



Office Properties January 2012

(248) 637-9700

www.Lmcap.com

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
-------------------	---------------------------------	-------------------------------	--------------------------	--

Auburn Hills

2545 N. Opdyke	7,870	551	\$1,200,000.00	G.Grochowski\ M.L.Capitani
2545 N. Opdyke	551	551	\$19.50/\$19.50 +Elec.	Single story office building in close proximity to I-75. Close convenient parking. Shared kitchen & conference room available for tenant use.
Coe Court Office Center	8,200	8,200	\$750,000.00	G.Grochowski\ M.L.Capitani
2000-2100 Coe Court	8,200	3,660	\$12.95/\$12.95 +Utilities	One story office building located in close proximity to I-75/University Drive Interchange. Beautiful lakefront setting. Aggressive rental rate.
University Village	21,200	1,546		G.Grochowski\ M.L.Capitani
3069-3121 University Drive	2,628	1,082	\$19.50/\$19.50 + Utilities	Classic Beachum & Roeser design. Tenant controlled HVAC. Located seconds from I-75.
Office Centre West	36,000	4,881		G.Grochowski\ M.L.Capitani
3271 Five Points Drive	8,825	3,944	\$16.50/\$16.50 +Utilities	Contemporary two story office building located in close proximity to Chrysler Tech Center, Oakland University and the I-75/University interchange. Medical uses possible.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Oak Tech Professional Building 3100 Cross Creek Parkway	55,794 3,690	3,690 3,690	\$24.00/\$24.00 +Elec.	G.Grochowski\ M.L.Capitani Class "A" Medical/Professional Building. Under new management. Complete renovations underway. "Turn-key" build-out offered.
High Meadow Office Building 2851 High Meadow Circle	66,888 5,233	3,549 1,684	\$17.50/\$17.50 +Elec.	G.Grochowski\ M.L.Capitani Dramatic building lobby and center atrium. Loads of glass with natural light throughout. Convenient access to I-75. Lower level storage space available.
Wellington Green 3250-3256 University Drive	121,859 38,468	17,468 1,482	\$19.50/\$22.50 +Utilities	G.Grochowski\ M.L.Capitani Classic architectural design. Minutes from I-75 and the Palace of Auburn Hills. Impressive marble lobby with double circular staircase.
Berkley				
Catalpa Crossing 28105-28151 Woodward Avenue	8,638 1,296	1,296 1,296	\$15.00/\$15.00 NNN	G.Middlekauff\ G.Grochowski Single story brick building with private entrance suites. High visibility Woodward location. Zoned for medical, retail or general office. Ample parking and multiple sign locations available.
Beverly Hills				
The Corners Office Building 17400 W. Thirteen Mile Road	18,590 1,500	1,500 1,500	\$22.50 Gross+Utilities+Jani	G.Middlekauff\ G.Grochowski Brand new medical building with signage seconds from Beaumont Hospital. Generous tenant improvement allowance.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Birmingham				
261 E. Maple Road	20,127	6,000		G.Grochowski\ M.L.Capitani
261 E. Maple Road	6,000	6,000	\$18.00/\$18.00 +Elec.	Full floor office suite available in heart of downtown Birmingham. Close proximity to all downtown services and amenities.
700 E. Maple Road	22,327	3,270		G.Grochowski\ M.L.Capitani
700 E. Maple Road	5,815	270	\$16.50/\$21.50 + Electric	Well maintained office building in Downtown Birmingham. Ample on site parking.
Bloomfield Hills				
74 E Long Lake Road	8,316	4,100		G.Grochowski\ M.L.Capitani
74 E Long Lake Road	4,100	2,050	\$23.00/\$23.00 +Utilities	Excellent professional space at Long Lake and Woodward. Small scale building with easy access. Great space on top floor with expansive window space.
Citizens Bank Building	33,000	2,367		G.Grochowski\ M.L.Capitani
39520 Woodward Avenue	5,383	712	\$16.00/\$21.00 +Elec.	The Citizens Bank Building offers a small building environment with the visibility and convenience of a Woodward address. Excellent location. Well maintained building.
Stoneridge III	61,150	9,658		G.Grochowski\ M.L.Capitani
40900 Woodward Avenue	14,510	1,444	\$23.00/\$23.00 Suite Electric	Class-A office building with upgraded finishes in the common areas and individual suites. Covered garage parking. Located minutes from the Square Lake Road/I-75 Interchange.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Governors Place 33 Bloomfield Hills Parkway	70,464 13,222	6,613 2,414	\$25.00/\$25.00 +Utilities	G.Grochowski\ M.L.Capitani Classic Williamsburg architectural design in the heart of prestigious Bloomfield Hills. Professionally managed. Operable windows that provide fresh air. DSL, T1 and cable service available.
Bloomfield Township				
42505 Woodward Avenue 42505 Woodward Avenue	14,000 4,790	4,790 800	\$12.00/\$15.00 +Elec.	G.Middlekauff\ G.Grochowski Well maintained two story office building with easy access to Square Lake and I-75.
Centerline				
Kemp Office Building 6900 E. Ten Mile Road	12,000 12,000	12,000 12,000	\$600,000.00 \$9.00/\$9.00 +Utilities	A.Iafrate\ M.L.Capitani Many uses possible for this property including office, medical or commercial. Professionally maintained. Fenced parking in rear.
Chesterfield				
Phoenix Building 26950 Twenty Three Mile	20,000 9,127	9,127 500	\$14.70/\$14.70 Includes Utilities	J.Capitani\ A.Iafrate Priced below market (rate includes utilities); Close proximity to I-94. Flexible Terms!

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Clinton Township				
38454 Hayes Road	2,583	2,583		A.Iafrate
38454 Hayes Road	2,583	2,583	\$10.50/\$10.50 +Utilities	Nice freestanding building on 1.5 acres. Recently renovated. Ample parking. Motivated owner.
Independence Office Plaza	2,920	2,920	\$425,000.00	A.Iafrate\ M.L.Capitani
39651 Garfield Road	2,920	2,920	\$15.50/\$15.50 NNN	Newer construction medical office condo available for sale or lease. Outstanding floor plan with high end finishes. Tranquil setting with direct patient entrance off parking lot. Tremendous value pricing. Main road signage and professionally managed.
Garpointe Professional Building	5,165	5,165		A.Iafrate
16700 Seventeen Mile	5,165	2,665	\$13.50/\$13.50 +Utilities	Well appointed professional office building. Excellent opportunity for general office or medical conversion. 450 sf 2-car garage as well as additional 2,580 sf lower level space available. 3 months Free Rent available for qualified Tenants.
43550 Elizabeth	6,000	2,967		A.Iafrate
43550 Elizabeth	2,967	500	\$13.95/\$13.95 +Utilities	Small executive offices available up to 2,967 sq. ft. Ideal for attorney. Located directly across from Macomb County jail.
18900 Fifteen Mile Road	6,400	6,400	\$495,000.00	J.DePonio\ J.Capitani
18900 Fifteen Mile Road	6,400	3,200	\$6.95/\$6.95 NNN	Additional land available. Building ideal for office/hi-tech user, but could be a great site for medical. New roof in 2004.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
16010 Nineteen Mile Road 16010 Nineteen Mile Road	9,900 2,400	2,400 1,200	\$10.00/\$10.00 Gross + Utilities	A.lafrate\ P.Myers Aggressive rental rate. Located directly across from Henry Ford Macomb Hospital. Seconds from Hall Rd. High end office finishes in place. 3 months free rent on a 3-year lease and 6 months free rent on a 5-year lease. Offer expires 1/3/12.
Garfield Professional Building 39090 Garfield Road	10,000 10,000	7,000 1,000	\$850,000.00 \$13.50/\$13.50 +Utilities	A.lafrate\ P.Myers Very well maintained office/medical building. Main road signage. Direct suite access. Aggressively priced. Excellent opportunity for an owner/user.
Dalcoma Professional Center 43191 Dalcoma Drive	10,600 10,600	10,600 1,533	\$499,000.00 \$11.50/\$11.50 +Gas, Electric, Jan.	A.lafrate\ P.Myers 3 Building medical/office complex. Directly across from Henry Ford Hospital and close proximity to Beaumont Urgent Care, DMC Children's Center, and Hall Rd. Aggressive new price reduction. Owner will consider seller financing or dividing condo units.
Garfield Road	13,600 13,600	13,600 1,500	\$1,972,000.00 \$14.50/\$14.50 NNN	A.lafrate Medical/office build to suit available for lease or purchase. 2.06 acres land sale price. \$525,000.00
Dalcoma Professional Center 43211 Dalcoma Drive	15,018 3,735	2,148 1,587	\$11.50/\$11.50 +Gas, Electric, Jan.	A.lafrate\ P.Myers 3 Building medical/office complex. Directly across from Henry Ford Hospital and close proximity to Beaumont Urgent Care, DMC Children's Center, and Hall Rd. Aggressive rental rate. Plumbed dental suites in place.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Dalcoma Professional Center 43171 Dalcoma Drive	15,018 5,422	2,482 1,040	\$11.50/\$11.50 Gross + Utilities	A.Iafrate\ P.Myers 3 Building medical/office complex. Directly across from Henry Ford Hospital and close proximity to Beaumont Urgent Care, DMC Children's Center, and Hall Rd. Aggressive rental rate.
Atrium Center 36800 Gratiot Avenue	23,677 7,487	4,000 300	\$895,000.00 \$12.00/\$15.00 Gross	A.Iafrate\ M.L.Capitani Recently renovated multi-tenant office building. Max rent is for bank branch with four drive-thrus. Excellent opportunity for User/Investor.
Clinton Oaks Office Plaza 42621-42627-42633 Garfield Road	33,000 5,850	5,850 1,158	\$15.00/\$15.00 Gross+Utilities	A.Iafrate\ P.Myers Very well maintained 3 building office/medical complex. Located just south of Hall Road. Aggressive rental rates. Main road signage available.
Stilson Specialty Center 42700 Garfield, Building I	40,000 4,393	4,393 2,200	\$16.50/\$16.50 NNN	A.Iafrate\ M.L.Capitani High image medical facility located seconds from Hall Road. Aggressive rental rate & build-out. Affiliation with DMC or Childrens Hospital not necessary.
Stilson Specialty Center 42700 Garfield, Building II	50,000 50,000	50,000 10,000	\$18.50/\$18.50 NNN	A.Iafrate\ M.L.Capitani Build to Suit. Medical facility located in campus setting and seconds from Hall Road. Affiliation with DMC or Childrens Hospital not necessary.
Carini Plaza 33800-34016 Groesbeck Highway	50,602 10,845	10,000 843	\$10.00/\$10.00 Gross+Utilities	A.Iafrate\ P.Myers Many potential Office/ Medical/ Retail uses. Aggressive rental rates. Direct suite access. 7,500 Sq. Ft. Built out Medical Suite. Heavily traveled corridor.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Dearborn				
Dearborn Medical Building 22731 Newman Street	48,000 16,578	6,047 1,582	\$10.00/\$16.50 +Elec.	G.Middlekauff\ G.Grochowski This property offers the flexibility of accommodating office, medical, retail and flex uses.
Detroit				
40 Hague 40 Hague	38,000 6,000	6,000 6,000	\$525,000.00 \$10.00/\$10.00 Gross	T.Jablonski Clean space with 50 surface car parking, indoor parking also available. Shop space with storage available.
5140 Riopelle Street 5140 Riopelle Street	520,000 17,000	38,000 17,000	\$4,500,000.00 \$10.00/\$10.00 Gross	T.Jablonski Part of a six story Albert Kahn industrial building. Loft style office across from new federal reserve. Easy access to I-75 and I-94. Indoor parking.
Eastpointe				
22035 Gratiot	1,900 1,900	1,900 1,900	\$171,000.00	P.Myers\ M.Grammatico Freestanding office/retail building. Excellent Gratiot Ave. Exposure. Opportunity to purchase profitable flower/gift shop along with real estate for \$196,000.00. Excellent opportunity for owner/user.
20901 Kelly Road 20901 Kelly Road	2,350 2,350	2,350 2,350	\$149,900.00 \$10.00/\$10.00 Gross + Utilities	A.lafrate\ P.Myers Nicely renovated office/retail building. Excellent building signage on Kelly Road. Basement storage. Large garage with overhead door. Seconds from I-94.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Farmington Hills				
Farmington Square 32910 W. Thirteen Mile	20,199 8,508	2,737 875	\$1,600,000.00 \$12.00/\$15.00 + Utilities	G.Middlekauff\ M.L.Capitani Attractive one-story office/medical park with abundant parking. High visibility space available at park entrance. Excellent opportunity for tenants, investor or owner/user.
Country Club Office Building 38505 Country Club Drive	36,014 18,284	18,284 2,543	\$2,600,000.00 \$17.50/\$17.50 +Electric	G.Middlekauff\ G.Grochowski\ J.Capitani Two-story Class "A" office building available for sale or lease. Building has finished basement, ample parking and main road signage.
Harvard Building 30665 Northwestern Highway	75,000 12,693	4,480 447	\$10.00/\$16.95 +Elec.	G.Middlekauff\ G.Grochowski\ M.L.Capitani Extremely competitive rental rates in a well maintained office building. Basement storage available.
Alexander Hamilton Building 33045 Hamilton Court	127,000 11,900	3,900 1,000	\$8,900,000.00 \$12.00/\$12.00 Gross + Electric	G.Middlekauff\ T.Jablonski Colonial style, three level office complex with ample parking. Land contract terms available.
Ferndale				
150 Vester Street 150 Vester Street	7,100 7,100	7,100 7,100	\$440,000.00 \$8.95/\$8.95 NNN	G.Middlekauff\ G.Grochowski Located in Ferndale's Central Business District, many uses acceptable

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Harrison Township				
42900 Executive	10,800	1,500		A.Iafrate\ P.Myers
42900 Executive	3,250	750	\$6.00/\$6.00 +Utilities	Suite sizes are 750 sf, 1,000 sf & 1,500 sf. Convenient access to I-94 expressway. Very competitive lease rates.
Huntington Woods				
Woodward Professional Building 26339 Woodward Avenue	3,227 3,227	3,227 300	\$699,000.00	G.Middlekauff\ G.Grochowski High visibility. Single story building on Woodward within 1 mile of I-696. Each office contains floor-to-ceiling windows overlooking private courtyards. 300 square feet for lease - rate to be determined.
26321 Woodward Avenue 26321 Woodward Avenue	4,260 4,260	4,260 4,260	\$550,000.00 \$16.00/\$16.00 +Utilities	A.Iafrate\ M.L.Capitani Building in excellent condition. High visibility Woodward Avenue location. High end finishes throughout. 2010 Property Taxes \$13,442.78.
Huntington Medical Building 26657 Woodward Avenue	16,300 2,966	2,966 471	\$16.50/\$16.50 Gross	A.Iafrate\ M.L.Capitani Finished medical/office space available. High visibility location on Woodward Avenue. Close proximity to William Beaumont Hospital and I-696.
Lathrup Village				
27215 Southfield Road 27215 Southfield Road	3,402 3,402	3,402 3,402	\$350,000.00 \$12.00/\$12.00 NNN	M.L.Capitani Great free standing building in close proximity to I-696. Plenty of parking on site. Finished basement with kitchen.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
18875-18899 W. Twelve Mile Road	6,274	3,137	\$313,700.00	G.Middlekauff\ G.Grochowski
18875-18899 W. Twelve Mile Road	3,137	1,400	\$14.00/\$14.00 Gross + Utilities	Well maintained 1-story office building. Medical or general office use acceptable. Office condo of 3,137 sf in building of 6,274 total sf.
Livonia				
Farmington Professional Village	4,000	2,400		G.Middlekauff\ G.Grochowski
19329-19331 Farmington Road	2,400	2,400	\$15.00/\$15.00 Utilities + Janitor.	New construction medical or professional space. Private entrance. Ample parking. Conveniently located on Farmington Road, just north of Seven Mile Road.
Hubbard Professional Pavillion	6,160	4,620	\$1,000,000.00	G.Middlekauff\ G.Grochowski
32460-32472 Schoolcraft Road	4,620	1,540	\$12.00/\$12.00 NNN	Single story medical building. Great accessibility. Close proximity to major hospitals.
Livonia Medical Condominiums	14,500	14,500		G.Middlekauff\ G.Grochowski
29945 Six Mile Road	14,500	5,000	\$19.50/\$19.50 NNN	Proposed medical/office building, plan approved.
Parkside Pavillion	22,438	3,301		G.Middlekauff\ G.Grochowski
18298-18324 Middlebelt Road	4,816	877	\$12.95/\$12.95 +Utilities	Two single-story private entry medical buildings in a professional setting with ample parking.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Macomb				
15340-15360 Twenty Three Mile Road	6,126	1,600		A.lafrate\ P.Myers
15340-15360 Twenty Three Mile Road	1,600	1,600	\$15.00/\$15.00 NNN	Very well maintained medical/office building. Newer construction. High end finishes throughout. Main road exposure. Ample parking.
46819 Garfield Road	8,000	1,775		A.lafrate\ P.Myers
46819 Garfield Road	1,775	1,775	\$11.50/\$11.50 Gross + Utilities	Aggressive Rate! Very well maintained office/medical condo. Seconds from Hall Road. Direct suite access. Immediate occupancy. Full basement included in price.
T.N.A. Office Building	8,987	1,594		A.lafrate
22525 Hall	1,594	1,594	\$14.95/\$14.95 +Utilities	Outstanding Hall Road address in a completely remodeled building - ceramic tiled floors, oak doors and finishes. Excellent small office Lease opportunity.
Markus Insurance Building	9,110	2,400		A.lafrate\ P.Myers
46401 Romeo Plank Road	2,400	2,400	\$14.95/\$14.95 Gross + Utilities	Very well maintained office building. Seconds from Hall Road & I-94 expressway. Direct suite access. Main road exposure and signage.
Waterstone Office Park	30,115	30,115	\$1,657,000.00	A.lafrate
45200 Card Road	30,115	1,453	\$10.50/\$10.50 NNN	Medical/Office Condos located seconds from Hall Road. All units sold or leased will have a proportionate share of 11,700 sf storage at no charge. Entire building priced at \$1,657,000.00 (\$55/sf). Individual units from 1,453 sf priced at \$65/sf.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Macomb Township				
Clinton Macomb Library 16800 Twenty Four Mile Road	21,287 750	250 250	\$16.80/\$16.80 +Gas & Electric	A.Iafrate Executive offices available \$350 per month, per office.
Madison Heights				
Madison Place 515 E. Eleven Mile Road	2,363 2,363	2,363 2,363	\$12.00/\$12.00 NNN	G.Middlekauff\ G.Grochowski Newer single story office building great for a single user.
Crown Office Village Bldg F 1395 E. Twelve Mile Road, Bldg F	6,097 6,097	6,097 6,097	\$525,000.00 \$13.95/\$13.95 + Utilities	A.Iafrate\ M.L.Capitani Free standing office building located in Crown Office Village. Monthly condo fees are \$887.00.
Dequindre Office Complex 28303 Dequindre Road	9,000 2,400	2,400 2,400	\$12.00/\$15.00 Gross + Utilities	G.Middlekauff\ G.Grochowski Move-in condition dental suite available. Convenient location with ample parking.
Madison Place 551 E. Eleven Mile Road	11,405 6,760	3,700 515	\$8.00/\$12.00 +Elec.	G.Middlekauff\ G.Grochowski 3 story brick office building located conveniently near I-75 and I-696. Renovated offices with ample parking and high exposure signage.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
1 Ajax Drive	19,356	15,000	\$1,500,000.00	G.Middlekauff\ G.Grochowski
1 Ajax Drive	15,000	2,000	\$8.00/\$8.00 Gross + Electric	Two story office building on the corner of Ajax Drive and John R. Road. Seconds from I-75.
New Haven				
Comcast Building	30,481	26,102		J.DePonio\ J.Capitani
31029 Comcast	26,102	10,000	\$5.95/\$5.95 +Utilities	Additional acreage available including one acre of paved, fenced and gated property. If combined, parking totals over 160. Space includes 6,576 square feet of warehouse. T-1 line available.
Novi				
Novi Business Park	34,139	11,214		G.Middlekauff\ G.Grochowski\ M.L.Capitani
41441-41651 W. Eleven Mile Road	16,952	2,601	\$9.75/\$9.75 NNN	Single story office/research park. Natural wooded setting. Aggressively priced. Close proximity to I-96, M-5, & I-275.
Oak Park				
13391 W. Nine Mile Road	4,002	4,002	\$250,000.00	G.Middlekauff\ G.Grochowski
13391 W. Nine Mile Road	4,002	1,200	\$9.00/\$9.00 +Utilities	Recently renovated one story building with many possibilities.
Meadowlark Professional Plaza	4,400	4,400		G.Middlekauff\ G.Grochowski\ J.Syrian
8720 W. Nine Mile Road	4,400	2,000	\$8.75/\$8.75 +Utilities	Freestanding hi-tech building with a 10' x 10' drive in door. Minutes from I-696 and Woodward.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Pontiac				
554 S. Telegraph	4,500	4,500	\$240,000.00	G.Grochowski\ G.Rogers
554 S. Telegraph	4,500	4,500		Historic Oakland County Road Commission Administration building.
35 N. Saginaw Street	4,760	4,760	\$190,000.00	G.Grochowski
35 N. Saginaw Street	4,760	4,760	\$8.00/\$8.00 +Utilities	Strikingly renovated office building in downtown Pontiac. Upgraded finishes throughout, wood floor, and wood paneled conference room. Renovated 2001. Walking distance to many amenities.
Centerpointe Business Campus	43,295	28,836		G.Grochowski\ T.Jablonski\ M.L.Capitani
777 Enterprise	28,836	5,000	\$8.00/\$8.00 NNN	Well maintained office/engineering building in Centerpointe Campus, a Michigan Certified Business Park. Easy access to I-75 and M-59 via Square Lake Road. Sale price is subject to lender approval.
Rochester				
Miller Shea Building	22,834	1,652		G.Grochowski\ M.L.Capitani
950 W. University Drive	2,981	1,329	\$19.00/\$19.00 Gross	Class "A" Office property close to downtown Rochester. Covered parking available.
289 South Street	30,000	1,200		T.Jablonski
289 South Street Suite G	1,200	1,200	\$7.50/\$7.50 +Utilities, + Elec	Rear unit overlooking river, nicely finished.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
-------------------	---------------------------------	-------------------------------	--------------------------	--

Rochester Hills

Lancaster Office Building 130 Hampton Circle	9,643 5,802	5,802 1,553	\$875,000.00 \$14.95/\$14.95 +Utilities	G.Grochowski\ M.L.Capitani Well kept office complex with access to M-59 at Rochester Rd. Small office condo units for sale at \$130/sf or lease at \$14.95/sf. Units starting at 1,553 available for \$201,890 to purchase or \$1,935/month to lease. Entire bldg offered at \$875,000.00.
Tienken Professional Building 460 W. Tienken Road	9,846 9,846	6,650 2,000	\$18.00/\$18.00 NNN	G.Grochowski\ M.L.Capitani New construction to be completed end of 2008. Excellent location in North Rochester. Owner will finish to suit.
Tienken Hills Professional 210 W. Tienken Road	10,662 10,662	10,662 1,500	\$575,000.00 \$8.00/\$10.00 +Elec.	G.Grochowski\ M.L.Capitani Well located professional building on Tienken. Good signage and visibility. Full floors or full building available.
Midway Office Building 555 Barclay Circle	15,360 3,497	1,857 1,640	\$16.50/\$16.50 + Utilities	G.Grochowski\ M.L.Capitani Medical suites available immediately. Private entrance units with convenient parking. Easy access to M-59.
Spring Acres Office Development 920 W. South Boulevard	20,000 20,000	20,000 20,000	\$4,400,000.00 \$22.00/\$22.00 NNN	G.Grochowski\ M.L.Capitani Future Development Site. Master Planned MU-2 (mixed use).

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
1771 Star Batt 1771 Star Batt	21,700 3,000	3,000 3,000	 \$8.95/\$8.95 +Utilities	G.Grochowski\ G.Rogers Multiple units available in well-kept owner-occupied building. Easy access to M-59. 2,400, 3,000 or 6,300 sq. ft.
Hampton Professional Park 725 & 745 Barclay Circle	22,315 5,582	2,793 1,043	\$2,350,000.00 \$17.50/\$19.50 +Utilities	G.Middlekauff\ G.Grochowski\ M.L.Capitani NEW REVISED RENTAL RATES! First class three building office park. Direct suite entry with convenient parking. Medical or office uses are possible.
Beaumont Medical Building 6700 N. Rochester Road	35,200 6,852	3,362 1,307	\$18.00/\$18.00 NNN	A.Iafrate\ M.L.Capitani First class medical/professional building. Located within walking distance to Starbucks & Fitness Club.
Executive Place 1055 South Boulevard	41,450 15,345	5,456 1,496	\$17.50/\$22.50 +Elec.	G.Grochowski\ M.L.Capitani Exceptional high end design and finishes throughout. Close freeway access to M-59. Office or medical uses possible.
Roseville				
25779 Kelly Road, Unit D-11 25779 Kelly Road, Unit D-11	525 525	525 525	\$65,000.00	A.Iafrate\ P.Myers Small office condo currently used as a physiologist office. Very well maintained. Professionally managed office park. Condo dues \$123.00/month which includes snow, salt, landscaping, insurance, hallways/restroom cleaning, common area utilities.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Kelly Office Park 25779 Kelly Road, Unit 11	1,144 1,144	1,144 1,144	\$195,000.00 \$20.50/\$20.50 Gross+Gas+Electric	A.lafrate\ P.Myers Four exam room medical condo unit for sale located within the Kelly Medical Office Complex. Condo dues \$270 per mo: which includes snow, salt, landscaping, ins., hallway/restroom cleaning, common area utilities.
25869 Kelly Rd. Unit 14 25869 Kelly Rd. Unit 14	1,318 1,318	1,318 1,318	\$218,000.00 \$20.50/\$20.50 +Utilities	A.lafrate Four exam medical suite available for sale or lease. Located in Kelly Office Park.
Pointe East Office Center 18285 Ten Mile - Unit 12	1,480 1,480	1,480 1,480	\$207,200.00 \$15.50/\$15.50 +Utilities	A.lafrate Professional office campus owned and managed by James H. Scott Construction Company. Condo unit available for sale or lease.
25599 Kelly Road Unit 4 25599 Kelly Road Unit 4	2,966 2,966	2,966 2,966	\$399,000.00 \$19.50/\$19.50 +Utilit.+Jan.	A.lafrate Medical condo located in Kelly Office Park. Available for lease or sale. Owner will lease back a portion of the suite if purchaser is interested.
Pointe East Office Center 18245 Ten Mile	3,000 5,200	3,000 3,000	\$495,000.00 \$19.50/\$19.50 +Utilities	A.lafrate Professional office campus managed & owned by the James H. Scott Construction Company. 3,000 sf medical unit for sale at \$495,000.00 or lease at \$19.50 per sq. ft.
25710 Kelly Rd. Unit 1 25710 Kelly Rd. Unit 1	3,605 3,605	3,605 3,605	\$399,000.00 \$20.50/\$20.50 +Utilities	A.lafrate Medical office condo located within the Kelly Office Park. Great layout and flow with leaded x-ray room.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Kelly Office Park 25650 Kelly Rd. Ste. 11 & 12	3,613 3,613	3,613 1,806	\$575,000.00 \$20.50/\$20.50 +Utilities	A.lafrate Medical office condo available for Lease or Sale. Suite is divisible and is located within the Kelly Office Park.
Pointe East Office Center 18303 Ten Mile - Unit 2	4,017 655	655 655	\$15.50/\$15.50 +Utilities	A.lafrate Professional office campus managed and owned by the James H. Scott Construction Company. General office suite available. Medical to suit.
19743 & 19755 Fourteen Mile Road	6,000 2,900	2,900 900	\$10.00/\$10.00 Gross+Utilities	A.lafrate\ P.Myers Many office/retail uses possible. Aggressive rental rates. Located minutes from I-94 & I-696.
Kelly Office Park 25509 Kelly Road	6,500 1,208	1,208 1,208	\$15.50/\$15.50 +Utilities	A.lafrate Professional office campus owned and managed by the James H. Scott Construction Company. General office suite available. Entire building available for sale.
Rosewood 17900-17940 Thirteen Mile	6,528 6,528	6,528 6,528	\$195,000.00	A.lafrate 5-unit retail strip. Highly motivated seller. Available for multiple uses; office/commercial/retail. Excellent user/investment opportunity.
Pointe East Office Center 18263 Ten Mile	10,500 3,062	3,062 3,062	\$489,920.00 \$20.50/\$20.50 +Utilities	A.lafrate Professional medical office campus managed and owned by James H. Scott Construction Company. Current medical suite available for sale or lease. Located seconds from I-94.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Pointe East Office Center 18325 Ten Mile	20,308 11,770	11,770 5,000	\$21.00/\$21.00 +Utilities	A.Iafrate Professional office campus managed and owned by James H. Scott Construction Company. Located seconds from I-94. Large medical condo available for lease or sale June 2012.
27085-27087 Gratiot 27085-27087 Gratiot	22,400 1,600	800 800	\$15.00/\$15.00 Gross	A.Iafrate High image office building located seconds from I-696. Executive style suites available. Complete Gross rental rate.
Royal Oak				
1219 E. Lincoln 1219 E. Lincoln	2,400 2,400	2,400 2,400	\$156,000.00	T.Wardlow Street front building in commercial block of shops, services & artisan studios. Good visibility & demographics. 1/2 mile to downtown Royal Oak. Flex space can be retail, services, office, studio, craft shop. Rear store room has 18' ceilings & mezzanine.
North Royal Oak Office Centre 3302-3314 Crooks Road	6,161 2,000	2,000 2,000	\$900,000.00 \$12.00/\$12.00 +Utilities	G.Middlekauff G.Grochowski 1-story brick building with new roof, close convenient parking, and private entrance suites. High visibility location on direct corner.
1310 N. Stephenson Highway 1310 N. Stephenson Highway	7,259 7,259	7,259 7,259	\$504,000.00 \$9.00/\$9.00 NNN	G.Middlekauff G.Grochowski One-story office building with I-75 visibility and ample parking.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Executive Office Building 812 S. Main Street	9,016 9,016	6,000 2,804	\$1,275,000.00 \$19.50/\$19.50 +Elec.	G.Middlekauff\ G.Grochowski Newer 2-story building in the heart of downtown Royal Oak. Walking distance to area amenities covered parking and easy access to I-696 and I-75.
Historic Loft Building 1037-1041 S. Main Street	25,995 15,580	9,000 1,580	\$21.00/\$25.00 NNN	G.Grochowski\ M.L.Capitani Completely renovated loft building originally built in 1917. A lot of character with modern day amenities. Main Street address. Conveniently located just off I-696.
Harper Furniture Building 916 N. Main Street	36,322 36,322	36,322 9,000	\$1,250,000.00 \$9.00/\$9.00 NNN	G.Middlekauff\ G.Grochowski Great vintage structure with a lot of character. Built in 1924. Excellent Main Street frontage and visibility. Great for office/retail/studio. Square footage does not include 12,481 sq. ft. basement.
Shelby Township				
Van Dyke Parc 47679-47733 Van Dyke	15,000 2,426	2,426 2,426	\$15.50/\$15.50 Gross + Utilities	A.lafrate\ M.L.Capitani Direct suite access. Prominent exposure to Van Dyke Avenue. Attractive building finishes. Professionally managed building complex. Existing medical suite available.
Pacton Parc 47810-47866 Van Dyke	24,000 8,257	3,414 450	\$12.50/\$12.50 Gross + Utilities	A.lafrate\ M.L.Capitani Direct suite access. Prominent exposure to Van Dyke Avenue. Attractive building finishes. Professionally managed complex.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Malibu Centre 51513-51523 Van Dyke Avenue	26,400 1,337	1,337 1,337	\$13.50/\$13.50 Gross + Utilities	A.Iafrate\ M.L.Capitani Single story office buildings built in 2003. Upgraded finishes. Outstanding medical suite in place. First year rental rate at \$6.00/sf with a 66 month lease term. Direct suite access. Professionally managed building complex.
Southfield				
30747-30757 Greenfield Road	4,180	4,180	\$450,000.00	G.Middlekauff\ G.Grochowski
30747-30757 Greenfield Road	4,180	1,300	\$12.50/\$12.50 +Utilities	Two one-story buildings combined to total 4,180 square feet. Great main road signage.
Wiltshire Office Centre 28145 Greenfield Road	5,050 5,050	5,050 5,050	\$475,000.00 \$12.00/\$12.00 Gross	G.Middlekauff\ G.Grochowski Two-story office building with main road frontage and an outstanding buildout.
20180 W. Twelve Mile Road 20180 W. Twelve Mile Road	8,531 8,531	8,531 8,531	\$650,000.00 \$9.00/\$9.00 NNN	G.Middlekauff\ G.Grochowski One story medical office building with abundant parking.
Lahser Professional Building 25180 Lahser	9,288 4,644	4,644 2,000	\$1,200,000.00 \$10.00/\$10.00 Gross +Elec.	G.Middlekauff\ G.Grochowski Outstanding office suite available with premium conference, private restrooms, and kitchenette. Ample parking and main road signage available.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Regency Office Plaza 24333 Southfield Road	15,028 15,028	15,028 500	\$950,000.00 \$14.00/\$14.00 Gross	G.Middlekauff M.L.Capitani Well maintained two story office building with main road signage. Includes full basement.
Mount Vernon Office Plaza 24001 Southfield	16,050 5,000	16,050 1,000	\$1,150,000.00 \$12.00/\$12.00 Gross+Elec.	G.Middlekauff G.Grochowski Two story brick office building with premium finishes located right off of M-39, M-10, and I-696. Great owner/occupant opportunity.
Huntington Office Plaza 24525-24555 Southfield	17,000 17,000	17,000 500	\$850,000.00 \$14.00/\$14.00 Gross	G.Middlekauff M.L.Capitani Two identical office buildings with main road signage. Great ownership opportunity.
Quadrangle Building 29800-29880 Telegraph Road	21,836 3,615	3,615 645	\$16.50/\$16.50 Gross + gas + elec	G.Middlekauff G.Grochowski M.L.Capitani Single story office building with classic Williamsburg architectural design.
Northwestern Professional Suites 23155 Northwestern Highway	22,032 12,024	22,032 1,000	\$1,450,000.00 \$9.75/\$9.75 +Elec.	G.Middlekauff G.Grochowski Four story office building with recent renovations and high visibility on Northwestern Highway.
Northwest Triangle Building 26699 W. Twelve Mile Road	23,984 4,850	2,650 2,200	\$3,300,000.00 \$16.25/\$19.50 Gross	G.Middlekauff G.Grochowski Two story medical office building. Great opportunity for owner/occupant. Suite 104 - 2,650 SF, Suite 204 - 2,200 SF.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Evergreen Office Complex 24450 Evergreen Road	33,600 5,500	3,500 2,000	\$2,400,000.00 \$13.00/\$13.00 Gross + Electric	G.Middlekauff G.Grochowski Two-story office building with covered parking located seconds from M-10 freeway. Medical suites available. Suite 204 - 3,500 sq ft, Suite 201 - 2,000 sq ft
Courtyard Office Park 28200-28336 Franklin Rd	62,420 46,780	8,571 877	\$12.95/\$12.95 +Utilities	G.Middlekauff M.L.Capitani Office space available in campus environment location with freeway access. Individual buildings available for sale on a condo basis. Condominium Association documents have been completed.
First Place Bank Business Center 24725 W.Twelve Mile Road	104,000 24,788	15,000 880	\$15.00/\$15.00 +Elec.	G.Middlekauff G.Grochowski\ M.L.Capitani Well Maintained Three story brick office building with recent updates & great location. Just off I-696 and Telegraph. Very aggressive rates available.
Village Office Center 16000 W. Nine Mile Road	139,471 20,959	18,000 376	\$11.00/\$11.00 +Elec.	G.Middlekauff G.Grochowski On-site management, maintenance, and restaurant. Located across the street from major hospital and within 1 mile of M-10 expressway and within 1.5 miles of I-696. Lease rate is for "as-is" condition.
Centrum Offcenter 24901 Northwestern Highway	190,000 66,476	32,864 580	\$14.95/\$17.95 Gross	G.Middlekauff M.L.Capitani This building offers full service amenities such as a restaurant & sundry shop with excellent access to M-10 & I-696.
Tower 14 21700 Northwestern Hwy	254,154 56,093	18,955 595	\$9.75/\$9.75 +Elec.	G.Middlekauff G.Grochowski\ M.L.Capitani Well-maintained, full-service office building on Northwestern Highway

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
St. Clair Shores				
Surgical One Building 24601 Harper	2,865 2,865	2,865 2,865	\$175,000.00 \$7.95/\$7.95 +Utilities	A.lafrate Small office/retail building available for sale or lease. Nicely appointed office/showroom with approximately 1,265 sf of very clean A/C warehouse space.
27731 Jefferson Avenue 27731 Jefferson Avenue	3,262 3,262	3,262 3,262	\$350,000.00	A.lafrate\ P.Myers Existing dental building. Dental practice for sale: \$350 K. Five plumbed exams & x-ray. Excellent signage. Seconds to I-696 & I-94. 2nd floor storage. Real estate & practice cannot be purchased separately.
24150 Little Mack 24150 Little Mack	3,800 3,800	3,800 3,800	\$13.50/\$13.50 +Utilities	A.lafrate Newer construction free standing office building. High-end finishes, currently set up for a Credit Union. Available for general office, medical conversion or other uses. Access & signage on both Little Mack & Harper.
32000-32008 Harper 32000-32008 Harper	4,000 4,000	4,000 1,000	\$435,000.00 \$16.00/\$16.00 +Utilities	A.lafrate Four-unit medical/office building. Available for sale or lease. Tenants in place.
19813-19815 E. Nine Mile 19813-19815 E. Nine Mile	4,895 4,895	4,895 1,887	\$175,000.00	G.Grochowski\ A.lafrate Well maintained building just off I-94. Consists of two buildings 19813 (3,008 sf), 19815 (1,887 sf) separate parcel I.D.'s.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
22400-22410 Harper Avenue 22400-22410 Harper Avenue	6,000 6,000	6,000 2,000	\$695,000.00 \$13.50/\$13.50 Gross + Utilities	A.lafrate\ P.Myers Ideal opportunity for an owner/user. Outstanding office, medical, or retail possibilities. Seconds from I-94 & I-696 expressways. Abundant parking. Excellent visibility & signage.
21537-21545 Harper Avenue 21537-21545 Harper Avenue	6,000 1,500	1,500 1,500	\$495,000.00 \$14.50/\$14.50 Gross + Gas + Elec.	A.lafrate\ P.Myers Excellent opportunity for an owner occupier. Plumbed dental suite available. Newly renovated suites. Close proximity to I-94 expressway.
Rahi Center 23550 Harper Ave.	7,200 7,200	7,200 1,000	\$18.00/\$22.00 Gross	A.lafrate\ P.Myers Newly renovated office bldg. Complete Gross rental rate. Main road frontage. Amenities include: on-site security, secretarial services, conference rooms, training space, phone system in place, office furniture.
Grosse Pointe Plaza, Building B 22725 Greater Mack Avenue	8,000 1,500	1,500 1,500	\$12.50/\$12.50 Gross	A.lafrate\ P.Myers Well kept office building. Aggressive complete gross rental rate. Close proximity to I-94 and I-696 expressways.
Colonial East Professional Building 21615-21633 Nine Mile	8,541 2,200	1,500 200	\$895,000.00 \$16.00/\$16.00 Gross	A.lafrate\ P.Myers Two story colonial style office building. Conveniently located seconds from I-94 and I-696 expressways. Aggressive complete gross rental rates.
Harper Retail Office Complex 21323 Harper	10,949 9,124	7,300 912	\$495,000.00 \$10.00/\$14.00 +Utilities	A.lafrate Multi Tenant Retail/Medical complex. Tenants in place - income producing. Medical and office suites available for Lease and 7,300 sq. ft. of retail.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Cameron Building 24825 Little Mack	12,000 3,400	3,400 3,400	\$15.50/\$15.50 +Utilit.+Jan.	A.lafrate Excellent office space; on-site property management. Main road signage. Aggressively priced. Available for medical use.
19900 Ten Mile Road 19900 Ten Mile Road	13,290 2,400	2,400 2,400	\$1,200,000.00 \$14.95/\$14.95 +Utilit.+Jan.	A.lafrate Very well maintained office building. Available for medical or general office. Free basement storage. Seconds from I-94.
Sterling Heights				
42380 Yearego 42380 Yearego	2,332 2,332	2,332 2,332	\$9.00/\$9.00 +Utilities	J.DePonio Property is completely furnished with office furniture and equipment. Rate includes taxes, insurance, water & trash removal. Tenant pays for gas and electric.
35683 Dodge Park Road 35683 Dodge Park Road	2,400 2,400	2,400 2,400	\$575,000.00 \$18.00/\$18.00 NNN	G.Grochowski Build-to-suit on Dodge Park in the heart of Sterling Heights. Directly north of Huntington Bank, just south of Metro Parkway. Suitable for small professional office.
7486 Triangle 7486 Triangle	2,400 2,400	2,400 2,400	\$8.50/\$8.50 +Utilities	A.lafrate Freestanding office building located seconds from Hall Road. Very aggressive rental rate.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Angeli Commons II 35485 Dodge Park	4,500 4,500	4,500 3,000	\$15.50/\$15.50 NNN	G.Grochowski\ A.Iafrate Build to suit office building north of 15 Mile Rd on the west side of Dodge Park. Up to 4,500 sf.
Eldorado Office Building 43120 Utica Road	6,000 1,060	1,060 1,060	\$14.95/\$14.95 Complete Gross	A.Iafrate\ P.Myers Very well maintained office building. Located seconds from Hall Rd. Exceptional office build-out in place. Ideal for general office or medical.
Sterling Professional Building II 2391 Fifteen Mile Road	7,420 7,420	7,420 7,420	\$975,000.00 \$16.50/\$16.50 NNN	A.Iafrate\ M.L.Capitani Shell building purchase includes parking lot, landscaping, bricked building, windows, doors, and a dirt floor. Land can be purchased without shell for \$480,000.00, includes plans and footings.
43329-43345 Schoenherr Road 43329-43345 Schoenherr Road	8,432 4,932	4,932 1,000	\$15.50/\$15.50 Gross + Gas & Elec	A.Iafrate\ P.Myers Well maintained single story office building. Under new ownership and management. Conveniently located just South of Hall Rd., near Lakeside Mall. Signage available.
Sterling Center 2311 Fifteen Mile	9,862 1,200	1,200 1,200	\$14.50/\$14.50 NNN	A.Iafrate\ M.L.Capitani Well maintained medical/professional building. Only one (1) suite left. Dirt floor. Landlord will finish to suit.
40020-40050 Mound Rd. 40020-40050 Mound Rd.	11,890 6,000	6,000 3,000	\$4.95/\$4.95 Mod Gross	J.Capitani\ A.Iafrate Two units available - 40040 & 40050 Mound Road. Units currently carpeted throughout. 100% climate controlled. Landlord pays taxes and insurance. Tenant pays for maintenance.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
3777 Eighteen Mile Road 3777 Eighteen Mile Road	17,500 17,500	17,500 2,000	\$1,350,000.00 \$13.50/\$13.50 +Utilities	A.Iafrate Entire building available. Currently built-out as general office. Excellent for medical conversion. Competitively priced.
Dequindre Professional Building 37300 Dequindre Road	21,400 6,075	2,280 1,727	\$13.95/\$14.95 Electric	A.Iafrate\ M.L.Capitani Professional building recently under new ownership and management. Extensive renovations underway. Best rental value in the Troy/Sterling Heights market.
Lakeside Circle III 14490 Lakeside Circle	27,354 27,354	17,257 1,000	\$16.50/\$16.50 NNN	A.Iafrate\ M.L.Capitani Build to suite high image professional building located directly across from lakeside mall. Sale Price to be determined.
Lakeside Circle I 13900 Lakeside Circle	30,700 30,700	30,700 3,700	\$16.00/\$16.00 + Utilities	A.Iafrate Two story free standing office building located seconds from Hall Road. Ideal corporate headquarters or educational school facility. Building is divisible for multiple Tenants. Possible sale.
Ambercrest 41400 & 41300 Dequindre Road	32,000 5,975	2,200 1,800	\$3,500,000.00 \$12.50/\$15.50 +Utilities	A.Iafrate\ M.L.Capitani Two-building professional office complex. Medical, dental & general office suites available. Close proximity to Troy Beaumont. Available for investment sale.
Fifteen Mile Hi-Tech Building 6801 Fifteen Mile Road	33,750 33,750	33,750 33,750	\$5.95/\$5.95 NNN	J.Capitani\ M.E.Capitani Hi-tech/Engineering/Office facility. Includes 1,200 sq ft of warehouse with 12' x 14' overhead door. Building is potentially divisible. Taxes total approximately \$1.23/sf.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Laurel Valley Office Center 36150 - 36250 Dequindre Road	39,632 5,143	1,789 855	\$14.00/\$14.00 Gross	A.Iafrate\ M.L.Capitani Rental rate includes utilities and janitorial. Campus setting. On-site property management. Excellent value.
Maple Lane Office Center Fourteen Mile Road	40,000 40,000	40,000 2,500	\$20.50/\$20.50 NNN	A.Iafrate Stunning two story Medical/Professional Building in a park like setting. Building for Sale - Build to suite price to be determined.
Sterling Professional Center 33464 Schoenherr	40,765 26,000	26,000 1,000	\$19.50/\$20.80 NNN	A.Iafrate\ M.L.Capitani Office and medical space for Sale or Lease. \$19.50/sf NNN for a 7-year lease - \$20.80/sf NNN for a 5-year lease with turn-key medical build-out. Shell units for sale - \$145.00/sf.
Liberty Place 35801-35875 Mound Road	93,789 31,439	26,899 4,540	\$11.50/\$11.50 NNN	A.Iafrate Part of 5-building professional office campus, located on heavily traveled Mound Road. Building offers high-end finishes, onsite management & very aggressive rental rate (\$15.75 gross including utilities). Ideal for general office/high tech/medical uses.
Liberty Professional Center 35501-35765 Mound	99,820 11,705	5,415 1,423	\$11.50/\$11.50 NNN	A.Iafrate Part of 5-building professional office campus located on heavily traveled Mound Rd. Building offers high-end finishes, onsite management, very aggressive rental rate (\$16.50 gross including suite utilities). Ideal for professional office or medical.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Sylvan Lake				
Sylvan Office Center 2360 Orchard Lake Road	11,225 11,225	11,225 1,000	\$1,200,000.00 \$16.95/\$16.95 +Utilities	G.Middlekauff\ G.Grochowski Single story office building. 11,225 Sq. Ft. plus basement. Great visibility on Orchard Lake Road.
Troy				
850 E Long Lake Road 850 E Long Lake Road	9,947 9,947	9,947 9,947	\$746,025.00	G.Grochowski\ T.Jablonski Single story colonial style building in great shape. Good location with access to I-75 and M-59. Bank directed sale.
Forbes-Haffey 1890 Crooks Road	12,500 2,143	1,103 1,040	\$2,200,000.00 \$16.50/\$16.50 Gross + Utilities	G.Middlekauff\ G.Grochowski Close proximity to I-75. On site property management. Kitchenette available on each level. High speed internet access available to Tenants.
Wattles Professional Center 1950 E Wattles Road	13,600 6,700	6,700 2,500	\$14.50/\$14.50 NNN	A.lafrate Currently set up for physical therapy. Landlord will divide and convert for other medical uses. Main Road exposure and signage.
Pine Tree Office Bldg 2555 Crooks Road	15,000 7,500	7,500 1,250	\$14.00/\$14.00 Electric	G.Grochowski\ M.L.Capitani Entire second floor available. High visibility, main road signage. Best rental value in Troy.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
LSTC BUILDING 1740 W. Big Beaver Road	15,264 1,126	1,126 1,126	\$14.50/\$14.50 +Elec.	M.L.Capitani Completely renovated office building located in Troy's "Golden Corridor". On-site ownership and management. Signage available on W.Big Beaver.
Century Office Plaza 400 E. Big Beaver Road	15,480 6,000	6,000 2,000	\$18.95/\$18.95 +Utilities	M.L.Capitani\ G.Rogers Amenities include covered parking, roof top patio, open glass design and close access to I-75.
Rochester Office Parc 6535-6585 Rochester Road	19,280 5,015	2,652 1,087	\$16.75/\$16.75 Gross + Utilities	G.Grochowski\ M.L.Capitani Convenient access to M-59, I-75, Big Beaver & Downtown Rochester. Newer construction colonial style building with private entrances. Office and medical suites available. Signage on Rochester Road.
InPro Building 2095 E. Big Beaver Road	21,069 950	950 950	\$16.50/\$16.50 +Utilities	G.Grochowski\ A.lafrate New construction building with floor to ceiling windows; High visibility signage available; One mile to I-75; Owner will finish to suit.
Maple Business Center 1000 W Maple Road	21,714 7,228	4,434 792	\$13.95/\$13.95 +Elec.	G.Grochowski\ M.L.Capitani Plug and play space available. Space loaded with upgrades. Owner occupied and managed. Signage and reserved parking available.
665 Elmwood 665 Elmwood	22,700 8,500	8,500 3,000	\$5.00/\$5.00 +Elec.	G.Grochowski\ M.L.Capitani Clean, functional office space with 40+ work stations in place. Ample parking. Second floor space with elevator access. 1.5 miles from I-75 exit.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Big Beaver Office Pavilion 335 E Big Beaver Road	23,436 23,436	23,436 11,718	\$2,300,000.00 \$16.50/\$16.50 +Utilities	G.Grochowski\ M.L.Capitani Rare opportunity to own building on Big Beaver in Troy, Michigan. Well located building with recent renovation. 3/4 mile to I-75 at Big Beaver.
Haverhill 2950 W. Square Lake Road	24,178 8,495	2,242 995	\$15.50/\$15.50 +Elec.	G.Grochowski\ M.L.Capitani Prime office property under new ownership and management. Located at I-75 / Adams Road exit. Basement storage available.
Summit Centre 575 E Big Beaver Road	30,000 4,104	3,477 627	\$15.50/\$15.50 +Elec.	G.Grochowski\ M.L.Capitani "Great Landlord" Amenities include access to boardroom, training room, fitness center, storage cages, kitchen and vending. Phone system, internet connection and voice mail available.
The 1985 Building 1985 W. Big Beaver Road	31,016 4,986	3,105 1,881	\$15.50/\$15.50 +Elec.	G.Grochowski\ M.L.Capitani Newly renovated office building - ample close convenient parking.
Tech Arts Office Building 165 Kirts Boulevard	33,092 6,847	6,847 6,847	\$2,900,000.00 \$12.50/\$12.50 +Utilities, +Elec	G.Grochowski\ M.L.Capitani Many uses possible due to high parking ratio including office, medical and hi-tech. Common area or direct suite entry.
Coventry Place 1621-1663 W. Big Beaver Road	36,500 3,910	3,250 660	\$16.50/\$19.50 +Utilities	G.Grochowski\ M.L.Capitani Property under new ownership and management. Direct control over HVAC. Prime Troy location. \$16.50/sf for general office. \$19.50/sf for medical.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Maple Commerce Center 950 W. Maple Road	39,058 11,375	11,375 1,060	\$7.95/\$11.95 +Elec.	G.Grochowski\ M.L.Capitani All units will be completely remodeled and finished to suit. Great hi-tech/flex space. Front unit still available.
363 W. Big Beaver Road 363 W. Big Beaver Road	52,636 30,191	12,332 2,000	\$16.95/\$16.95 +Utilities	G.Grochowski\ M.L.Capitani Great location just off I-75 at Big Beaver Road. First floor space available with easy access. Full floor potentially available with monument signage on Big Beaver.
MSGCU Building 4555 Investment Drive	54,000 9,808	5,888 1,720	\$15.95/\$15.95 +Elec.	G.Grochowski\ M.L.Capitani Large training room available for tenants use. Basement storage available. Building recently renovated throughout.
Sheffield Office Park II 3270 W. Big Beaver Road	110,140 41,143	26,554 768	\$15.95/\$15.95 +Elec.	G.Grochowski\ M.L.Capitani Newly revised rental rate. Fully furnished space available. Excellent Big Beaver location in close proximity to Troy's Somerset Collection, banks, restaurants, and I-75.
Wilshire Plaza 901 Wilshire Drive	186,954 41,008	22,362 5,000	\$19.50/\$19.50 +Elec.	G.Grochowski\ M.L.Capitani Class "A" Office building located at W. Big Beaver and Crooks Road. Amenities include Kruse & Muer restaurant on site; underground parking; on site property management and sundry shop.
900 Tower Drive 900 Tower Drive	289,486 180,610	108,703 5,000	\$16.50/\$16.50 +Elec.	G.Grochowski\ M.L.Capitani High image corporate office tower. Conveniently located at the I-75 / Crooks Road exit. Upper floors available with excellent views. Rental Rate Reduced!

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Utica				
8243 Hall Road	6,706	1,600		A.lafrate\ T.Jablonski
8243 Hall Road	1,600	1,600	\$14.00/\$14.00 +Elec.	Outstanding Hall Road address. Newer building with covered parking. One covered parking space with unit.
Bonaventure Center	39,000	1,859		A.lafrate
11111 Hall Road	6,393	324	\$10.00/\$15.50 +Elec.	Traditional 4-story office building located on M-59 at the M-53 Expressway. Amenities include fitness center and vending. Executive suites also available.
Washington Center	40,000	8,224	\$1,900,000.00	A.lafrate
11051 Hall Road	8,224	4,112	\$25.00/\$32.00 +Utilities	Outstanding opportunity to join a multi-discipline medical facility. Superior Hall Road location. Maximum rental rate is pursuant to the purchase of seller's interest in the building.
Warren				
Cadillac Gage Building	1,740	1,740		J.Capitani
25760 Groesbeck	1,740	1,740	\$4.95/\$4.95 Gross	Main road exposure; flexible Landlord
29230 Ryan Road	5,246	2,500	\$600,000.00	G.Middlekauff\ A.lafrate
	2,500	500	\$12.00 +Elec.	One-story brick office building in close proximity to I-696 and I-75. Excellent investment opportunity for owner/user.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
28651-28657 Hoover Road 28651-28657 Hoover Road	5,600 1,400	1,400 1,400	\$11.50/\$11.50 Gross + Utilities	A.Iafrate\ P.Myers Very well maintained office/medical building. Located directly across from St. John's Hospital. Seconds from I-696. Aggressive rental rates.
25932 Dequindre Road 25932 Dequindre Road	6,000 3,500	3,500 1,000	\$10.00/\$10.00 Gross	A.Iafrate\ P.Myers Located seconds from I-696 & I-75 expressways. Multiple suite configurations and sizes available. Aggressively priced office/medical space.
Ryan Professional Building 29550-29950 Ryan Road	7,200 3,600	3,600 1,200	\$11.95/\$11.95 +Utilities	G.Grochowski\ A.Iafrate Two-building office professional complex located just North of I-696 and adjacent to the new G.M. Residential Development. Unit sizes: 1,200 sf, 2,400 sf or 3,600 sf. Aggressive Landlord.
Strebor Office Building 28800 Van Dyke	8,846 1,200	600 175	\$225,000.00 \$10.00/\$15.00 Gross	A.Iafrate Multi tenant office building located on heavily traveled Van Dyke Avenue. Seconds from I-696. Tenants in place. Aggressively priced. Lower level units 400 sf & 175 sf - \$10 per sf.
30713 Schoenherr 30713 Schoenherr	9,266 9,266	9,266 9,266	\$795,000.00 \$14.50/\$14.50 +Utilities	A.Iafrate\ M.L.Capitani Many uses possible including medical and general office. Former physical therapy facility with pool.
North Pointe Professional Building 30061 Schoenherr	11,700 3,800	3,800 3,800	\$11.50/\$11.50 +Utilit.+Jan.	A.Iafrate Very well maintained Office/Medical Building. In close proximity to I-696 and St. John's Macomb. General office or medical space available.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
Hoover Office Complex 28111 Hoover Road	12,000 2,400	1,200 1,200	\$1,300,000.00 \$12.00/\$12.00 Utilities	G.Grochowski\ A.Iafrate Very well maintained Medical Office Building located just north of I-696 and directly across from St. John Macomb Hospital.
Washington Office Center 8150 Thirteen Mile Road	15,000 15,000	15,000 1,000	\$1,400,000.00 \$14.50/\$14.50 +Utilities	A.Iafrate\ P.Myers Very well maintained office/medical building located seconds from the GM Tech Center, TACOM & I-696 expressway. Direct suite access. Excellent opportunity for an owner/user.
Charter One Bank 8424 Twelve Mile Road	19,500 3,617	2,846 771	\$12.00/\$14.00 +Elec. + Janitorial	A.Iafrate Multi Tenant Office Building - New Ownership. Completely renovated building, luxury office suites, aggressive rental rates. Located seconds from I-696 and the GM Tech Center.
6800 E. Nine Mile Rd 6800 E. Nine Mile Rd	22,000 22,000	22,000 22,000	\$295,000.00	A.Iafrate\ M.L.Capitani\ M.Grammatico Single story office building with heavy parking. 4,000 sf industrial building and additional parcels on Dodge Street included in sale price.
Macomb Professional Building 11885 E. Twelve Mile Road	34,000 11,272	4,293 1,243	\$10.00/\$10.00 NNN	A.Iafrate\ P.Myers Excellent location directly across from St. John's Macomb Hospital. Seconds from I-696 expressway. Aggressive rental rates. Abundant parking. Under new professional management.
Tiffany Building 30100 Van Dyke Avenue	40,000 40,000	40,000 5,000	\$15.50/\$15.50 Gross	A.Iafrate Three story office building located seconds north of I-696 and directly across from the GM Tech Center. Ideal for one user - Landlord is proposing multi million dollar renovations to the building.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
5523 E. Nine Mile Road	56,000	56,000	\$1,350,000.00	A.lafrate\ P.Myers
5523 E. Nine Mile Road	56,000	2,000	\$7.50/\$7.50 +Utilities	Outstanding corporate office facility. Currently 100% office. Situated on 4 acres, zoned M-2. Aggressively priced.
Comerica Building	125,796	10,044	\$5,950,000.00	A.lafrate
30500 Van Dyke Avenue	25,176	804	\$15.85/\$15.85 Electric	Premier Macomb County High Rise Office Building. Sundry/Deli located in lobby. Stunning views. Located directly across from the G.M. Tech Center and seconds from I-696. First floor suite available.
Washington Twp.				
Pal-Mar Building	5,000	2,975		A.lafrate
64321-64421 Van Dyke	2,975	2,975	\$16.50/\$16.50 NNN	Newer construction medical suite. Built to hospital specs, great flow, upgraded finishes. Immediate occupancy.
Ferro Professional Building	8,180	2,030		A.lafrate
64541 Van Dyke	2,030	2,030	\$13.95/\$16.95 NNN	High image office building located in a highly visible growth area of Washington Twp., private entrance suites; generous build-out allowance.
Woodhaven				
21000 Allen Road	7,600	7,600		A.lafrate
21000 Allen Road	7,600	7,600	\$18.50/\$18.50 NNN	Former Bill Knapps restaurant, highly visible corner. Land lease available. Building is expandable, total land size 1.56 acres.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
22409 King Road	7,772	7,772		A.lafrate
22409 King Road	7,772	1,943	\$18.50/\$18.50 NNN	Three building Medical/Office complex located on a highly visible intersection. New construction, generous buildout allowance. Third building under construction.
Woodhaven Medical Complex	9,838	6,874		A.lafrate
21100-21140 Allen Road	6,874	1,500	\$18.50/\$18.50 NNN	Three building Medical/Office complex located on a highly visible intersection. Existing medical suites available.
21130 Allen Road	10,000	1,390		A.lafrate
21130 Allen Road	1,390	1,390	\$18.50/\$18.50 NNN	Three-building professional complex. High image construction. Former pharmacy unit. Landlord will remodel for medical or general office.