

CHESTERFIELD OFFICE BUILDING

47800 GRATIOT AVENUE, CHESTERFIELD, MI 48051



PROPERTY DESCRIPTION

The perfect turn-key canvas for your business, office, medical or other. 6,360 sf total of prime office space available for lease, with clean updated modern amenities and finishes, and a versatile layout that can be configured to meet your specific space needs. The spacious and well-designed interior creates a sophisticated professional environment, with ample natural light and customizable work areas. Tenants will benefit from the convenience of 93 spaces of dedicated parking, fast and quick access to major roadways, and proximity to a host of amenities, dining and retail options.

PROPERTY HIGHLIGHTS

- - Modern office space - Divisible
- - Versatile layout to meet specific business needs (Medical, Office, Other)
- - Ample natural light throughout the premises
- - Convenient 93 spaces dedicated parking for tenants
- - Easy access to major roadways for commuting
- - Professional and inviting work environment

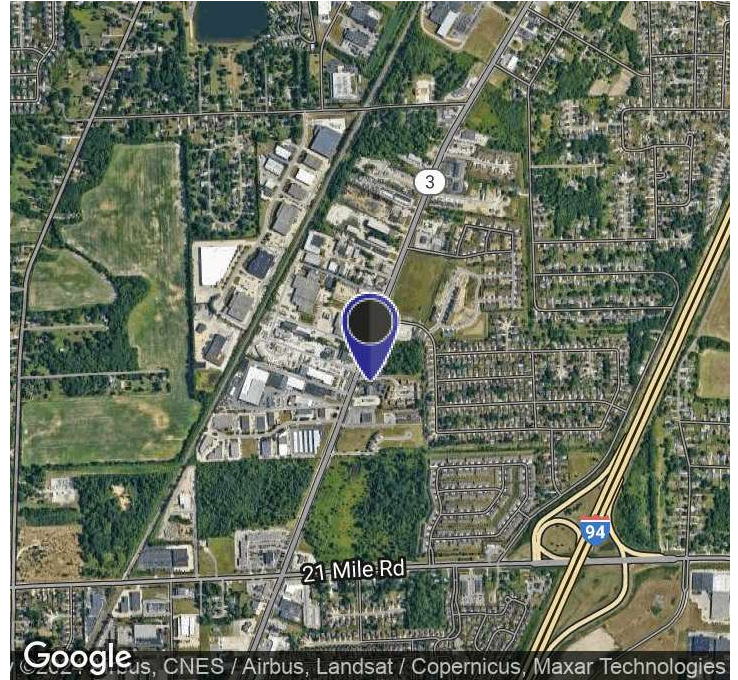
OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	6,360 SF
Lot Size:	1.38 Acres
Building Size:	12,720 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	688	2,261
Total Population	405	1,718	5,912
Average HH Income	\$102,230	\$108,197	\$116,794

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OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Building Size:	12,720 SF
Available SF:	6,360 SF
Lot Size:	1.38 Acres
Year Built:	1985
Zoning:	Office

PROPERTY OVERVIEW

The perfect turn-key canvas for your business, office, medical or other. 12,720 sf total of prime office space available for lease, with clean updated modern amenities and finishes, and a versatile layout that can be configured to meet your specific space needs. The spacious and well-designed interior creates a sophisticated professional environment, with ample natural light and customizable work areas. Tenants will benefit from the convenience of 93 spaces of dedicated parking, fast and quick access to major roadways, and proximity to a host of amenities, dining and retail options.

PROPERTY HIGHLIGHTS

- - Modern office space - Divisible
- - Versatile layout to meet specific business needs (Medical, Office, Other)
- - Ample natural light throughout the premises
- - Convenient 93 spaces dedicated parking for tenants
- - Easy access to major roadways for commuting
- - Professional and inviting work environment
- - Well-designed interior with customizable work areas
- - Close proximity to dining and retail options

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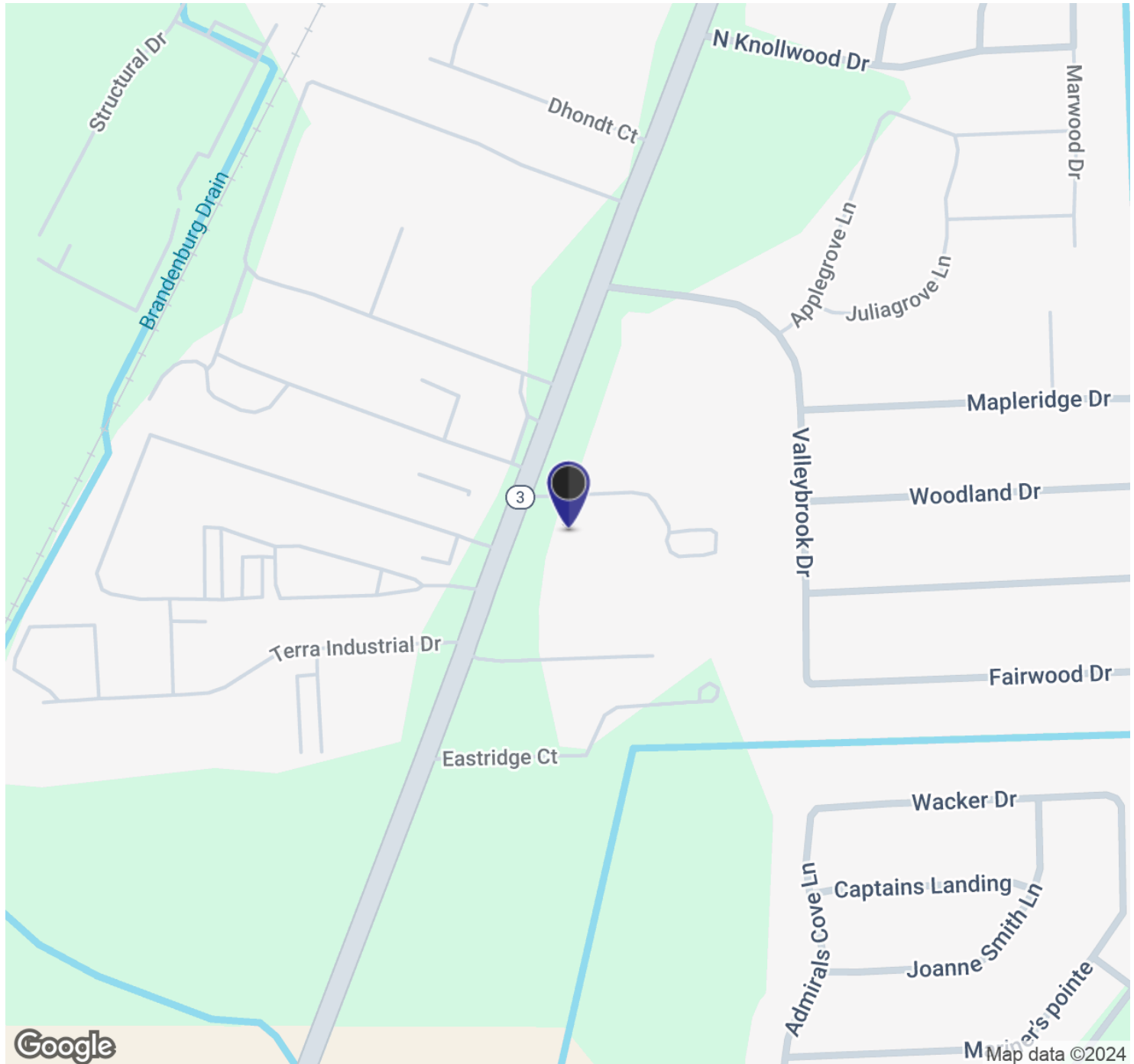


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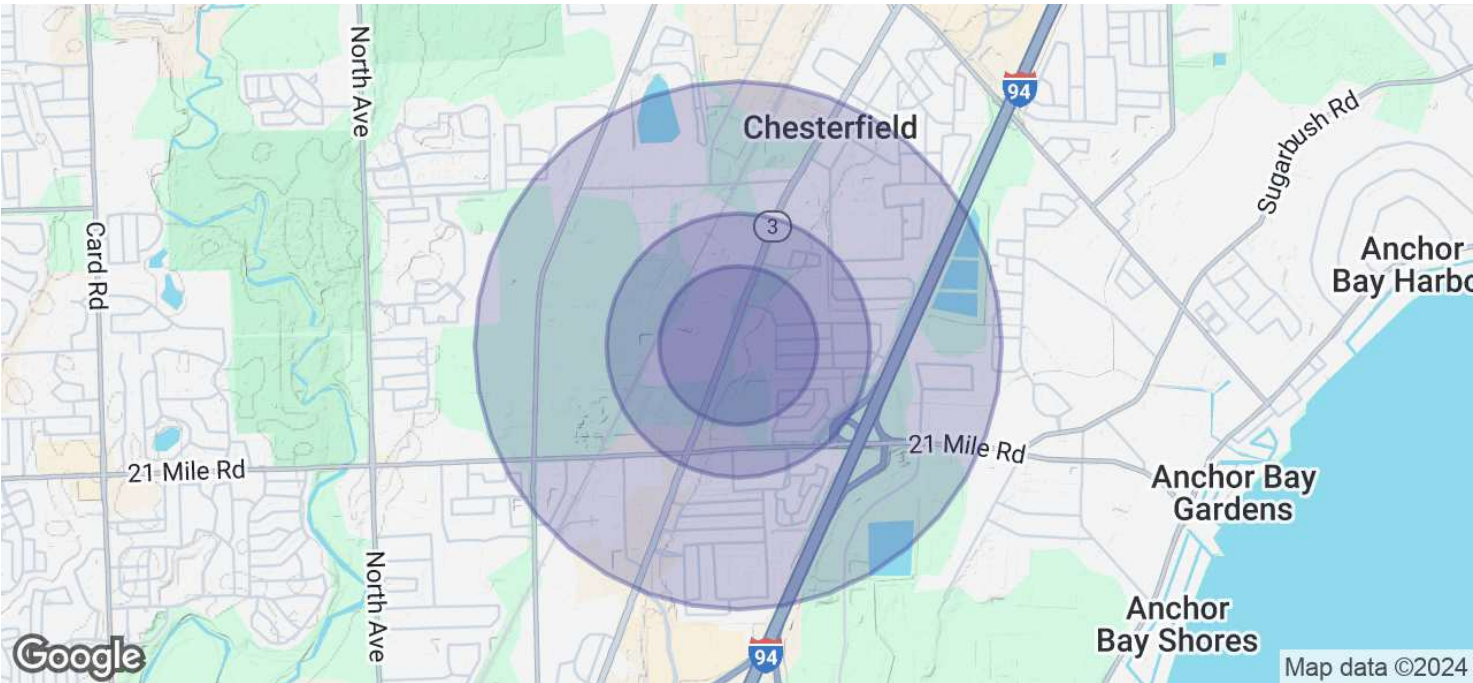
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	405	1,718	5,912
Average Age	47	45	42
Average Age (Male)	46	44	41
Average Age (Female)	47	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	688	2,261
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$102,230	\$108,197	\$116,794
Average House Value	\$261,043	\$257,444	\$265,120

Demographics data derived from AlphaMap