

PROPERTY FOR LEASE

Pointe Professional Centre

18263 Ten Mile Road Roseville, MI 48066

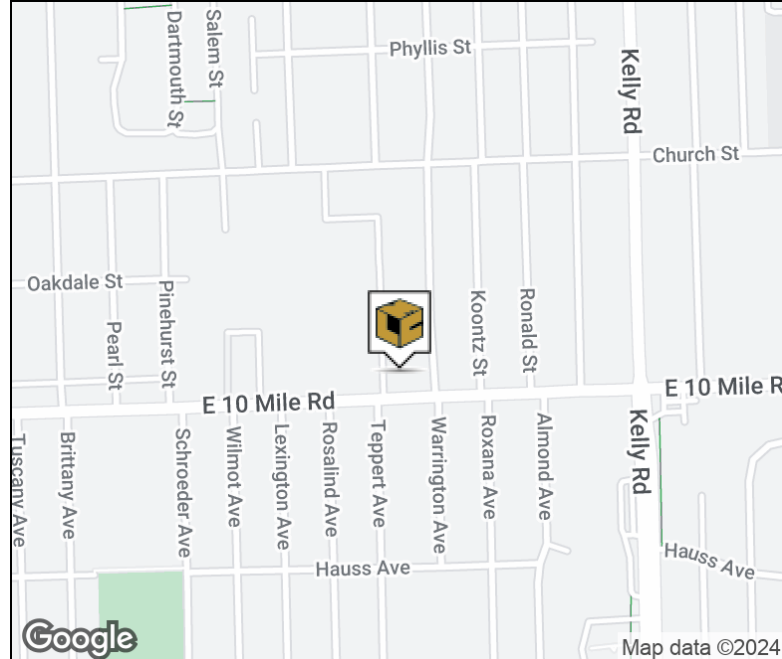


L. MASON CAPITANI
CORFAC INTERNATIONAL



Property Highlights

- Premier Eastside Six Building Professional Office Campus
- Existing 4 Exam Room Suite For Lease
- Located Seconds from I-94 & I-696
- Professional On-Site Management
- Many Common Area Upgrades Completed, Including New Parking Lot, Enhanced Landscaping & Common Restroom Remodeling



FOR MORE INFORMATION:

Al Iafrate, SIOR
Senior Vice President
248.637.7791
aiafrate@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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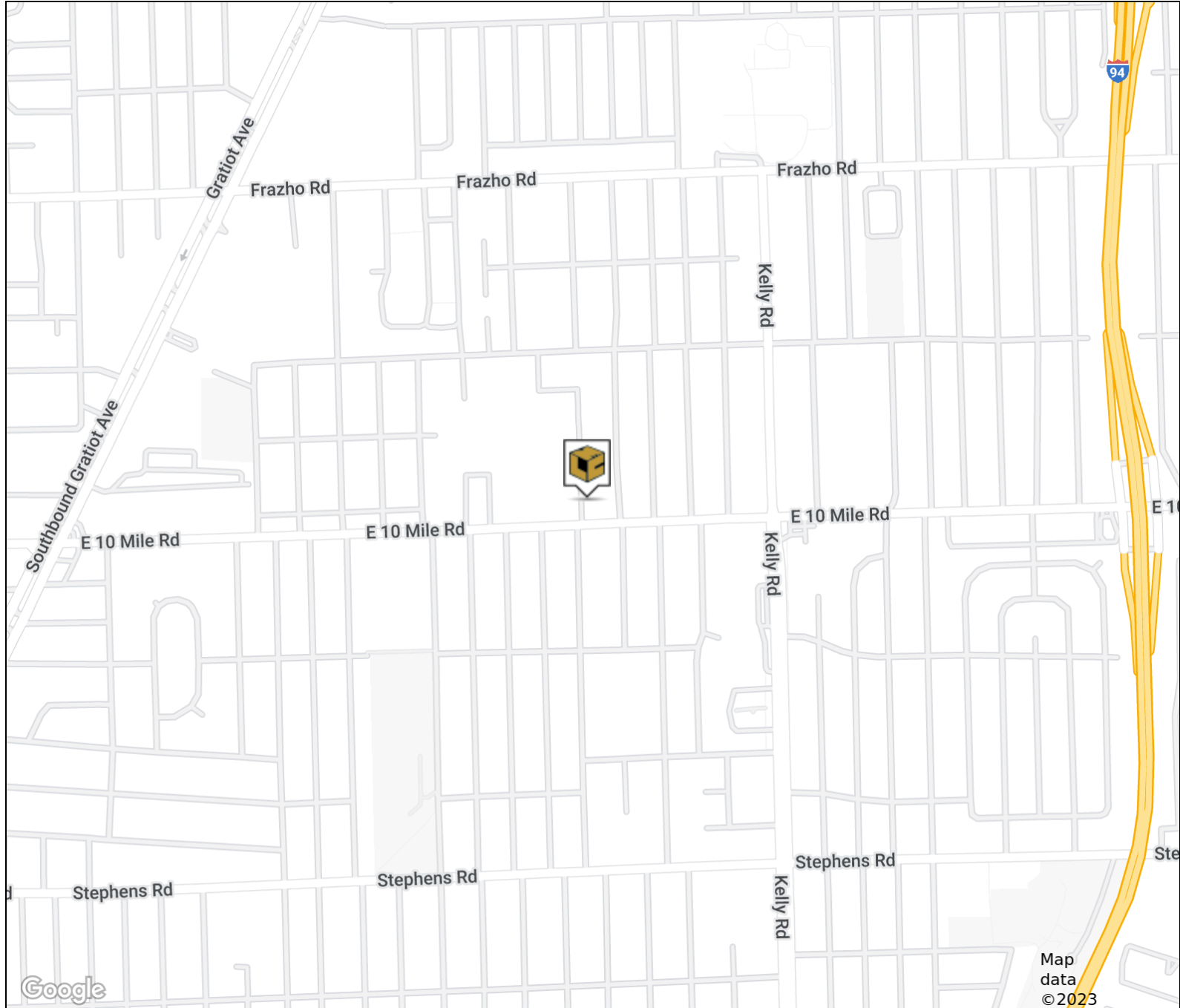
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RETAILER MAP



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OFFICE PROPERTY DETAILS

Location Information

Street Address	18263 Ten Mile Road
City, State, Zip	Roseville, MI 48066
County	Macomb
Cross-Streets	Ten Mile Rd/Kelly Rd
Nearest Highway	I-94 & I-696

Building Information

Building Size	99,890 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1989
Gross Leasable Area	99,890 SF
Load Factor	12.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate:	\$23.75 SF/yr +Utilities
Annual Escalations:	\$0.50/SF
Load Factor:	12.0%

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	O-1
Lot Size	99,890 SF

Parking & Transportation

Parking Type	Surface
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Available Suites

Unit 17 - 1,649 RSF	\$23.75 + Utilities
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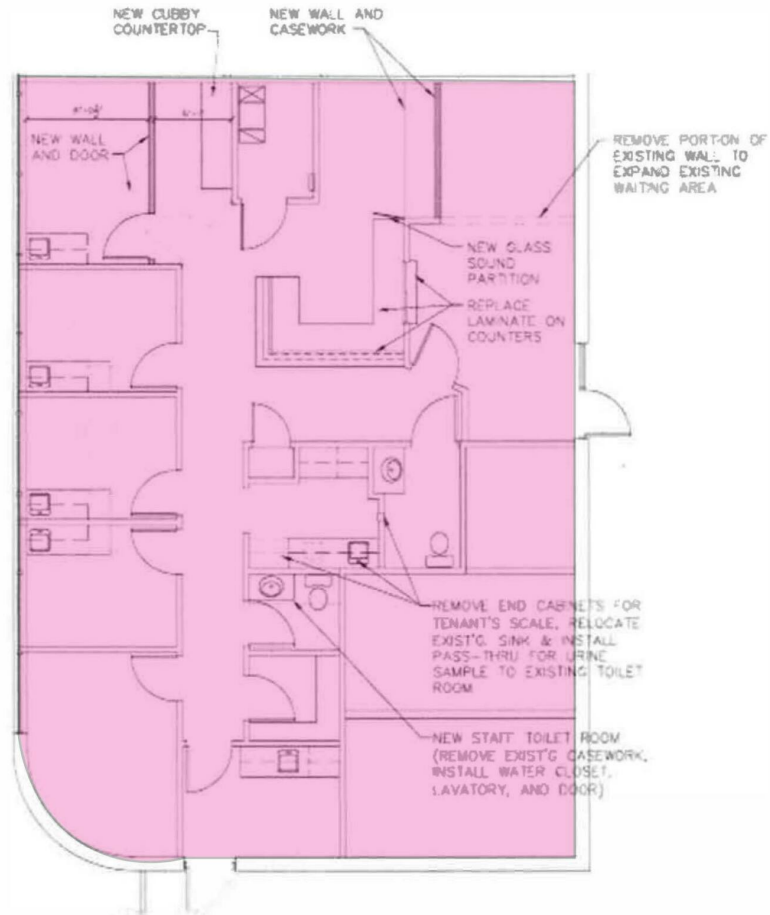
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UNIT 17 FLOORPLAN



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Unit 17	Available	1,649 SF	+ Utilities	\$23.75 SF/yr

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POINTE EAST OFFICE CENTER

PROPERTY MANAGEMENT
 EASTPOINT MANAGEMENT COMPANY
 18285 TEN MILE ROAD SUITE 110
 586-775-7774 (OFFICE) 586-899-9416 (CELL)

18263 TEN MILE ROAD, ROSEVILLE		
ST. JOHN HOSPITAL MAJEED PADUVANA MD FACP WAHED ISHAQSEI MD	SUITE C	586-552-8696
ROSEVILLE PULMONARY & SLEEP CLINIC EMAD ALATASSI MD FADI-JEAN SAAD MD	SUITE D	586-238-2060
PRIMARY CARE ASSOCIATES PC GREGORY G MONTPETIT MD	SUITE B	586-445-2330
LAW OFFICE OF ANDREA FERRARA	SUITE A	586-773-7767
ROSEVILLE PULMONARY & SLEEP CLINIC	SUITE E	586-238-2060

18223 TEN MILE ROAD, ROSEVILLE		
MICHIGAN CANCER SPECIALIST PLC EUGENE J AGNONE MD ADLI YAKAN MD VERA MARANCI MD JEANINE LUCA PA-C LOKESH NAGORI MD	SUITE 100	586-778-5880
DR MARCUZ DDS	SUITE 120	586-775-0520
SLEEP CARDIA	SUITE 140	

18285 TEN MILE ROAD, ROSEVILLE		
IN HOME REHAB	SUITE 100	586-774-5774
EASTPOINT MANAGEMENT CO CHRIS SCOTT/SHANNON MOMOT	SUITE 110	586-775-7774
MEADOWBROOK CONSTRUCTION CO CMC INVESTMENT LLC THOMAS E MILLER SHARI NOWICKI	SUITE 110	586-775-7774
SUDHA NANNAPANINI MD	SUITE 120	586-771-4830
A COMPREHENSIVE DERMATOLOGY CTR DR ALI MOIIN DR PETER JAJOU DR MOHAMMAD ZARKA	SUITE 130	586-776-7546
MAROSA SCHOOL OF PHLEBOTOMY	SUITE 140	586-359-6087
METRO INFUSION CENTER	SUITE 150	586-335-6842

18245 TEN MILE ROAD, ROSEVILLE		
JOCELYN ROBELLI, DDS	SUITE 110	586-585-1473
OFFICE OF INTERNAL MEDICINE ROBERT DUDLEY MD	SUITE 120	586-774-8710
MICHIGAN SURGERY SPECIALISTS DR JEFFERY HALL DR ARA BUSH DR JEREMY CIULLO	SUITE 130	586-774-4200
TERLUP & STERN	SUITE 140	
MICHIGAN SLEEP CENTER HARANATH POLICHERIA MD PC	SUITE 160	313-882-8600
MAP COMMUNICATIONS	SUITE 7A	

18325 TEN MILE ROAD, ROSEVILLE		
COMPREHENSIVE UROLOGY THOMAS J MERTZ MD TODD G CAMPBELL MD PHILIP SHALHOUB MD JEFFREY YEAMANS MD NORMA F LOWERY NP SUSAN GREINER PA-C	SUITE 120	586-773-6300
EASTLAKE PEDIATRICS VESNA L ROI MD JENNATA M FRANCIS MD	SUITE 100	586-776-1010
BEAUMONT HOSPITAL ST CLAIR INTERNISTS KUMADINE FONSEKA MD WAFAA HANNA MD DEEPALI JAIN MD DEMETRIOS MERMIGES MD SURAYYA SOARES MD JENNIFER WANG MD DONALD MOORE MD	SUITE 400	586-447-4000
HANGER CLINIC JEREMY MURRAY BRYAN SCULTHORPE LINDSAY REYNOLDS	Suite 6A	586-777-3753

18303 TEN MILE ROAD, ROSEVILLE		
CARDIOVASCULAR INSTITUTE OF MI PC M K AJJOUR MD BRIAN BARBARISH MD SUBHI SBAHI MD MAJID ALZAGOOM MD SARINE JOHN-ROSMAN MD ALI SHAKIR MD	SUITE 100	586-776-2768
ST JOHN HOSPITAL BLOOD DRAW	SUITE 150	586-498-5256
ST JOHN CENTER FOR WELLNESS EDWARD PAZUCHOWSKI MD MARY YENCHICK MD JAMES WHITMYER MD LYDIA RAYES DO	SUITE 500	586-498-5160
GREAT LAKES PSYCHOLOGY GROUP	SUITE 200	800-693-1916