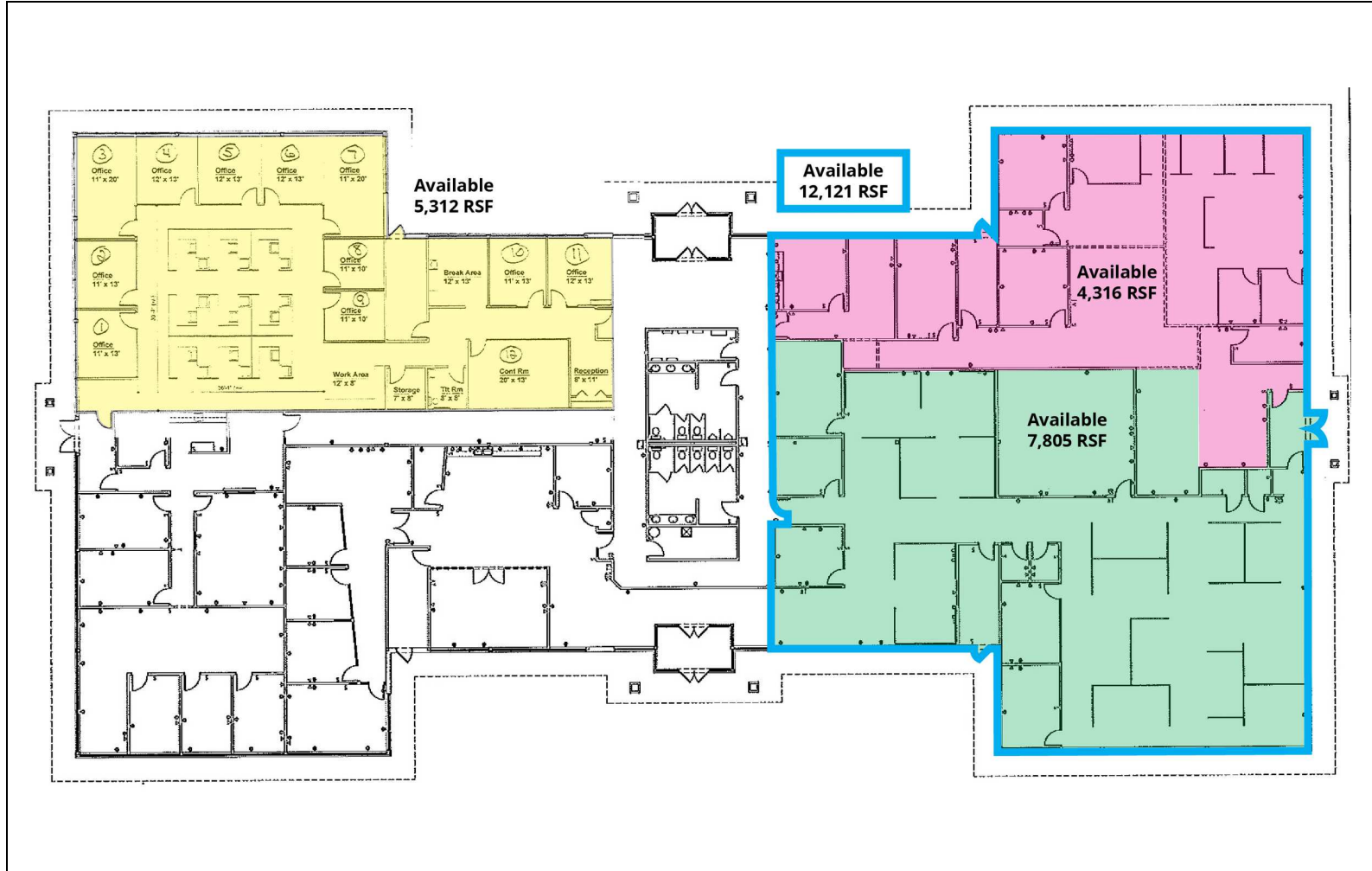
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L. MASON CAPITANI
CORFAC INTERNATIONAL

BUILDING B FLOOR PLAN



Available Spaces

Suite	Tenant	Lease Type	Lease Rate	Size (SF)
Bldg B	Available	NNN	\$11.95 SF/yr	4,316 RSF
Bldg B	Available	NNN	\$11.95 SF/yr	5,312 RSF
Bldg B	Available	NNN	\$11.95 SF/yr	7,805 RSF
Bldg B - Combined Suite	Available	NNN	\$11.95 SF/yr	12,121 RSF

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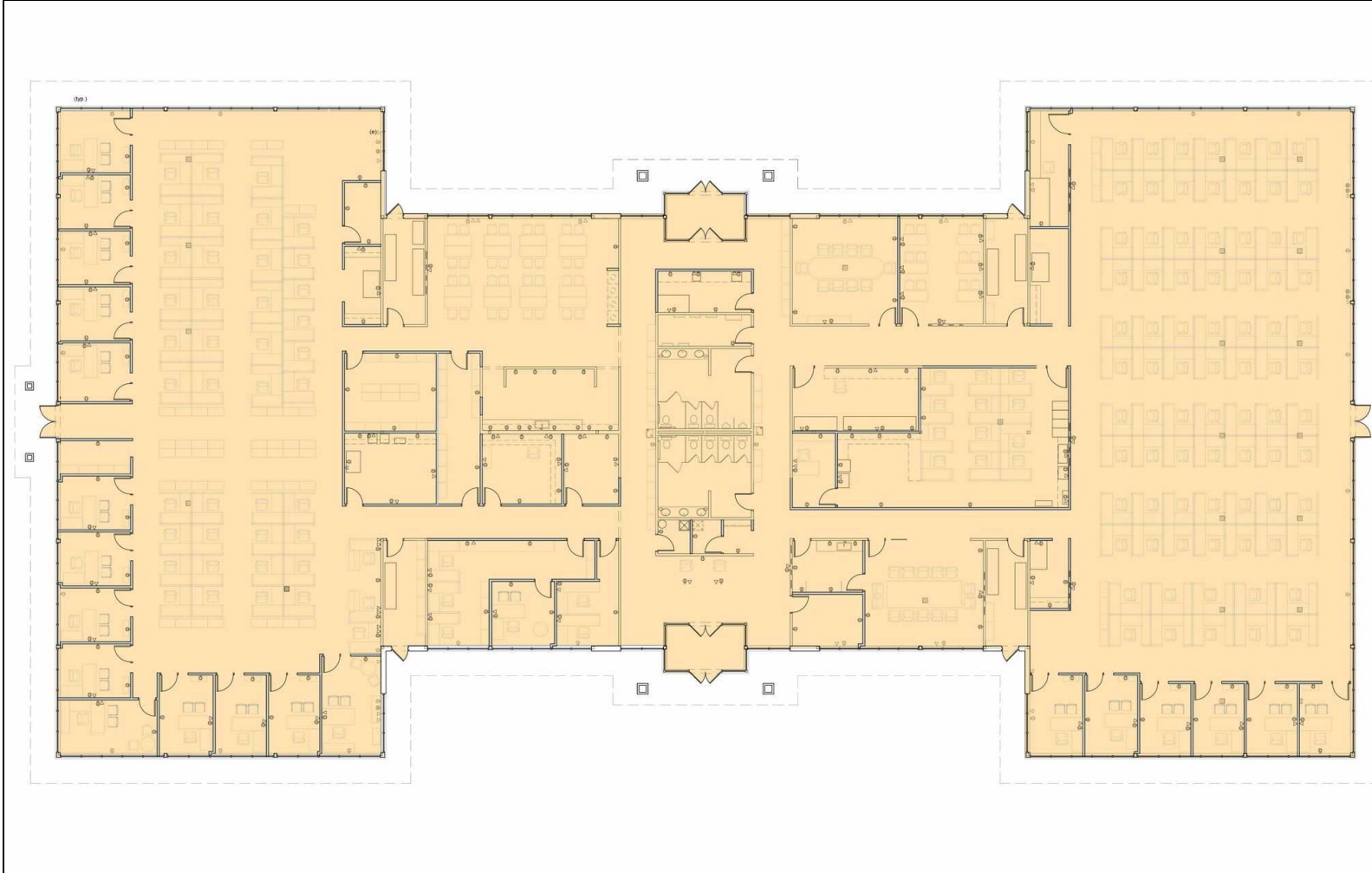
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L. MASON CAPITANI
CORFAC INTERNATIONAL

BUILDING D FLOOR PLAN



Available Spaces

Suite	Tenant	Lease Type	Lease Rate	Size (SF)
Bldg D	Available	NNN	\$11.95 SF/yr	24,700 RSF

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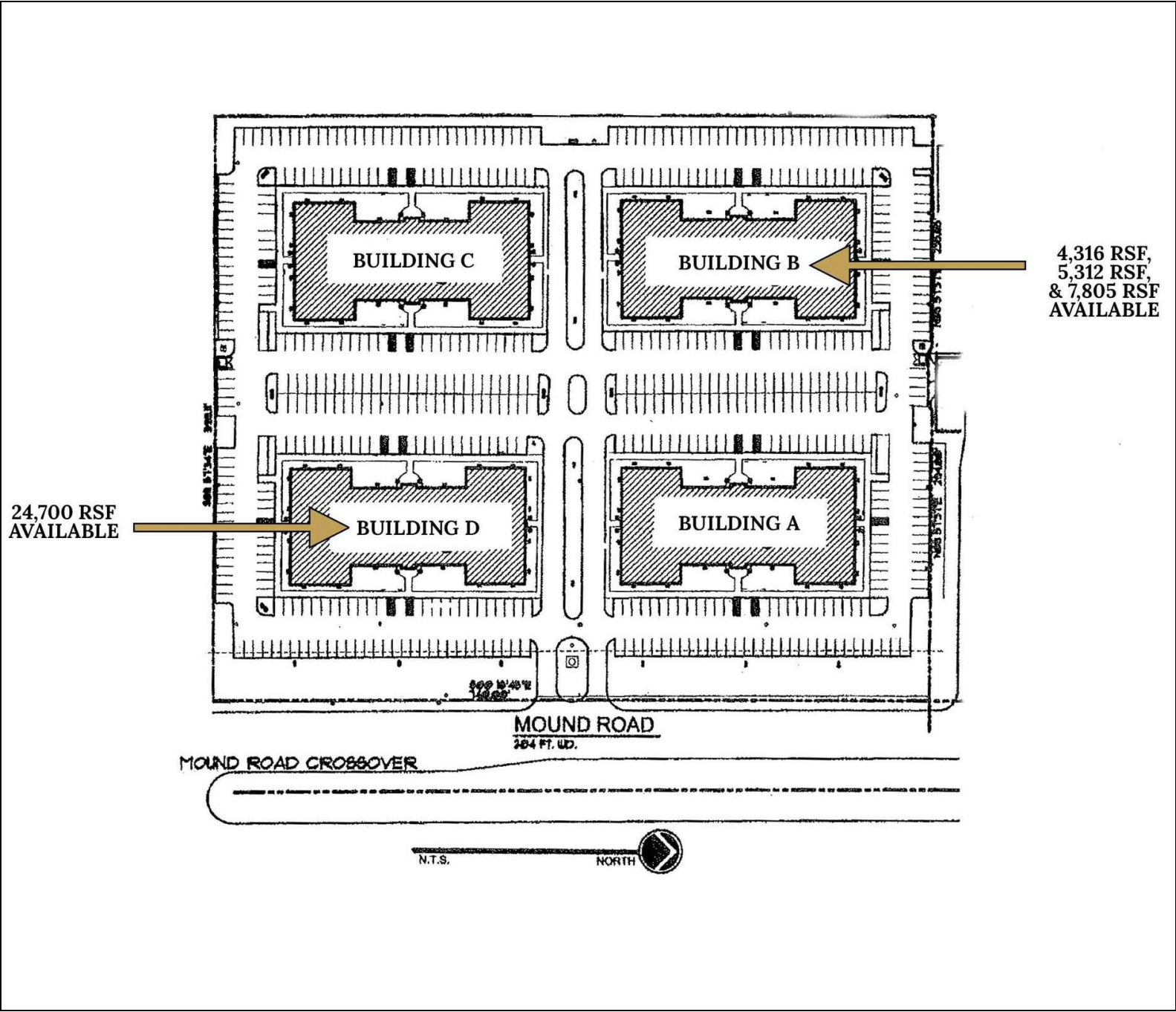
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SITE PLAN



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