

# Cambridge Office Park

*Sterling Heights, MI*

43114-43134 & 43150-43154 Dequindre Road

- Professional Medical Office Complex
- 6,800 SF Turn-Key Medical Suite
  - Divisible from 1,500 + SF
- 2,800 SF Turn-Key Physical Therapy Suite with Hydrotherapy Pool
- 2,200 SF Suite Suitable for Various Users
- Well-Designed Layout Suitable for Various Specialties
- Blocks Away From Corewell Health Beaumont Troy Hospital
- Direct Suite Entry
- Main Road Signage on Dequindre
- Ample Convenient Parking

## OFFICE/MEDICAL SUITES FOR LEASE

### FOR MORE INFORMATION:

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248.637.7783  
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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.

## Property Tours

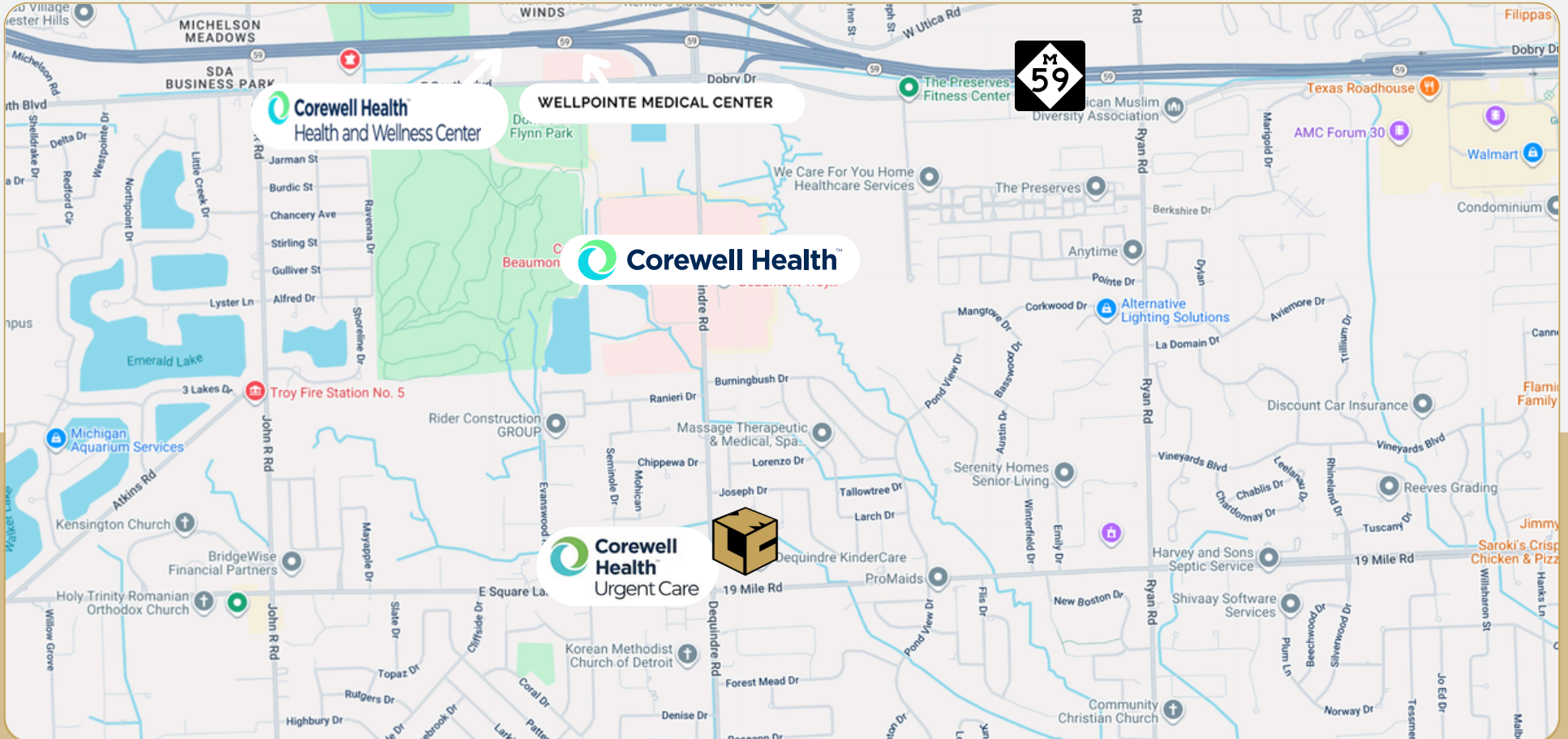
[Physical Therapy](#)  [Medical](#) 



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

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- Seconds From Corewell Health Beaumont Troy Hospital

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## Office Property Details:

### Details:

**Location Description:** Dequindre Rd & 19 Mile Rd  
**Building Type:** Office  
**Class:** B  
**Zoning:** O-1  
**Floors:** 1  
**Year Built:** 2004  
**Gross SF:** 12,000 SF  
**Total Rentable SF:** 12,000 SF  
**Available SF:** 9,600 SF  
**Min/Max SF:** 1,500 SF - 6,800 SF  
**Acres:** 2.03  
**Multitenant:** Yes  
**Parcel ID:** 10-06-358-001  
**Property Description:** -

### Economic:

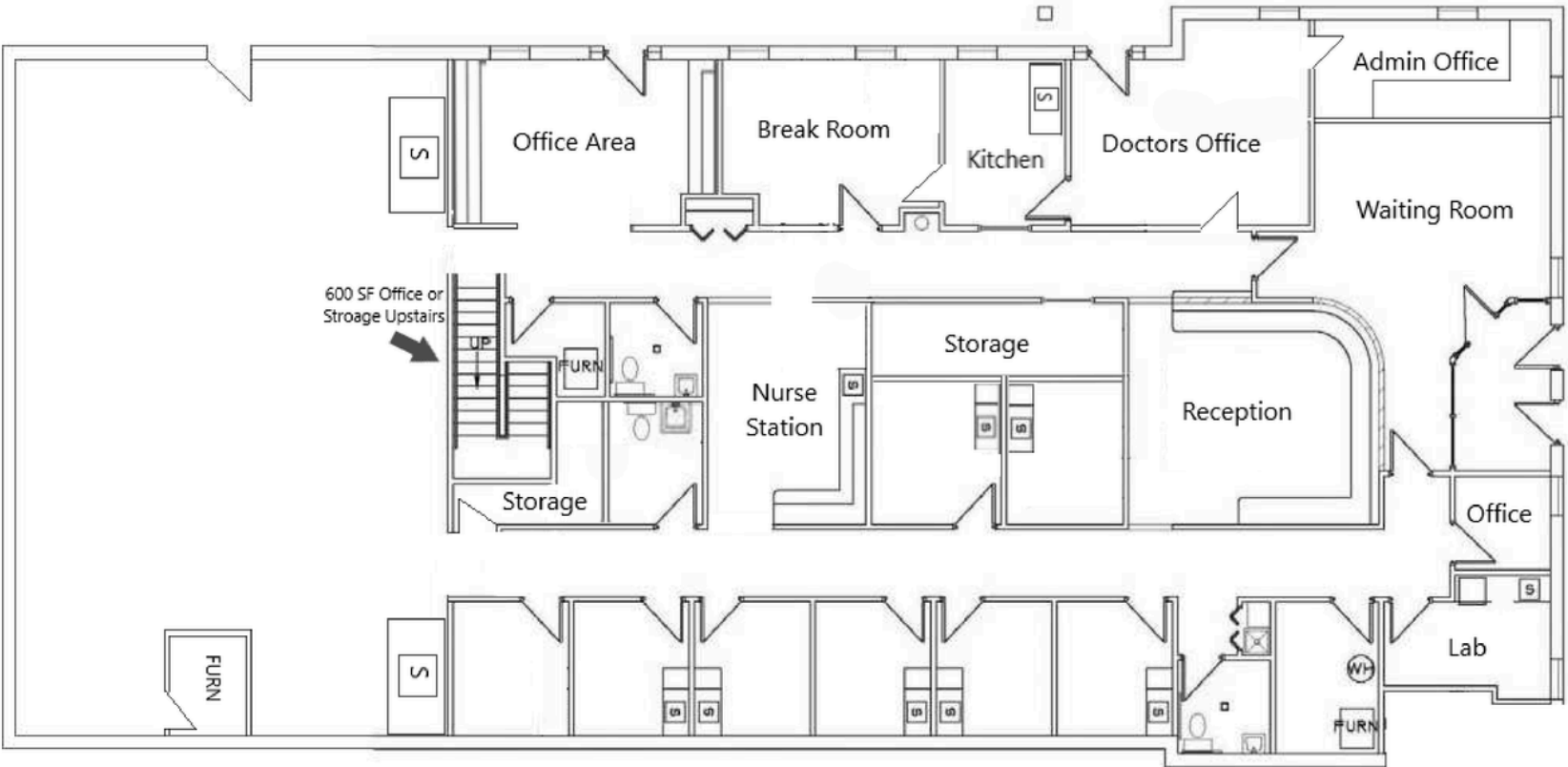
**Min/Max Rental Rate:** \$19.50/SF  
**Rental Terms:** NNN  
**Annual Escalations:** \$0.50/SF  
**Load Factor:** N/A  
**Occupancy:** Immediate  
**Parking:** 5.0/1,000  
**Partition Allowance:** Negotiable  
**Signage:** Monument & Building  
**Status:** Existing  
**Operating Expenses:** -

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## Suite 43134



Suite Number	Square Footage
43134	1,500 SF - 6,800 SF

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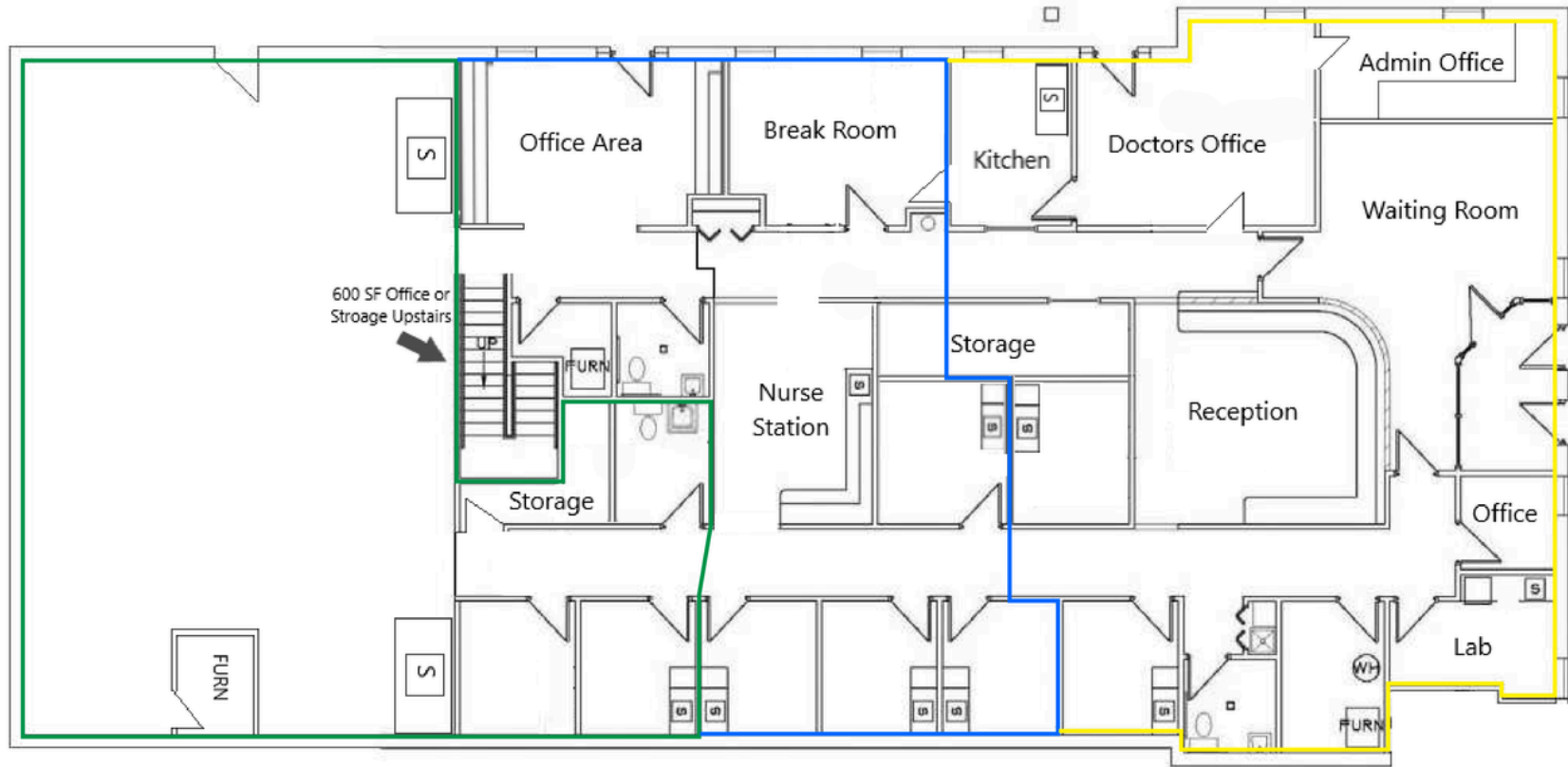
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## Suite 43134 Flexible Demising Options: 1,500 SF - 6,800 SF Proposed Demising Plans - Space Can Be Divided As Needed



Suite Number	Square Footage
43134	1,500 SF - 6,800 SF

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## Available Suites:



**Suite 43150-43154 - 2,800 SF**  
**Physical Therapy**

**Suite 43134 - 1,500 - 6,800 SF**  
**Medical**

**Suite 43114 - 2,400 SF**  
**Dental**

**Suite 43134: 1,500 - 6,800 SF [Virtual Tour](#)**

**Suite 43150/43154: 2,800 SF [Virtual Tour](#)**

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## Additional Photos:



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## Additional Photos:



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