

PROPERTY FOR LEASE

# Holiday Professional Building

37020, 37040, 37060 Garfield Road Clinton Township, MI 48036



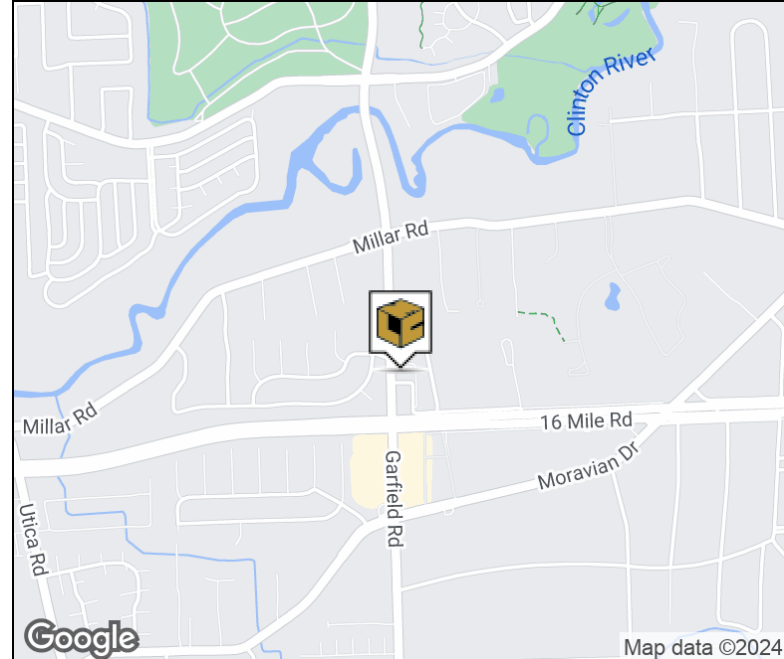
L. MASON CAPITANI  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- Office Suites from 203-4,200 SF Available
- Professional Office Setting
- Existing Bank Teller Drive-Thru/Tube System
- Ideal for Financial Institutions or General Office Users
- Located on Heavily Trafficked Intersection
- Outstanding Main Road Exposure - Possible Building Signage
- Professionally Managed
- Possible First Floor Private Lobby Entrance
- Private Second Floor Elevator Access



### FOR MORE INFORMATION:

#### Al Iafrate, SIOR

Senior Vice President  
248.637.7791  
aiafrate@LMCap.com

#### Robert Gojcaj

Sales Associate  
248.637.7783  
rgojcaj@LMCap.com



CONNECT WITH US

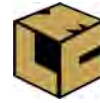
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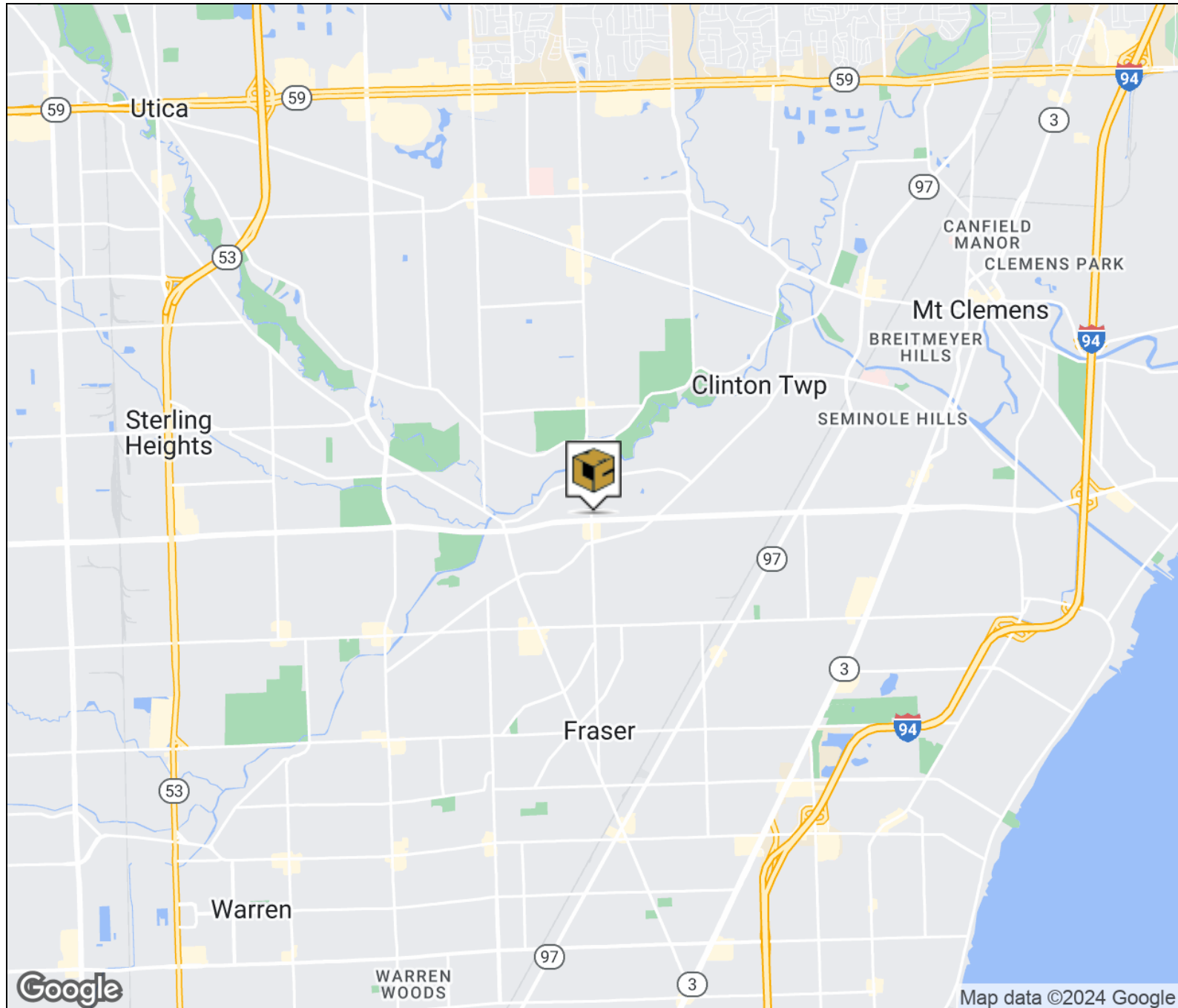
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## LOCATION MAP



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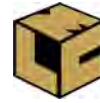




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## ADDITIONAL PHOTOS



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## OFFICE PROPERTY DETAILS

### Location Information

Street Address	37020, 37040, 37060 Garfield Road
City, State, Zip	Clinton Township, MI 48036
County	Macomb
Cross-Streets	16 Mile Road/Garfield Road
Nearest Highway	I-94, M-59, I-696

### Building Information

Building Size	30,734 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1990
Gross Leasable Area	30,734 SF
Load Factor	-
Annual Escalations	\$0.50
Partition Allowance	Yes

Lease Rate

Negotiable

### Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	OS-1
Lot Size	1.93 Acres
APN #	-

### Parking & Transportation

Parking Type	Surface
Parking Spaces	95

### Available Suites

37020-C1 - 2,300 SF	Negotiable - Gross + Util. + Jan.
37020-C3 - 2,300 SF	Negotiable - Gross + Util. + Jan.
37040-T2 - 4,200 SF	Negotiable - Gross + Util. + Jan.

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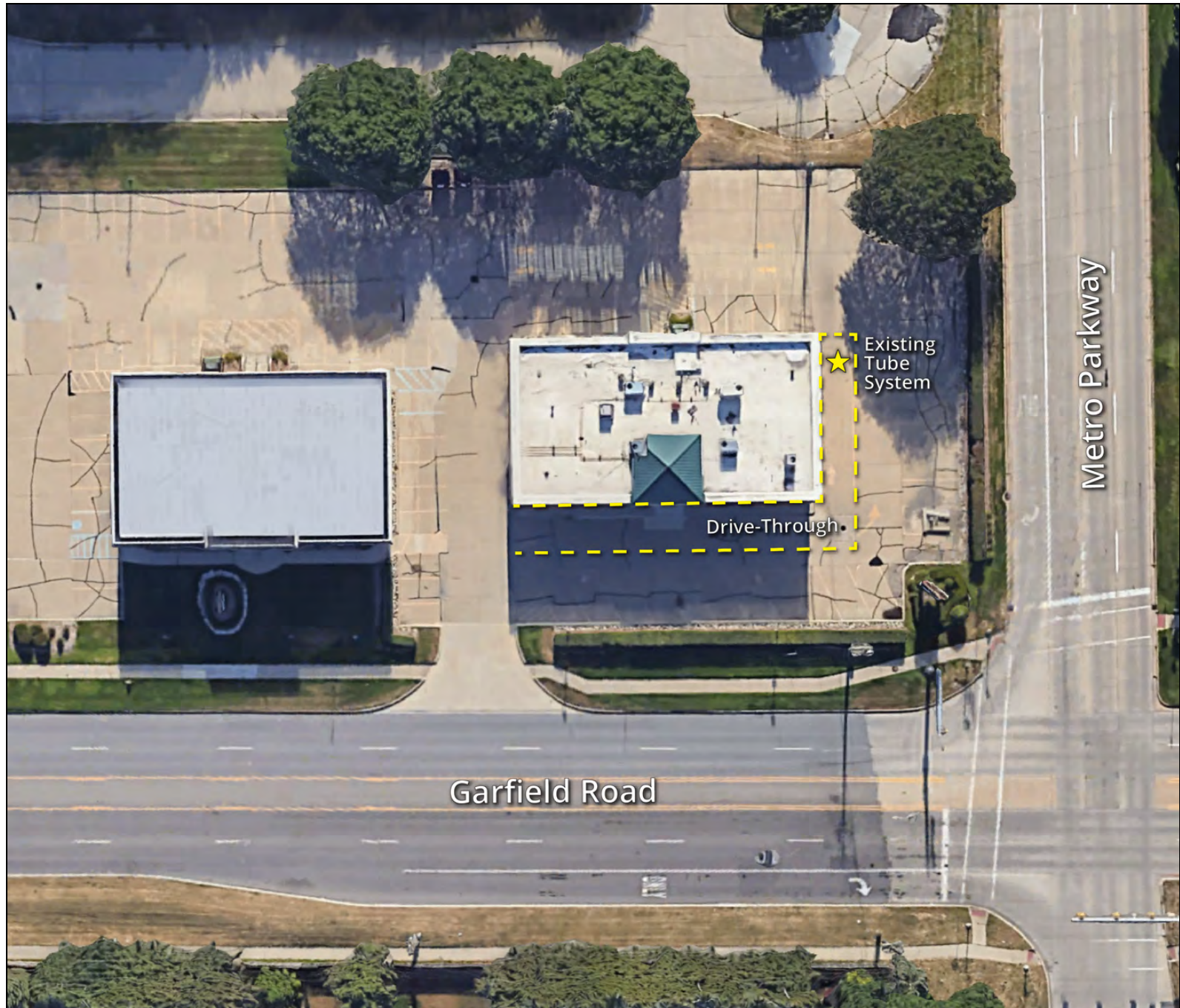
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DRIVE THROUGH CAPABILITY



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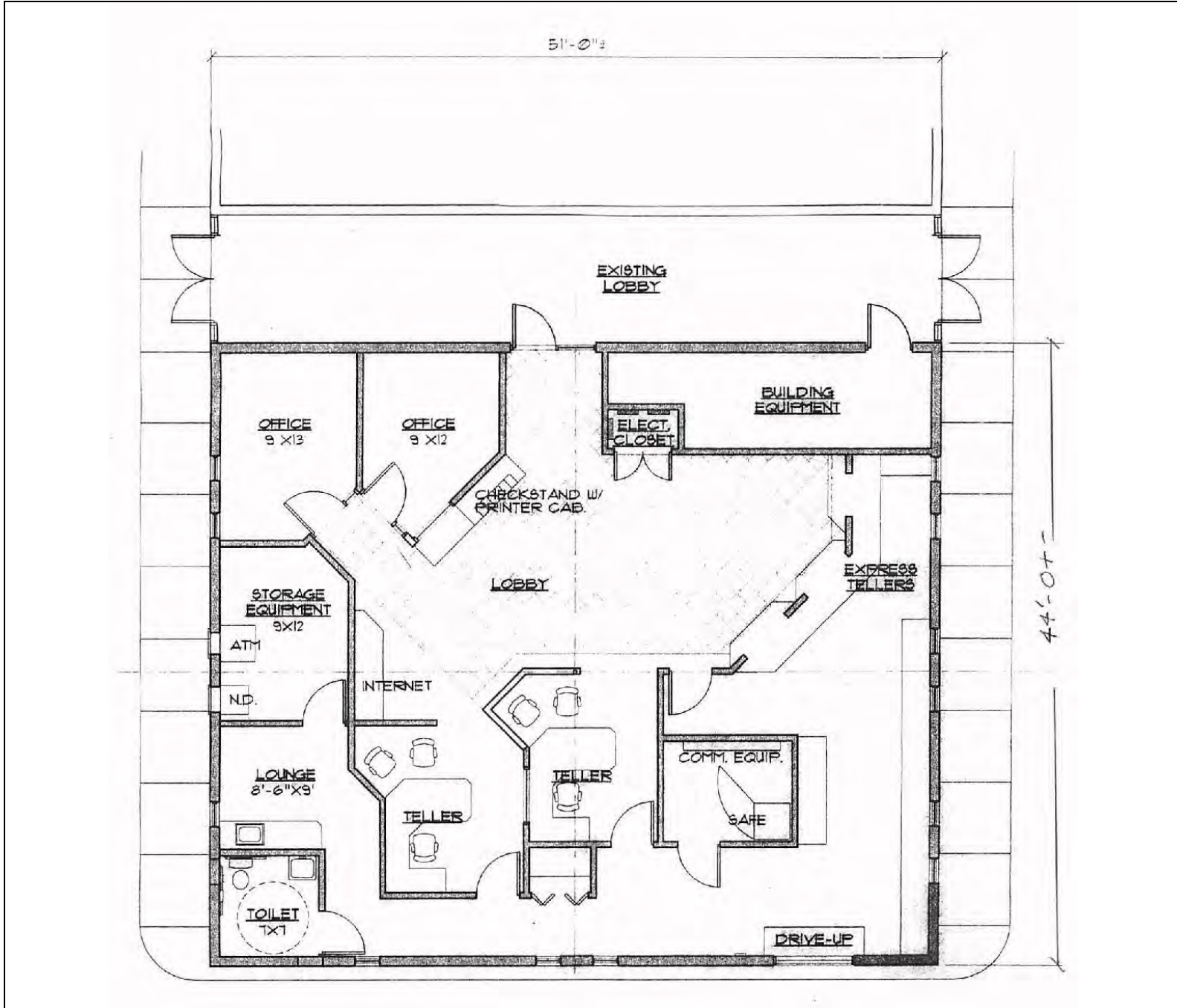
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37020-C1 FLOOR PLAN - 2,300 SF



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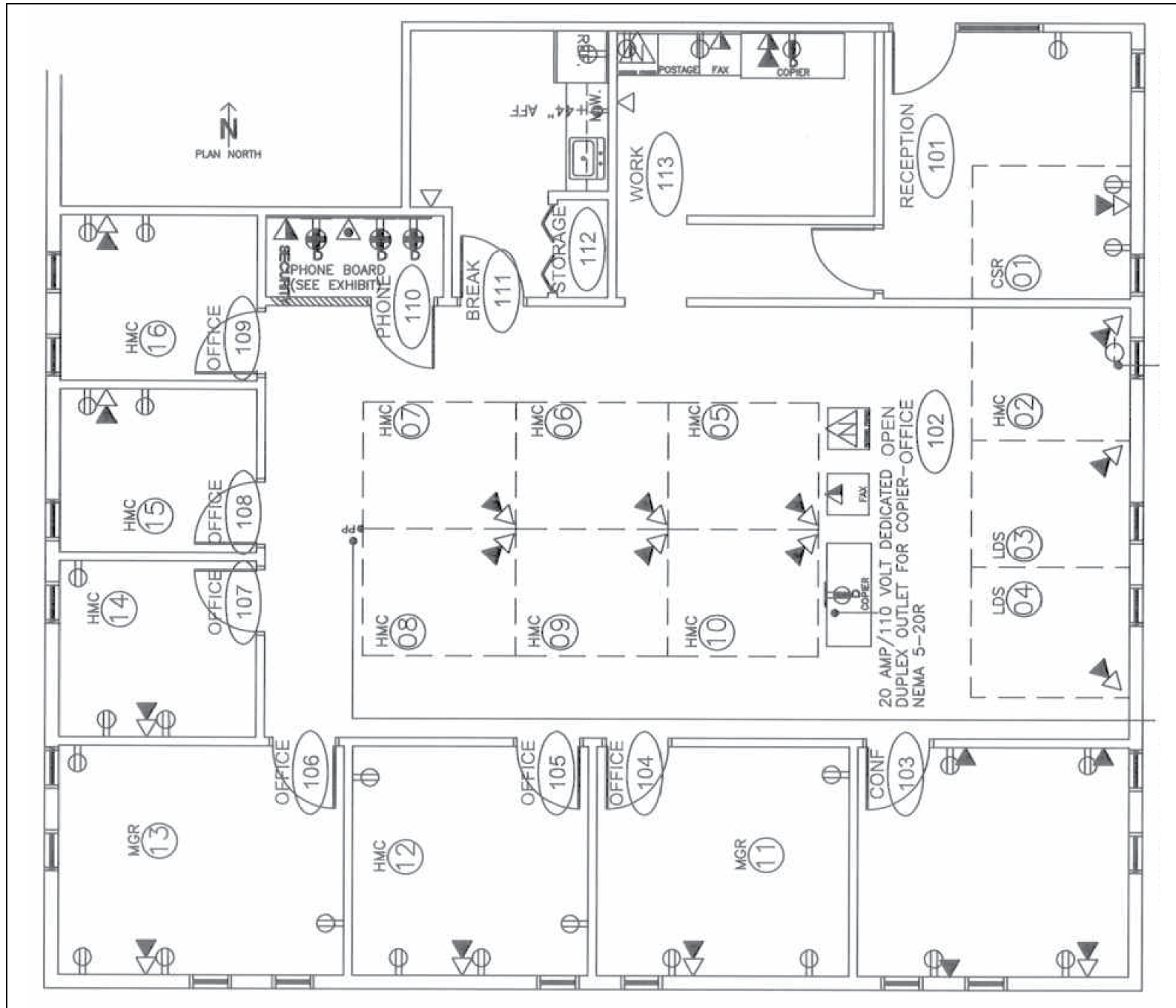
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## 37020-C3 FLOOR PLAN - 2,300 SF



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37040-T2 FLOOR PLAN - 4,200 SF



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