

FOR SUBLEASE

36765 & 36753 VAN DYKE, UNIT 1
STERLING HEIGHTS, MICHIGAN



PROPERTY FEATURES

- Excellent Visibility
- Move-in Ready Urgent Care
- Built Out Beautifully with High-End Finishes
- Excellent Layout
- 6 Exam Rooms with Water, X-Ray Room, Procedure Room, Ample Storage, Large Lab Space, Reception/Waiting Area & 3 Restrooms
- Newer Construction
- Close to Bus Line
- Great Demographics & Median Income
- Join Tim Horton's, Detroit Wing Co., & UBreakiFix

			17 MILE RD		▲
			16 MILE RD		
JOHN R RD	DEQUINDRE RD	RYAN RD	MOUND RD		VAN DYKE AVE
			15 MILE RD		

FOR DETAILS CONTACT

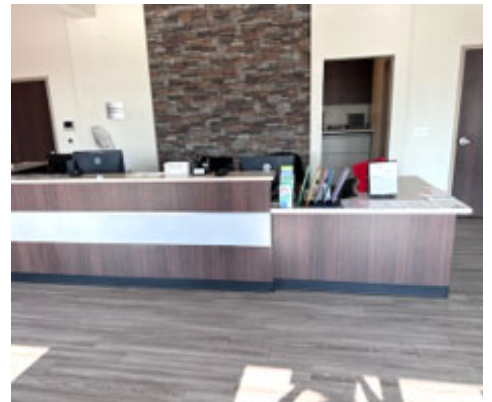
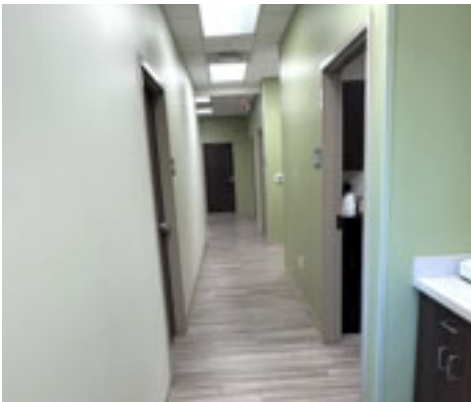
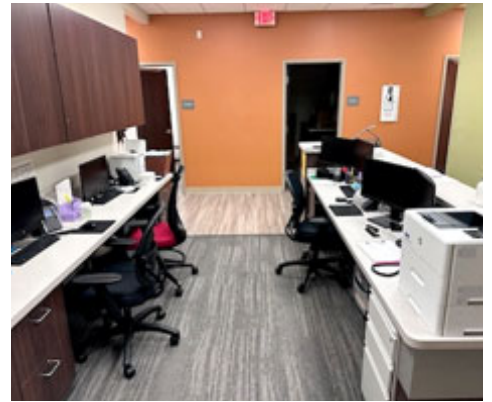
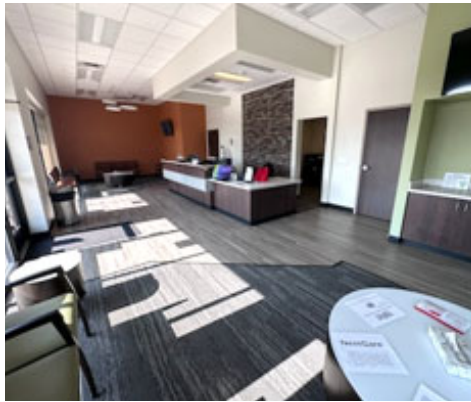
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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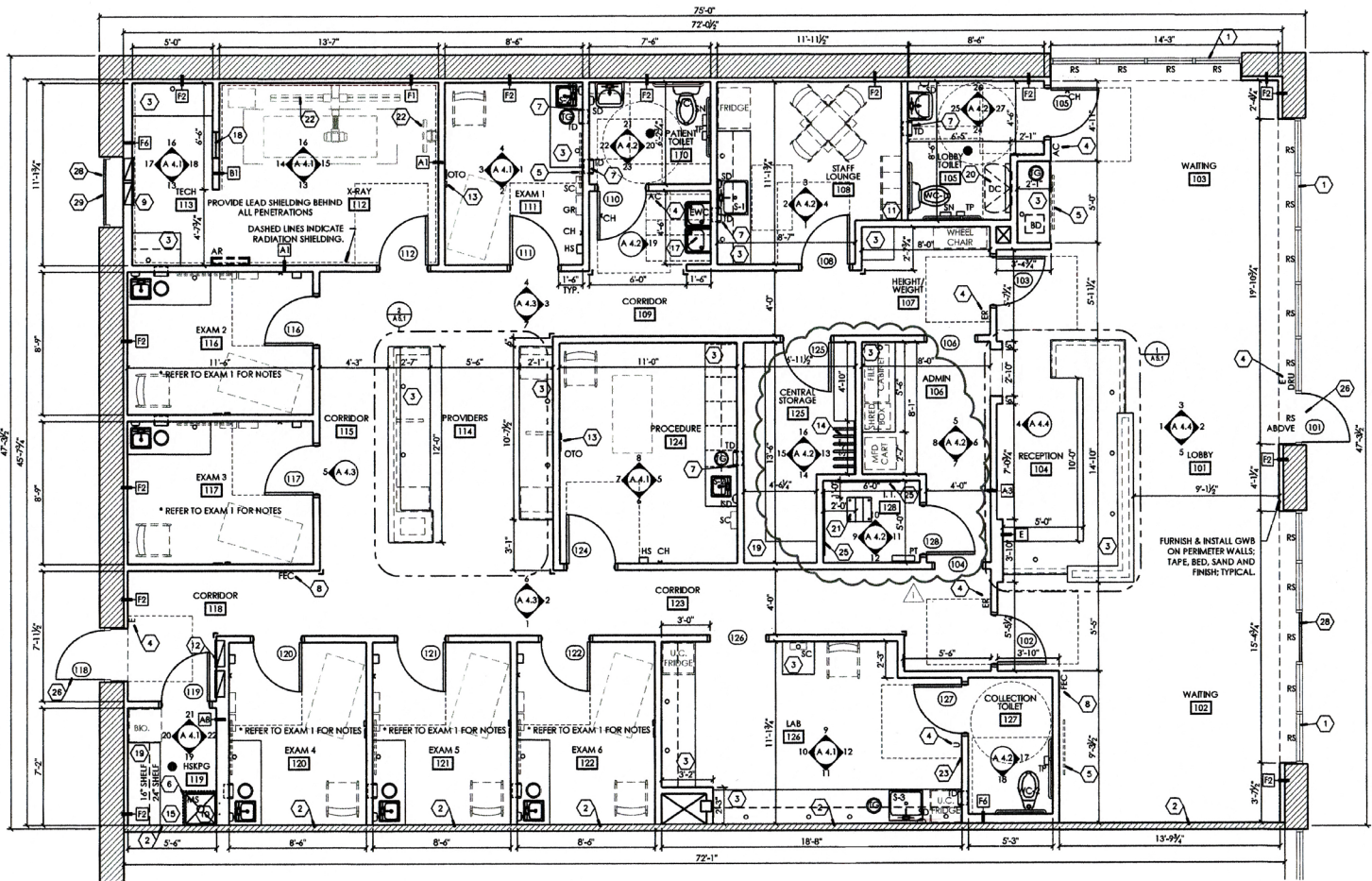
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1 FLOOR PLAN
SCALE: 1/4" = 1'-0" ± 3,533 SF

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**36765 & 36753 Van Dyke, Unit 1
Sterling Heights, MI**


Property Type: Retail
Available SF: 3,533
Land Size (Acres): 0.43
Market: SE Michigan
County: Wayne

Availability Details

Total Available SF:	3,533	Transaction Type:	Sublease
Retail SF:	3,533	Asking Lease Rate:	To be Determined - NNN
RSF:	3,533		

Comments

Availability Comments: Excellent visibility. Move-in ready urgent care. Built out beautifully with high-end finishes. Excellent layout. 6 exam rooms with water, x-ray room, procedure room, ample storage, large lab space, reception/waiting area & 3 restrooms. Newer construction. Close to bus line. Great demographics & median income. Join Tim Horton's, Detroit Wing Co., & UBreakiFix.

Building & Construction Details

Construction Status:	Existing	Year Built:	2017	Heat:	
Building Class:	C	Date Built:		AC:	
Primary Use:	Retail	Year Refurbished:		Lighting:	
Secondary Use:	Medical	Current Occupancy %:		Sprinkler:	
Condominium Y/N:		Multi-Tenant:	Yes	Security:	
Space Build Out:		Corporate HQ:	No	Restroom:	3
Building Dimensions (LxW):		Core Factor:		Shower:	
Typical Floor Plate SF (Min):		Load Factor:		Lobby:	
Typical Floor Plate SF (Max):		Floor Area Ratio:		Signage:	
Construction Type:	Masonry	Roof Type:		# Passenger Elevators:	
Exterior Type:	Brick	Roof Age:	2017	# Freight Elevators:	
Building/Construction Quality:		Skylight:		LEED Certification:	
Physical Condition:		Deck:		Handicapped Access (ADA):	
Building/Construction Appeal:		Floor Type:		Floor Thickness (Inches):	
Elevator Comments:					

Parking

Parking Spaces:	45		
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Site

Land Size (Acres):	2.55	Lot Dimensions (LxW):		Site Condition/Quality:	
Land SF:	111,078	Floodplain:		Topography:	
Land Usable Acres:		Density:		Zoning:	Retail/Medical
Land Usable SF:		Permitted FAR:		Access:	Excellent
Permitted SF:		Development Capacity:		Visibility:	Excellent
Buildable SF:		Yard Type:		Frontage:	Van Dyke (M53)
Additional Site/Parcel Information Comments: Parcel Identification Number: 10-28-227-016					
Frontage Traffic Count Comments:					

Utilities

Gas:	Natural	Power:		Phone:	
Water:	City	Amps:		Cable:	
Sewer:	City	Volts:		Broadband:	
		Phase:		Broadband Supplier:	
		Power Supplier:	DTE Energy		
Utilities Comments:					

Contacts for this Availability

Role	Company	Name	Phone	Email
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