



# Office Properties July 2010

(248) 637-9700

www.Lmcap.com

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
<b>Auburn Hills</b>				
3916 Auburn Road	7,612 4,017	4,017 2,000	\$11.00/\$13.50 NNN	<b>G.Middlekauff\ G.Grochowski</b> New construction medical/office building in Auburn Hills. Monument signage available. Great location with easy access to I-75 and M-59. General office space available for \$11.00/sf NNN. Medical space available for \$13.50/sf NNN.
2545 N. Opdyke 2545 N. Opdyke	7,870 1,133	582 551	\$19.50/\$19.50 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> 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 2000-2100 Coe Court	8,200 8,200	8,200 3,660	\$900,000.00 \$13.75/\$13.75 +Utilities	<b>M.L.Capitani</b> One story office building located in close proximity to I-75/University Drive Interchange. Beautiful lakefront setting. Aggressive rental rate.
Astoria Park 3395 Auburn Road Suite B	11,752 1,214	1,214 1,214	\$236,730.00 \$15.00/\$15.00 NNN	<b>G.Grochowski\ M.L.Capitani</b> Newer office condominium in Astoria Park. Mixed use development. First floor unit available for office or retail use. Currently used as a salon.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
1625 N. Opdyke 1625 N. Opdyke	17,050 17,050	17,050 17,050	\$1,023,000.00	<b>M.L.Capitani\ G.Rogers</b> Bank owned property. Highly visible location. Seconds from I-75 interchange. New construction.
Office Centre West 3271 Five Points Drive	36,000 10,110	4,881 1,285	\$16.50/\$16.50 +Utilities	<b>G.Grochowski\ M.L.Capitani</b> Contemporary two story office building located in close proximity to Chrysler Tech Center, Oakland University and the I-75/University interchange. Medical uses possible.
Oak Tech Professional Building 3100 Cross Creek Parkway	55,794 3,690	3,690 3,690	\$24.00/\$24.00 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> 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 13,700	13,700 2,500	\$14.00/\$17.50 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> 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 26,934	15,000 1,482	\$19.50/\$22.50 +Utilities	<b>G.Grochowski\ M.L.Capitani</b> Classic architectural design. Minutes from I-75 and the Palace of Auburn Hills. Impressive marble lobby with double circular staircase.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Bingham Farms</b>				
Jamestowne South 24255 W. Thirteen Mile Road	38,762 2,379	2,379 2,379	\$19.50/\$19.50 Gross + Util & Elec	<b>G.Middlekauff\ G.Grochowski\ M.L.Capitani</b> Colonial style, class A office space, finish to suit. Medical or general office possible.
<b>Birmingham</b>				
700 E. Maple Road 700 E. Maple Road	22,327 5,120	2,175 270	\$16.50/\$21.50 + Electric	<b>G.Grochowski\ M.L.Capitani</b> Well maintained office building in Downtown Birmingham. Ample on site parking.
<b>Bloomfield Hills</b>				
Concord Castle 122 Concord Road	5,960 5,960	5,960 2,000	\$2,900,000.00 \$23.50/\$29.50 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> Extraordinary office opportunity. Full furnished office suite. Excellent for high end professional services firm.
Manabal Eastwood II 43996 Woodward Avenue	18,000 4,667	3,119 624	\$12.50/\$18.95 Gross+Elec.	<b>G.Middlekauff\ G.Grochowski</b> Excellent location on Woodward within 1 mile to I-75.
Citizens Bank Building 39520 Woodward Avenue	33,000 7,725	4,022 935	\$16.00/\$21.00 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> The Citizens Bank Building offers a small building environment with the visibility and convenience of a Woodward address. Excellent location. Well maintained building.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Manabal Eastwood III 43902 Woodward Avenue	42,000 6,338	2,996 1,315	\$20.95/\$20.95 Gross+Elec.	<b>G.Middlekauff\ G.Grochowski</b> Two story planted atrium in lobby. Covered parking available.
Stoneridge III 40900 Woodward Avenue	61,150 10,800	5,948 1,444	\$23.00/\$23.00 Suite Electric	<b>G.Grochowski\ M.L.Capitani</b> 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.
Governors Place 33 Bloomfield Hills Parkway	70,464 8,573	7,568 1,005	\$25.00/\$25.00 +Utilities	<b>G.Grochowski\ M.L.Capitani</b> 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.
<b>Bloomfield Township</b>				
42505 Woodward Avenue 42505 Woodward Avenue	14,000 4,790	4,790 800	\$12.00/\$15.00 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> Well maintained two story office building with easy access to Square Lake and I-75.
<b>Chesterfield</b>				
Phoenix Building 26950 Twenty Three Mile	20,000 9,127	9,127 500	\$14.70/\$14.70 Includes Utilities	<b>J.Capitani\ A.lafrate</b> Priced below market (rate includes utilities); Close proximity to I-94

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

**Clawson**

139 W. Fourteen Mile Road 139 W. Fourteen Mile Road	959 959	959 959	\$125,000.00	<b>A.Iafrate</b> Small free standing building located within Clawson DDA district. 20 car parking lot included in sale. Multiple Commercial uses.
1333 Anderson 1333 Anderson	2,000 2,000	2,000 2,000	\$10.20/\$10.20 +Utilities+Elec	<b>G.Middlekauff\ G.Rogers</b> Nice free standing office building recently renovated.
Ryan Building 744 S. Main Street	2,660 1,300	1,300 1,300	\$18.00/\$18.00 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Medical suite with Main Street frontage
430-440 S. Main Street 430-440 S. Main Street	2,688 2,688	2,688 2,688	\$525,000.00 \$21.50/\$21.50 +Utilities	<b>A.Iafrate</b> Upgraded dental condominium unit. High end finishes. Dental extras in place, nitrous and oxygen lines as well as x-ray set-up.

**Clinton Township**

Aielli Office Units 36639 Groesbeck	4,912 4,912	4,912 2,456	\$15.00/\$15.00 Gross + Gas + Electr	<b>A.Iafrate\ P.Myers</b> New construction office building. Elevator servicing both floors. Heavily traveled corridor. Main road signage. Aggressive build-out allowance.
--	----------------	----------------	--	--

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Garpointe Professional Building 16700 Seventeen Mile	5,165 5,165	5,165 2,665	\$13.50/\$13.50 +Utilities	<b>A.Iafrate</b> 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.
18900 Fifteen Mile Road 18900 Fifteen Mile Road	6,400 6,400	6,400 3,200	\$495,000.00 \$6.95/\$6.95 NNN	<b>J.DePonio\ J.Capitani</b> Additional land available. Building ideal for office/hi-tech user, but could be a great site for medical. New roof in 2004.
Harvard Square II 18645 Canal Road	8,700 2,269	2,269 1,031	\$277,000.00	<b>A.Iafrate\ P.Myers</b> Excellent opportunity for an owner/user. Condo unit can be split into 2 separate units at 1,031 sf for \$127,000. & 1,238 sf for \$150,000. Both units have equal amount of basement storage as first floor square footage. Exceptional interior build-outs.
Garfield Professional Building 39090 Garfield Road	10,000 10,000	7,000 1,000	\$850,000.00 \$13.50/\$13.50 +Utilities	<b>A.Iafrate\ P.Myers</b> 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	\$649,000.00 \$12.50/\$12.50 +Gas, Electric, Jan.	<b>A.Iafrate\ P.Myers</b> 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.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Clinton Oaks Professional 42669 Garfield Road	11,000 2,150	2,150 1,120	\$13.50/\$13.50 Gross +Util	<b>A.Iafrate\ P.Myers</b> Direct suite access. Main road signage. Located just south of Hall Road. Very aggressive rental rate.
Garfield Road	13,600 13,600	13,600 1,500	\$1,972,000.00 \$14.50/\$14.50 NNN	<b>A.Iafrate</b> Medical/office build to suit available for lease or purchase. 2.06 acres land sale price. \$525,000.00
Dalcoma Professional Center 43171 Dalcoma Drive	15,018 5,422	2,482 1,040	\$12.50/\$12.50 Gross + Utilities	<b>A.Iafrate\ P.Myers</b> 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.
Dalcoma Professional Center 43211 Dalcoma Drive	15,018 3,735	2,148 1,587	\$12.50/\$12.50 +Gas, Electric, Jan.	<b>A.Iafrate\ P.Myers</b> 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.
Attrium Center 36800 Gratiot Avenue	23,677 7,484	4,600 300	\$15.50/\$15.50 +Elec.	<b>A.Iafrate</b> Under New Ownership. Building renovations in progress.
Clinton Oaks Office Plaza 42621-42627-42633 Garfield Road	33,000 5,850	5,850 1,158	\$15.00/\$15.00 Gross+Utilities	<b>A.Iafrate\ P.Myers</b> Very well maintained 3 building office/medical complex. Located just south of Hall Road. Aggressive rental rates. Main road signage available.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Stilson Specialty Center 42700 Garfield, Building I	40,000 7,230	4,393 2,837	\$16.50/\$16.50 NNN	<b>A.Iafrate\ M.L.Capitani</b> 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	<b>A.Iafrate\ M.L.Capitani</b> 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 12,195	10,000 843	\$10.00/\$10.00 Gross+Utilities	<b>A.Iafrate\ P.Myers</b> Many potential Office/ Medical/ Retail uses. Aggressive rental rates. Direct suite access. 7,500 Sq. Ft. Built out Medical Suite. Heavily traveled corridor.
<b>Dearborn</b>				
Dearborn Medical Building 22731 Newman Street	48,000 27,909	10,476 2,560	\$10.00/\$16.50 +Elec.	<b>G.Middlekauff\ G.Grochowski\ M.Capitani</b> This property offers the flexibility of accommodating office, medical, retail and flex uses. Recently renovated Suite 150 (10,476 SF) can be used for warehouse, flex and/or retail uses.
<b>Dearborn Heights</b>				
24100 Warren Road 24100 Warren Road	2,136 2,136	2,136 2,136	\$169,000.00	<b>G.Middlekauff\ T.Jablonski</b> Single story office building with parking lot in front and land for expansion

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Detroit</b>				
5140 Riopelle Street	520,000	38,000	\$4,500,000.00	<b>T.Jablonski</b>
5140 Riopelle Street	17,000	17,000	\$10.00/\$10.00 Gross	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.
<b>Eastpointe</b>				
22035 Gratiot	1,900	1,900	\$171,000.00	<b>P.Myers\ M.Grammatico</b>
	1,900	1,900		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.
21020 Kelly Road	2,500	2,500	\$160,000.00	<b>A.lafrate\ P.Myers</b>
21020 Kelly Road	2,500	2,500	\$13.50/\$13.50 Gross+Utilities	Very well maintained office/medical building. Seconds from I-94 expressway. Excellent opportunity for owner/user. Building signage on Kelly Road.
18200 Ten Mile Road	4,125	2,143		<b>A.lafrate</b>
18200 Ten Mile Road	2,143	2,143	\$13.00/\$13.00 +Utilities	Sub-Lease opportunity until October 31, 2010. Available for medical or general office.
24901 Gratiot Avenue	5,052	5,052	\$140,000.00	<b>A.lafrate\ P.Myers</b>
24901 Gratiot Avenue	5,052	5,052		Excellent opportunity for an owner/investor. Located on the heavily traveled Gratiot corridor. Excellent visibility. Large municipal parking lot in the rear of the building.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Farmington Hills</b>				
28200 Orchard Lake Road 28200 Orchard Lake Road	11,208 5,000	5,000 550	\$14.95/\$14.95 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> Well maintained single story office building with main road signage available.
Farmington Square 32910 W. Thirteen Mile	20,500 9,794	3,524 875	\$12.00/\$15.00 + Utilities	<b>G.Middlekauff\ M.L.Capitani</b> Attractive one-story office/medical park with abundant parking. High visibility space available at park entrance.
Federated Financial Center 30955 Northwestern Highway	37,179 37,179	37,179 6,000	\$4,200,000.00 \$12.00/\$17.50 Gross	<b>G.Middlekauff\ M.L.Capitani</b> 3-story class A office building with a great expose and "plug and play" space available.
Woodcreek Pavilion 30800-30840 Northwestern Highway	62,000 28,100	11,100 2,000	\$16.00/\$16.00 Gross + Electric	<b>G.Middlekauff\ T.Jablonski</b> Well maintained three story medical/office building with ample parking.
Harvard Building 30665 Northwestern Highway	75,000 23,638	10,000 447	\$10.00/\$16.95 +Elec.	<b>G.Middlekauff\ G.Grochowski\ M.L.Capitani</b> Extremely competitive rental rates in a well maintained office building. Basement storage available.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Wellington Place North 30445 Northwestern Highway	106,117 17,065	5,009 1,380	\$12.00/\$16.95 +Elec.	<b>G.Middlekauff\ G.Grochowski\ M.L.Capitani</b> This building offers individual office suites with extremely functional floor plans. Excellent access to area expressways.
Alexander Hamilton Building 33045 Hamilton Court	127,000 11,900	3,900 1,000	\$8,900,000.00 \$12.00/\$12.00 Gross + Electric	<b>G.Middlekauff\ T.Jablonski</b> Colonial style, three level office complex with ample parking. Land contract terms available.
<b>Fraser</b>				
Buscemi Center 32200 Groesbeck	3,585 3,585	3,585 3,585	\$595,000.00 \$15.00/\$15.00 Gross + Utilities	<b>A.Iafrate\ M.Grammatico</b> Former bank branch remodeled into a high-end office finish. Land size - 1.6 acres. Building is expandable. Multiple uses.
<b>Harper Woods</b>				
19992 Kelly Road	21,375 21,375	21,375 5,000	\$850,000.00 \$12.00/\$12.00 Gross	<b>A.Iafrate\ P.Myers</b> Excellent opportunity for an owner/occupier. Aggressively priced complete gross rental rate. Seconds from I-94 expressway. Corporate image facility. Current Tenant can vacate or lease back 10,000 sq. ft. from new ownership. Motivated Landlord.
<b>Harrison Township</b>				
42900 Executive 42900 Executive	10,800 3,250	1,500 750	\$6.00/\$6.00 +Utilities	<b>A.Iafrate\ P.Myers</b> Suite sizes are 750 sf, 1,000 sf & 1,500 sf. Convenient access to I-94 expressway. Very competitive lease rates.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Hazel Park</b>				
Hazelwood Office Building 624 E. Nine Mile Road	4,826 4,826	4,826 2,413	\$225,000.00 \$8.00/\$8.00 +Utilities	<b>G.Grochowski\ M.L.Capitani</b> Smaller medical building with good main road frontage. Easy access to I-75.
<b>Huntington Woods</b>				
Woodward Professional Building 26339 Woodward Avenue	3,227 3,227	3,227 300	\$699,000.00	<b>G.Middlekauff\ G.Grochowski</b> 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.
<b>Livonia</b>				
Farmington Professional Village 19329-19331 Farmington Road	4,000 2,400	2,400 2,400	\$15.00/\$15.00 Utilities + Janitor.	<b>G.Middlekauff\ G.Grochowski</b> New construction medical or professional space. Private entrance. Ample parking. Conveniently located on Farmington Road, just north of Seven Mile Road.
Hubbard Professional Pavillion 32460-32472 Schoolcraft Road	6,160 4,620	4,620 1,540	\$1,000,000.00 \$12.00/\$12.00 NNN	<b>G.Middlekauff\ G.Grochowski</b> Single story medical building. Great accessibility. Close proximity to major hospitals.
Livonia Medical Condominiums 29945 Six Mile Road	14,500 14,500	14,500 5,000	\$19.50/\$19.50 NNN	<b>G.Middlekauff\ G.Grochowski</b> Proposed medical/office building, plan approved.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Parkside Pavillion 18298-18324 Middlebelt Road	22,438 11,219	11,219 1,212	\$1,666,000.00 \$14.50/\$14.50 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Two single-story private entry medical buildings in a professional setting with ample parking. *Currently available: Suite 18324, 1,212 RSF.
Parkside Pavillion 18292-18312 Middlebelt Road	22,438 2,692	1,872 820	\$598,080.00 \$14.50/\$14.50 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Two single-story private entry medical buildings in a professional setting with ample parking. Two adjacent condominium units. Unit 18292 occupied until mid 2011. Excellent opportunity to purchase with potential growth.
Parkside Pavillion 18292 Middlebelt	22,438 820	820 820	\$108,080.00 \$14.50/\$14.50 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Two single-story private entry medical buildings in a professional setting with ample parking. Investment opportunity in place until mid 2011.
Parkside Pavillion 18300 Middlebelt	22,438 1,515	1,515 1,515	\$181,720.00 \$14.50/\$14.50 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Two single-story private entry medical buildings in a professional setting with ample parking. Corner Unit.
Parkside Pavillion 18312 Middlebelt	22,438 1,872	1,872 1,872	\$245,000.00 \$14.50/\$14.50 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Two single-story private entry medical buildings in a professional setting with ample parking. Corner Unit.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Macomb</b>				
15340-15360 Twenty Three Mile Road	6,126	1,600		<b>A.Iafrate\ P.Myers</b>
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.
Aspen Office Building 20371-20385 Hall Road	14,029 8,360	8,360 960	\$13.00/\$13.00 Gross + Utilities	<b>A.Iafrate\ P.Myers</b> Very well maintained newer construction building. Aggressive rental rates. Abundant parking. Medical suite available. High end finishes in place.
<b>Macomb Township</b>				
17901-17937 & 17941-17969 Hall Road	20,860 7,208	7,208 1,336	\$24.00/\$24.00 NNN	<b>A.Iafrate\ P.Myers</b> Newly constructed two building medical/office complex. Outstanding Hall Road location with excellent proximity to major hospitals, restaurants, and shopping. Full basement included in every suite at no charge.
Waterstone Office Park 45200 Card Road	26,115 26,115	26,115 1,453	\$2,402,580.00 \$14.50/\$14.50 NNN	<b>A.Iafrate</b> Medical/Office Condominiums located seconds from Hall Road. All units sold or leased will have a proportionate share of a 15,700 sf mezzanine at no charge. (total building size 41,815 sf). Dirt floor sale price is \$92 per sq. ft.
<b>Madison Heights</b>				
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	<b>A.Iafrate\ M.L.Capitani</b> Free standing office building located in Crown Office Village. Monthly condo fees are \$887.00.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Madison Place Office 301- 309 W. Thirteen Mile	7,113 2,300	7,113 800	\$12.00/\$12.00 Gross + Utilities	<b>G.Middlekauff\ A.lafrate</b> One story office building with premium finishes. Ample parking. Medical possible.
Dequindre Office Complex 28303 Dequindre Road	9,000 2,400	2,400 2,400	\$12.00/\$15.00 Gross + Utilities	<b>G.Middlekauff\ G.Grochowski</b> Move-in condition dental suite available. Convenient location with ample parking.
Madison Place 551 E. Eleven Mile Road	11,405 3,700	3,700 515	\$8.00/\$8.00 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> 3 story brick office building located conveniently near I-75 and I-696. Renovated offices with ample parking and high exposure signage.
1 Ajax Drive 1 Ajax Drive	19,356 19,356	19,356 2,000	\$1,500,000.00 \$8.00/\$8.00 Gross + Electric	<b>G.Middlekauff\ G.Grochowski</b> Two story office building on the corner of Ajax Drive and John R. Road. Seconds from I-75.
Crown Office Village 1387-1479 E. Twelve Mile Road	57,056 22,737	6,097 1,565	\$13.95/\$14.95 + Utilities	<b>A.lafrate\ M.L.Capitani</b> Office space available in a campus setting. Medical use possible. Minutes from the 12 Mile/I-75 interchange. Professionally managed park.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Mt. Clemens</b>				
Office Conversion 282 N. Gratiot Avenue	1,907 1,907	1,907 1,907	\$150,000.00	<b>G.Grochowski\ M.Grammatico</b>  Conversion to professional office possible. Includes vacant lot to the south. Zoned multi-use.
<b>New Baltimore</b>				
Birch Street Office Building 51133 Birch	10,948 2,791	2,791 1,500	\$1,500,000.00 \$18.50/\$18.50 +Utilit.+Jan.	<b>A.lafrate</b>  New construction medical/office building located just east of I-94 in the high growth corridor of 23 Mile Road. Available as a condo sale. Entire building available for sale. Incoming producing tenants in place.
<b>New Haven</b>				
Comcast Building 31029 Comcast	30,481 26,102	26,102 10,000	\$5.95/\$5.95 +Utilities	<b>J.DePonio\ J.Capitani</b>  Monument/Building. 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.
<b>Novi</b>				
Pine Brook Professional Centre 24900 Joseph Drive	4,000 4,000	4,000 2,000	\$700,000.00 \$14.00/\$14.00 NNN	<b>G.Middlekauff\ A.lafrate</b>  New construction office building for sale or lease. Grand River signage and full basement.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Novi Business Park 41461 W. Eleven Mile Road	34,139 2,601	2,601 2,601	\$9.75/\$9.75 NNN	<b>G.Middlekauff\ G.Grochowski\ M.L.Capitani</b> Single story office/research park. Natural wooded setting. Aggressively priced. Close proximity to I-96, M-5, & I-275.
Novi Business Park 41621 W. Eleven Mile Road	34,139 3,137	3,137 3,137	\$9.75/\$9.75 NNN	<b>G.Middlekauff\ G.Grochowski\ M.L.Capitani</b> Single story office/research park. Natural wooded setting. Aggressively priced. Close proximity to I-96, M-5, & I-275.
Novi Business Park 41551 W. Eleven Mile Road	34,139 11,214	11,214 11,214	\$9.75/\$9.75 NNN	<b>G.Middlekauff\ G.Grochowski\ M.L.Capitani</b> Single story office/research park. Natural wooded setting. Aggressively priced. Close proximity to I-96, M-5, & I-275.
Crystal Glen Office Center 39555 Orchard Hill Place	233,530 1,395	1,395 1,395	\$15.00/\$15.00 +Elec.	<b>G.Middlekauff</b> Sublease opportunity available for Suite 545. 1,395 Square Feet.
<b>Oak Park</b>				
8700 W. Nine Mile Road 8700 W. Nine Mile Road	3,500 3,500	3,500 1,000	\$8.75/\$8.75 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Single story office building with main road signage and plenty of parking.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
13391 W. Nine Mile Road	4,002	4,002	\$250,000.00	<b>G.Middlekauff\ G.Grochowski</b>
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		<b>G.Middlekauff\ G.Grochowski</b>
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.
<b>Pontiac</b>				
35 N. Saginaw Street	4,760	4,760	\$190,000.00	<b>G.Grochowski</b>
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	\$1.00	<b>G.Grochowski\ M.L.Capitani</b>
777 Enterprise	28,836	5,000	\$8.00/\$10.00 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. Short term sublease or long term lease available.
Oakland Crossing Medical Center	115,000	115,000		<b>G.Grochowski\ M.L.Capitani</b>
350 - 550 Great Lakes Crossing Drive	115,000		\$24.00/\$24.00 NNN	New medical office development. 115,000 square feet on four floors. Excellent location directly across from Great Lakes Crossing Mall.

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

**Rochester**

Miller Shea Building 950 W. University Drive	22,834 2,683	1,354 1,329	\$19.00/\$19.00 Gross	<b>G.Grochowski\ M.L.Capitani</b> Class "A" Office property close to downtown Rochester. Covered parking available.
289 South Street 289 South Street Suite G	30,000 1,200	1,200 1,200	\$7.50/\$7.50 +Utilities, + Elec	<b>T.Jablonski</b> Rear unit overlooking river, nicely finished.

**Rochester Hills**

Tienken Professional Building 460 W. Tienken Road	9,846 9,846	6,650 2,000	\$18.00/\$18.00 NNN	<b>G.Grochowski\ M.L.Capitani</b> New construction to be completed end of 2008. Excellent location in North Rochester. Owner will finish to suit.
Eagle Office Park 1900 Livernois	10,000 2,223	2,223 2,223	\$10.50/\$10.50 Gross + Utilities	<b>A.Iafrate\ M.L.Capitani</b> Single story office space with convenient parking. Main road building signage available.
Rochester Commons 200 Diversion Street	18,000 2,249	899 675	\$16.50/\$16.50 Gross +Electric	<b>A.Iafrate\ M.L.Capitani</b> Two story office building located just off of Rochester Road. Within walking distance to downtown Rochester.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
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	<b>G.Grochowski\ M.L.Capitani</b> Future Development Site. Master Planned MU-2 (mixed use).
Hampton Professional Park 725 & 745 Barclay Circle	31,060 4,909	2,789 699	\$17.50/\$19.50 Utilities	<b>G.Middlekauff\ M.L.Capitani</b> 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 7,417	3,362 565	\$18.00/\$18.00 NNN	<b>A.lafrate\ M.L.Capitani</b> First class medical/professional building. Located within walking distance to Starbucks & Fitness Club.
Livernois Office Center 445 S Livernois Road	54,132 40,496	40,496 591	\$3,950,000.00 \$15.95/\$15.95 Gross +Elec.	<b>G.Grochowski\ M.L.Capitani</b> First class office building located in close proximity to downtown Rochester, Michigan. On-site management and garage parking.

### **Roseville**

25779 Kelly Road, Unit D-11 25779 Kelly Road, Unit D-11	525 525	525 525	\$65,000.00	<b>A.lafrate\ P.Myers</b> Office/Medical condo opportunity. Very well maintained. Professionally managed office park. Condo dues \$123.00/month which includes snow, salt, landscaping, insurance, hallways/restroom cleaning, common area utilities.
--	------------	------------	-------------	--

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
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	<b>A.Iafrate\ P.Myers</b> 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	<b>A.Iafrate</b> 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 \$18.50/\$18.50 +Utilities	<b>A.Iafrate</b> Professional office campus owned and managed by James H. Scott Construction Company. Condo unit available for sale or lease.
Kelly Professional 25779 Kelly Road, Unit D-12	2,380 2,380	2,380 2,380	\$375,000.00 \$22.00/\$22.00 +Utilities	<b>A.Iafrate</b> Medical Office. Condo located in the Kelly Condominium Association.
Dinover Plaza 25215-25223 Gratiot Avenue	2,400 1,600	1,600 800	\$10.00/\$10.00 Gross + Utilities	<b>A.Iafrate\ P.Myers</b> Office/Retail building. Abundant parking. Aggressive rental rate. Seconds from I-696 and I-94 expressways. Professionally managed. 4 months of free rent for a two (2) year lease.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Pointe East Office Center 18245 Ten Mile	3,000 5,200	3,000 2,200	\$495,000.00 \$15.50/\$20.00 +Utilities	<b>A.lafrate</b> 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 \$20.00 per sq. ft. 2,200 sf general office unit offered for lease at \$15.50 per sq. ft.
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	<b>A.lafrate</b> 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	\$18.50/\$18.50 +Utilities	<b>A.lafrate</b> 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	<b>A.lafrate\ P.Myers</b> 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	\$825,000.00 \$18.00/\$18.00 +Utilities	<b>A.lafrate</b> Professional office campus owned and managed by the James H. Scott Construction Company. General office suite available. Entire building for sale. Fully Leased.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Royal Oak</b>				
1310 N. Stephenson Highway	1,200 1,200	1,200 1,200	\$15.00/\$15.00 Full Gross	<b>G.Middlekauff</b> Ideal professional work space. 1,200 SF office loft. Full gross includes utilities. Close proximity to I-75.
123 Catalpa 123 Catalpa	3,201 3,201	3,201 3,201	\$12.00/\$12.00 +Utilities	<b>G.Grochowski\ M.L.Capitani</b> Excellent Condition. Free Standing building in downtown Royal Oak just off Main Street. Renovated in 2006.
Sills Medical Building 1223 S. Washington Avenue	3,458 3,458	3,458 3,458	\$450,000.00 \$15.00/\$15.00 NNN	<b>G.Grochowski\ M.L.Capitani</b> Fully plumbed and improved medical building. Close proximity to downtown Royal Oak and William Beaumont Hospital.
North Royal Oak Office Centre 3302-3314 Crooks Road	6,161 2,000	2,000 2,000	\$900,000.00 \$14.00/\$14.00 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> 1-story brick building with nrew roof, close convenient parking, and private entrance suites. High visibility location on direct corner.
606-618 E. Eleven Mile Road 606-618 E. Eleven Mile Road	7,800 2,497	2,497 1,190	\$18.00/\$18.00 NNN	<b>G.Middlekauff\ G.Grochowski\ T.Boutrous II</b> Brand new two story brick mixed use building in downtown Royal Oak. Office or Retail Uses Acceptable.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Executive Office Building 812 S. Main Street	9,016 9,016	6,000 2,804	\$1,275,000.00 \$19.50/\$19.50 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> 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.
Edgeland Professional Centre 4260 Edgeland Avenue	14,000 5,000	5,000 2,000	\$699,000.00 \$12.00/\$12.00 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> One story hi-tech building with ample parking in a desirable location.
Basha Building 30701 Woodward Avenue	45,000 5,024	5,024 2,500	\$17.85/\$17.85 +Utilit.+Jan.	<b>G.Middlekauff\ G.Grochowski</b> Office or Medical Space available in new addition. High visibilty building close to Beaumont Hospital.
<b>Shelby Township</b>				
Pacton Parc 8140 Pacton Drive	1,500 750	750 750	\$12.00/\$12.00 NNN	<b>M.L.Capitani\ P.Myers</b> Located within the professionally managed Pacton Parc Office Complex. Basement storage at no additional cost. Attractive building finishes in place.
51254 Oro Drive 51254 Oro Drive	3,590 3,590	3,590 3,590	\$230,000.00	<b>J.DePonio\ J.Capitani</b> Excellent opportunity to purchase a first class office condo below \$65.00/SF. Private garage with epoxy floor. 527 SF Storage Mezzanine. One restroom has shower.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
14391 Twenty Three Mile Road 14391 Twenty Three Mile Road	3,900 1,854	1,854 813	\$12.32/\$12.32 Gross	<b>T.Jablonski</b> Office in front, 2,046 square foot storage building on 3/4 acre in back. Record storage in basement.
West Star Industrial Complex 13398-13404 West Star	7,220 7,220	7,220 3,610	\$6.95/\$6.95 NNN	<b>J.DePonio\ A.lafrate</b> Outstanding office opportunity. Divisible into two suites. Incredible low office rate. Excellent access to M-53 expressway. Triple net charges \$1.66/sf.
45952 Schoenherr 45952 Schoenherr	7,789 7,789	7,789 2,000	\$1,295,000.00 \$14.50/\$14.50 NNN	<b>A.lafrate</b> Newly constructed free-standing office building located north of Hall road. Excellent for General Office or Medical. 6,087 sq. ft. full basement not included in above square footage.
Van Dyke Parc 47679-47729 Van Dyke	15,000 1,796	1,796 1,796	\$6.00/\$12.00 NNN	<b>M.L.Capitani\ P.Myers</b> Direct suite access. Prominent exposure to Van Dyke Avenue. Attractive building finishes. Professionally managed building complex. First year rental rate at \$6.00/sf with a 66 month lease term.
Pacton Parc 47810-47850 Van Dyke	24,000 12,659	6,597 150	\$6.00/\$12.00 NNN	<b>M.L.Capitani\ P.Myers</b> Direct suite access. Prominent exposure to Van Dyke Avenue. Attractive building finishes. Professionally managed complex. First year rental rate at \$6.00/sf with a 66 month lease term.
Malibu Centre 51513-51523 Van Dyke Avenue	26,400 4,011	2,674 1,337	\$6.00/\$12.00 NNN	<b>M.L.Capitani\ P.Myers</b> 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.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Washington Center 11051 Hall Road	40,000 8,224	8,224 4,112	\$1,900,000.00 \$25.00/\$32.00 +Utilities	<b>A.Iafrate</b> Outstanding 2-story medical facility. Excellent Hall Road exposure. Up to 8,224 sf medical suite available for purchase or lease. Maximum rental rate is pursuant to the purchase of sellers interest in the building.
<b>Southfield</b>				
Wiltshire Office Centre 28145 Greenfield Road	5,050 1,800	1,800 1,800	\$590,000.00 \$12.00/\$12.00 Gross	<b>G.Middlekauff\ G.Grochowski</b> Two-story office building with main road frontage and an outstanding buildout.
Lahser Professional Building 25180 Lahser	9,288 4,644	4,644 2,000	\$1,200,000.00 \$10.00/\$10.00 Gross +Elec.	<b>G.Middlekauff\ G.Grochowski</b> Outstanding office suite available with premium conference, private restrooms, and kitchenette. Ample parking and main road signage available.
Regency Office Plaza 24333 Southfield Road	15,028 15,028	15,028 500	\$950,000.00 \$14.00/\$14.00 Gross	<b>G.Middlekauff\ M.L.Capitani</b> 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.	<b>G.Middlekauff\ G.Grochowski</b> Two story brick office building with premium finishes located right off of M-39, M-10, and I-696. Great owner/occupant opportunity.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Huntington Office Plaza 24525-24555 Southfield	17,000 17,000	17,000 500	\$850,000.00 \$14.00/\$14.00 Gross	<b>G.Middlekauff\ M.L.Capitani</b> Two identical office buildings with main road signage. Great ownership opportunity.
23815 Northwestern Highway 23815 Northwestern Highway	18,288 1,806	1,806 1,806	\$1,500,000.00 \$11.95/\$11.95 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> Well maintained 2 story office building. Well located.
Northwestern Professional Suites 23155 Northwestern Highway	22,032 12,024	22,032 1,000	\$1,450,000.00 \$9.75/\$9.75 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> Four story office building with recent renovations and high visibility on Northwestern Highway.
Sherwood Professional Building 25130 Southfield	22,060 22,060	22,060 1,000	\$790,000.00 \$12.00/\$12.00 Gross	<b>G.Middlekauff\ G.Grochowski</b> Two story office building with great main road frontage and a full basement.
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	<b>G.Middlekauff\ G.Grochowski</b> Two story medical office building. Great opportunity for owner/occupant. Suite 104 - 2,650 SF, Suite 204 - 2,200 SF.
Evergreen Officenter 20245 W. Twelve Mile Road	25,914 13,000	13,000 1,000	\$9.95/\$9.95 +Elec.	<b>G.Middlekauff\ G.Grochowski</b>

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Evergreen Office Complex 24450 Evergreen Road	33,600 5,500	3,500 2,000	\$2,400,000.00 \$13.00/\$13.00 Gross + Electric	<b>G.Middlekauff\ G.Grochowski</b> 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
IFA Building 24681 Northwestern Highway	46,144 34,980	34,980 2,000	\$2,500,000.00 \$13.50/\$13.50 Gross + Elec	<b>G.Middlekauff\ G.Grochowski</b> Four story office building with great exposure on Northwestern Highway and Evergreen with ample parking.
Village Office Center 16000 W. Nine Mile Road	139,471 20,959	18,000 376	\$11.00/\$11.00 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> 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.
Omni Officentre 26899 Northwestern Highway	155,500 67,000	5,304 5,304	\$16.00/\$16.00 +Elec.	<b>G.Middlekauff\ G.Grochowski</b> Sublease Available for Suite 110 - Lease expires 12/31/10
Centrum Officenter 24901 Northwestern Highway	190,000 44,012	31,531 605	\$14.95/\$17.95 Gross	<b>G.Middlekauff\ M.L.Capitani</b> This building offers full service amenities such as a restaurant & sundry shop with excellent access to M-10 & I-696.

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

<b>St. Clair Shores</b>
-------------------------

Landmark Plaza 31392-31394 Harper Avenue	3,200	3,200 1,800	\$11.00/\$11.50 NNN	<b>A.Iafrate\ P.Myers</b> Many office or retail uses possible. Great location. Aggressive rental rates. Main road exposure. Very well maintained buildings.
Landmark Plaza 31406 Harper Avenue	1,600	1,600	\$12.00/\$12.00 NNN	<b>A.Iafrate\ P.Myers</b> Many office or retail uses possible. Great location. Aggressive rental rates. Main road exposure. Very well maintained buildings.
Landmark Plaza 31380-31382 Harper Avenue	2,400	2,400 1,200	\$11.50/\$12.50 NNN	<b>A.Iafrate\ P.Myers</b> Many office or retail uses possible. Great location. Aggressive rental rates. Main road exposure. Very well maintained buildings.
Landmark Plaza 31370-31524 Harper Avenue	13,400	7,600 900	\$11.00/\$13.00 NNN	<b>A.Iafrate\ P.Myers</b> Many office or retail uses possible. Great location. Aggressive rental rates. Main road exposure. Very well maintained buildings.
25113 Jefferson Avenue	4,200 4,200	4,200 4,200	\$7.00/\$7.00 NNN	<b>A.Iafrate\ P.Myers</b> 4,200 s.f. retail building at Jefferson and 10 Mile Road. St. Clair Shores at Nautical Mile.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
29340 Harper Ave. 29340 Harper Ave.	5,000 5,000	5,000 1,000	\$435,000.00 \$12.00/\$12.00 +Elec.	<b>A.Iafrate\ P.Myers</b> Excellent location with many potential office and retail uses. Direct suite access. Main road signage. Aggressively priced. Minutes from I-94 & I-696 expressways.
Lakeland Square 25915 Harper Avenue	6,000 1,285	1,285 1,285	\$20.00/\$20.00 Complete Gross	<b>A.Iafrate\ P.Myers</b> Well maintained office/medical building. Located minutes from I-696 and I-94.
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.	<b>A.Iafrate\ P.Myers</b> Excellent opportunity for an owner occupier. Plumbed dental suite available. Newly renovated suites. Close proximity to I-94 expressway.
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	<b>A.Iafrate\ P.Myers</b> Ideal opportunity for an owner/user. Outstanding office, medical, or retail possibilities. Seconds from I-94 & I-696 expressways. Abundant parking. Excellent visibility & signage.
Skylite Building 27941 Harper	6,500 3,700	3,700 800	\$14.50/\$14.50 Gross	<b>A.Iafrate</b> Professional office building located seconds from I-94. Rental rate includes all utilities. Great Value!
Grosse Pointe Plaza, Building B 22725 Greater Mack Avenue	8,000 1,700	1,500 200	\$12.50/\$12.50 Gross	<b>A.Iafrate\ P.Myers</b> Well kept office building. Aggressive complete gross rental rate. Executive office suites available. Close proximity to I-94 and I-696 expressways.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Colonial East Professional Building 21615-21633 Nine Mile	8,541 2,200	1,500 200	\$895,000.00 \$16.00/\$16.00 Gross	<b>A.Iafrate\ P.Myers</b> Two story colonial style office building. Conveniently located seconds from I-94 and I-696 expressways. Aggressive complete gross rental rates.
19717 E. Nine Mile Road 19717 E. Nine Mile Road	8,613 8,613	8,613 8,613	\$530,000.00	<b>A.Iafrate\ P.Myers</b> Price Reduction! Outstanding main road exposure. Zoned for multiple uses - office, medical, retail or light industrial. Seconds from I-94 and I-696 expressways.
Harper Retail Office Complex 21323 Harper	10,949 5,650	3,650 1,000	\$595,000.00 \$10.00/\$14.00 +Utilities	<b>A.Iafrate</b> Multi Tenant Retail/Medical complex. Tenants in place - income producing. Medical and office suites available for Lease and 4,000 sq. ft. of retail.
25511 Little Mack	13,000 4,849	4,849 1,500	\$1,140,000.00 \$17.50/\$17.50 NNN	<b>A.Iafrate</b> Newer construction medical building. Available as a condo sale or lease. Close proximity to hospitals & freeways. Landlord will divide.
Lakeshore Office Building 24055 Jefferson Ave.	20,800 7,000	7,000 1,400	\$18.50/\$25.00 Gross + Elec	<b>A.Iafrate\ P.Myers</b> Premier Office/Medical building located on the Nautical Mile. Close proximity to I-94 & I-96 expressways. \$18.50/sf for general office and \$25.00/sf for the existing bank branch with 3 drive thrus & ATM location.

BUILDING LOCATION	BUILDING SIZE / SPACE AVAILABLE	MAX AVAILABLE / MIN AVAILABLE	SALE PRICE / RENTAL RATE	LISTING AGENT / ADDITIONAL INFORMATION
<b>Sterling Heights</b>				
Kwik Carwash 34265 Mound	1,500 1,500	1,500 1,500	\$650,000.00	<b>A.Iafrate</b> Five (5) Bay Self Serve Car Wash . Expandable for two (2) additional stalls. Total land size 225' x 300'. Zoned C-3. Multiple uses.
43664 Schoenherr 43664 Schoenherr	1,535 1,535	1,535 1,535	\$21.40/\$21.40 NNN	<b>A.Iafrate</b> Dental sublease opportunity. 4-operatory suites. Some equipment available for sale. Great locations. High visibility shopping center.
42380 Yearego 42380 Yearego	2,332 2,332	2,332 2,332	\$9.00/\$9.00 +Utilities	<b>J.DePonio</b> Property is completely furnished with office furniture and equipment. Rate includes taxes, insurance, water & trash removal. Tenant pays for gas and electric.
Former Hams Restaurant 40058 Van Dyke	3,388 3,388	3,388 3,388	\$995,000.00 \$29.51/\$29.51 NNN	<b>A.Iafrate</b> Former Hams Restaurant located on one of Macomb Counties highest traffic count avenues. Multiple commercial uses. Class C Liquor License available with dance permit - additional \$60,000
Angeli Commons II 35485 Dodge Park	4,500 4,500	4,500 3,000	\$15.50/\$15.50 NNN	<b>G.Grochowski\ A.Iafrate</b> Build to suit office building north of 15 Mile Rd on the west side of Dodge Park. Up to 4,500 sf.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Eldorado Office Building 43120 Utica Road	6,000 1,060	1,060 1,060	\$18.00/\$18.00 Complete Gross	<b>A.Iafrate\ P.Myers</b> Very well maintained office building. Located seconds from Hall Rd. Exceptional office build-out in place. Ideal for general office or medical.
Roxie Professional Building 9001 Fifteen Mile	6,487 3,168	3,168 1,400	\$13.75/\$13.75 +Utilities	<b>A.Iafrate</b> Very well kept medical building. Space is divisible. Suite formerly physical therapy and medical. Available for General office. Motivated Landlord. Possible Sale.
Sterling Professional Building II 2391 Fifteen Mile Road	7,420 7,420	7,420 7,420	\$975,000.00 \$16.50/\$16.50 NNN	<b>A.Iafrate\ M.L.Capitani</b> 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.
44014-44028 Mound Road	7,869 1,737	1,737 1,737	\$15.00/\$15.00 NNN	<b>G.Grochowski\ A.Iafrate</b> Just off Hall Road; Excellent windows; Great Parking; Finish to Suit; Additional storage included.
Quality Care Service Center 5810 Seventeen Mile	8,257 8,257	8,257 8,257	\$22.00/\$22.00	<b>A.Iafrate</b> 4 quick oil change bays with 6 truck and automobile repair bays. Turn key operation. Hoist, alignment rack, and other equipment included in Lease. Rare opportunity.
43329-43345 Schoenherr Road 43329-43345 Schoenherr Road	8,432 4,932	4,932 1,000	\$15.50/\$15.50 Gross + Gas & Elec	<b>A.Iafrate\ P.Myers</b> Well maintained single story office building. Under new ownership and management. Conveniently located just South of Hall Rd., near Lakeside Mall. Signage available.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Sterling Center 2311 Fifteen Mile	9,862 1,200	1,200 1,200	\$14.50/\$14.50 NNN	<b>A.Iafrate\ M.L.Capitani</b> Well maintained medical/professional building. Only one (1) suite left. Dirt floor. Landlord will finish to suit.
Vineyard Professional Building 11080 Hall Road	11,858 1,499	1,499 1,000	\$21.00/\$21.00 NNN	<b>G.Grochowski\ A.Iafrate</b> Newer colonial style office building with great access and visibility on M-59.
Lowell Park 44750 Delco Blvd.	12,000 3,970	3,970 3,970	\$16.50/\$16.50 + Utilities	<b>A.Iafrate</b> Eight exam room medical suite. Great access to Hall Road with M-53 exposure. Possible Sale - Tenants in place.
Vineyards Office Center 43050 Mound Road	12,062 12,062	12,062 2,000	\$2,352,090.00 \$16.50/\$16.50 NNN	<b>G.Grochowski\ A.Iafrate</b> New construction building on Mound Rd. Finished to suit. Excellent access to M-59. Available for sale - \$195.00 per sq. ft. which includes a \$30.00 build-out allowance. Full basement included.
Ken-Tec Building 34514 Dequindre Road	15,000 15,000	15,000 2,500	\$2,175,000.00 \$10.00/\$10.00 NNN	<b>G.Grochowski\ A.Iafrate</b> Well maintained single story, colonial style office building. Sale possible.
Stanley Hi-Tech Building 35715 Stanley Drive	15,920 15,920	15,920 15,920	\$1,340,000.00 \$7.95/\$7.95 NNN	<b>J.Capitani\ M.E.Capitani</b> High image facility; 800 square feet of warehouse w/ truckwell and overhead door; flexible floorplan; some office removable. Taxes total approximately \$1.01/sf.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Dequindre Professional Building 37300 Dequindre Road	21,400 9,736	5,313 1,727	\$16.95/\$16.95 Electric	<b>A.Iafrate\ M.L.Capitani</b> 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	<b>A.Iafrate\ M.L.Capitani</b> 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 30,600	30,600 3,600	\$16.00/\$16.00 + Utilities	<b>A.Iafrate</b> 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.
Lakeside Circle II 14460 Lakeside Circle	30,788 9,880	7,000 1,232	\$3,500,000.00 \$14.75/\$14.75 Gross+Utilit.+Jan.	<b>A.Iafrate\ P.Myers</b> High image office building located directly across from Lakeside Mall. Exceptional build-out in place on second floor suite. Excellent opportunity for Owner / Investor - Valued Pricing!
Ambercrest 41400 & 41300 Dequindre Road	32,000 4,054	4,054 1,500	\$4,500,000.00 \$15.50/\$15.50 +Utilit.+Elec.+Jan.	<b>A.Iafrate\ M.L.Capitani</b> Two building medical office complex located in close proximity to Troy Beaumont Hospital. Excellent opportunity Investor/Owner.
Fifteen Mile Hi-Tech Building 6801 Fifteen Mile Road	33,750 33,750	33,750 33,750	\$2,670,000.00 \$6.95/\$6.95 NNN	<b>J.Capitani\ M.E.Capitani</b> 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 \$1.19/sf.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
First Center Plaza 13205-13325 E. Fourteen Mile Road	34,740 24,350	16,000 1,200	\$9.00/\$12.00 +Utilities	<b>A.Iafrate\ P.Myers\ T.Boutrous II</b> Located on 14 Mile Road just west of Schoenherr Road. Ideal for office/medical/retail use. Very competitive lease rates. One (1) month of free rent for every year leased. 2,250 Sq. Ft. plumbed dental suite available.
Laurel Valley Office Center 36150 - 36250 Dequindre Road	39,632 5,215	1,789 1,190	\$14.00/\$14.00 Gross	<b>A.Iafrate\ M.L.Capitani</b> 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	<b>A.Iafrate</b> Stunning two story Medical/Professional Building in a park like setting. Building for Sale - Build to suite price to be determined.
Former Mazda Dealership 40552 Van Dyke	40,700 40,700	40,700 40,700	\$1,500,000.00	<b>A.Iafrate</b> Outstanding automotive sales location. Approved for three (3) dealers with individual showrooms and service areas. Outstanding traffic count. Total Land size 4.06 acres.
Sterling Professional Center 33464 Schoenherr	40,765 29,765	29,765 1,000	\$19.50/\$20.80 NNN	<b>A.Iafrate\ M.L.Capitani</b> 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.
Sterling Professional Center 33464 Schoenherr	40,765 29,765	29,765 1,000	\$14.50/\$14.50 NNN	<b>A.Iafrate\ M.L.Capitani</b> New construction free standing professional building. Generous build-out allowance; aggressive Landlord. Building signage available for larger tenants.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
<b>Sylvan Lake</b>				
Sylvan Office Center 2360 Orchard Lake Road	11,225 11,225	11,225 1,000	\$1,200,000.00 \$16.95/\$16.95 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> Single story office building. 11,225 Sq. Ft. plus basement. Great visibility on Orchard Lake Road.
<b>Troy</b>				
Somerset Professional 2959 Crooks Road	6,305 5,775	5,775 660	\$17.95/\$17.95 Utilities	<b>G.Grochowski\ M.L.Capitani</b> Smaller building just off the corner of Big Beaver and Crooks Road. Easy access to I-75. Zoned B-1, many possible uses. Turn key improvements to suit. Owner will consider ALL Lease offers! Suite 5: 790 sf, Suite 6: 775 sf, Suite 7: 1,000 sf.
2525 Crooks Road 2525 Crooks Road	7,250 7,250	7,250 7,250	\$797,500.00 \$12.00/\$12.00 NNN	<b>M.L.Capitani\ G.Rogers</b> Single story office building for sale. Ideal owner/user opportunity. Unique design with tons of glass.
AAAA Professional Plaza 1787 W. Big Beaver Road	11,032 11,032	11,032 2,000	\$1,200,000.00 \$12.00/\$12.00 Gross + Utilities	<b>A.Iafrate\ M.L.Capitani</b> Free standing office building located in the heart of Troy's "Golden Corridor". Main road monument signage is available. Flexible floorplan.
2328 Livernois Road 2328 Livernois Road	11,400 6,855	3,520 325	\$895,000.00 \$11.50/\$11.50 +Utilities	<b>G.Grochowski\ M.L.Capitani</b> Single Story office building 1/2 mile off I-75. Multiple tenant building. Good visibility and signage on Livernois Road

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
33259 Dequindre Road	11,505 11,505	11,505 11,505	\$950,000.00 \$7.50/\$7.50 NNN	<b>G.Grochowski\ G.Rogers</b> Hi tech, well maintained, signage, main road visibility. 1 mile to I-75.
Forbes-Haffey 1890 Crooks Road	12,500 830	830 830	\$2,200,000.00 \$18.50/\$18.50 Gross + Utilities	<b>G.Middlekauff\ G.Grochowski</b> Close proximity to I-75. On site property management. Kitchenette available on each level. High speed internet access available to Tenants.
2050 Livernois Road 2050 Livernois Road	13,086 3,285	3,285 2,685	\$12.00/\$12.00 Gross + Utilities	<b>G.Grochowski\ M.L.Capitani</b> Colonial Style office building with main road signage on Livernois. Direct suite entry. Aggressive Lease Rate.
Pine Tree Office Bldg 2555 Crooks Road	15,000 7,500	7,500 1,250	\$14.00/\$14.00 Electric	<b>G.Grochowski\ M.L.Capitani</b> Entire second floor available. High visibility, main road signage. Best rental value in Troy.
LSTC BUILDING 1740 W. Big Beaver Road	15,264 1,392	748 644	\$14.00/\$14.00 +Elec.	<b>M.L.Capitani</b> Completely renovated office building located in Troy's "Golden Corridor". On-site ownership and management. Signage available on W.Big Beaver.
Rochester Office Parc 6535-6585 Rochester Road	19,280 3,928	3,928 1,276	\$13.50/\$13.50 NNN	<b>G.Grochowski\ M.L.Capitani</b> 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.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
ETA Building 1133 E. Maple Road	21,000 2,983	2,983 505	\$14.00/\$14.00 Gross	<b>G.Grochowski\ M.L.Capitani</b> First floor space. Covered parking. Close proximity to I-75.
1250 Stephenson Highway 1250 Stephenson Highway	22,700 3,485	3,485 2,785	\$12.00/\$12.00 +Utilities	<b>G.Middlekauff\ G.Grochowski</b> One story office building with individual suite entry. I-75 signage available.
665 Elmwood 665 Elmwood	22,700 8,500	8,500 3,000	\$5.00/\$5.00 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> 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.
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	<b>G.Grochowski\ M.L.Capitani</b> 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 Office Centre 2950 W. Square Lake Road	24,178 12,678	12,678 990	\$2,100,000.00 \$15.50/\$15.50 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> Two-story colonial style office building. Full basement storage (add'l 12,000 sf not inc. in sf). Just off I-75 at Adams Road. Cell tower on site with \$60,000 annual income.
Summit Center 575 E Big Beaver Road	30,000 6,859	5,050 300	\$15.50/\$15.50 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> "Great Landlord" Amenities include access to boardroom, training room, fitness center, storage cages, kitchen and vending. Phone system, internet connection and voice mail available.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
The 1985 Building 1985 W. Big Beaver Road	31,016 10,663	4,717 480	\$5,800,000.00 \$15.50/\$15.50 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> Newly renovated office building - ample close convenient parking.
Tech Arts Office Building 165 Kirts Boulevard	33,092 11,148	11,148 4,979	\$2,900,000.00 \$12.50/\$12.50 +Utilities, +Elec	<b>G.Grochowski\ M.L.Capitani</b> 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 10,895	4,034 422	\$16.50/\$19.50 +Utilities	<b>G.Grochowski\ M.L.Capitani</b> Single story "Georgian Style" architecture. Direct control over HVAC. Prime Troy location. \$16.50/sf for general office. \$19.50/sf for medical.
Maple Commerce Center 950 W. Maple Road	39,058 19,882	19,882 2,000	\$7.95/\$13.95 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> New Ownership - Redevelopment in progress. All units will be completely remodeled and finished to suit. Great hi-tech/flex space. Front unit still available.
Troy Maple Plaza 1707-1711 Livernois Road	50,000 1,600	1,600 1,600	\$9.50/\$9.50 +Utilities	<b>G.Grochowski</b> Second story office. Clean and Affordable. Expansive Parking Lot. Available immediately. 1 mile to I-75.
363 W. Big Beaver Road 363 W. Big Beaver Road	52,636 1,979	1,979 1,979	\$16.95/\$16.95 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> Great location along West Big Beaver, east of I-75 interchange. Walking distance to restaurants and hotels. Building signage is available. Available suite has great views on top floor with large corner offices available.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
MSGCU Building 4555 Investment Drive	54,000 10,922	8,132 2,221	\$18.25/\$18.25 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> Large training room available for tenants use. Basement storage available. Building recently renovated throughout. No load factor or pass through for expenses or taxes!
Sheffield Office Park II 3270 W. Big Beaver Road	110,140 32,143	16,494 768	\$15.95/\$15.95 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> Newly revised rental rate. Half rent for the 1st Year! Excellent Big Beaver location in close proximity to Troy's Somerset Collection, banks, restaurants, and I-75.
Huntington Bank Building 801-803 W. Big Beaver Road	166,000 5,460	5,460 2,318	\$15.95/\$15.95 Gross	<b>G.Grochowski\ M.L.Capitani</b> Corporate office building located at the Big Beaver/I-75 interchange. Amenities include banking and ATM. Conference facility and on-site property management. Best rental value on Big Beaver Road.
Wilshire Plaza 901 Wilshire Drive	186,954 5,180	5,180 1,794	\$19.50/\$19.50 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> 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.
Wilshire Plaza West 1050 Wilshire Drive	190,125 10,700	10,700 2,500	\$10.95/\$10.95 +Elec.	<b>G.Grochowski\ M.L.Capitani</b> Full service, class A office building located in central Troy. Sublease available, Suite 300 (10,700sf)
Columbia Center I 201 W. Big Beaver Rd. Ste 1420	265,400 7,561	7,561 6,850	\$27.50/\$27.50 +Elec.	<b>A.Iafrate\ M.L.Capitani</b> Must see Sublease opportunity! Impressive lobby entry off of elevators on top floor of Columbia Center I. Fully furnished space. High end finishes throughout. Lease expires September 30, 2013.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
900 Tower Drive	289,486	108,703		<b>G.Grochowski\ M.L.Capitani</b>
900 Tower Drive	180,610	5,000	\$16.50/\$16.50 +Elec.	High image corporate office tower. Conveniently located at the I-75 / Crooks Road exit. Upper floors available with excellent views. Rental Rate Reduced!
<b>Utica</b>				
Maguire Medical Building	4,200	2,500	\$649,500.00	<b>A.Iafrate</b>
45569 Van Dyke	2,500	1,000	\$16.00/\$16.00 NNN	Small medical building located on heavy traveled Van Dyke Avenue seconds from Hall Road. Newly renovated. Motivated Landlord.
Sterritt Office Plaza	6,716	2,500		<b>A.Iafrate\ P.Myers</b>
45200 Sterritt	2,500	1,250	\$13.50/\$13.50 Complete Gross	Two building office/medical complex. Located seconds from Hall Rd. and the Van Dyke Expressway. Aggressive complete gross rental rate.
Sterritt Office Plaza	18,000	1,008		<b>A.Iafrate\ P.Myers</b>
45100 Sterritt	1,008	1,008	\$13.50/\$13.50 Complete Gross	Two building office/medical complex. Located seconds from Hall Rd. and the Van Dyke Expressway. Aggressive complete gross rental rate.
<b>Warren</b>				
Cadillac Gage Building	1,740	1,740		<b>J.Capitani</b>
25760 Groesbeck	1,740	1,740	\$4.95/\$4.95 Gross	Main road exposure; flexible Landlord

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
3005 Eleven Mile Road	4,000 1,000	1,000 1,000	\$15.00/\$15.00 Gross+Gas&Elec.	<b>A.lafrate\ P.Myers</b> Well maintained office/medical building. I-696 visibility and signage. Seconds from I-696 and I-75. Aggressive rental rates.
30801 Schoenherr 30801 Schoenherr	4,061 4,061	4,061 4,061	\$449,000.00	<b>A.lafrate\ M.L.Capitani</b> Former bank branch. Situated on 1.43 Acres, zoned C-1. Multiple commercial uses as well as Medical/Office. Expandable building and parking. A 15% price increase shall be included in the event of a sale to a banking or financial services use.
29230 Ryan Road	5,246 2,500	2,500 500	\$600,000.00 \$12.00 +Elec.	<b>G.Middlekauff\ A.lafrate</b> One-story brick office building in close proximity to I-696 and I-75. Excellent investment opportunity for owner/user.
7531 E. Eight Mile Road	5,564 5,564	5,564 5,564	\$248,000.00	<b>A.lafrate\ P.Myers</b> Excellent opportunity for an owner/investor. Located on heavily traveled corridor. Excellent visibility and pole signage.
28651-28657 Hoover Road 28651-28657 Hoover Road	5,600 1,400	1,400 1,400	\$13.00/\$13.00 NNN	<b>A.lafrate\ P.Myers</b> Very well maintained office/medical building. Located directly across from St. John's Hospital. Seconds from I-696. Aggressive rental rates.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
25932 Dequindre Road 25932 Dequindre Road	6,000 3,500	3,500 1,000	\$10.00/\$10.00 Gross	<b>A.lafrate\ P.Myers</b> Located seconds from I-696 & I-75 expressways. Multiple suite configurations and sizes available. Aggressively priced office/medical space.
Ryan Professional Building 29500-29950 Ryan Road	7,200 2,400	2,400 1,200	\$6.25/\$12.75 +Utilities	<b>G.Grochowski\ A.lafrate</b> Two Building Medical Professional complex conveniently located just North of I-696 and adjacent to the new G.M. Residential Development. First year rental rate \$6.25; 2nd year \$13.25 based on a 66 month lease.
Strebor Office Building 28800 Van Dyke	8,846 1,200	600 175	\$625,000.00 \$10.00/\$15.00 Gross	<b>A.lafrate</b> 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.
12434 E. Twelve Mile Road 12434 E. Twelve Mile Road	10,000 10,000	10,000 530	\$600,000.00 \$14.00/\$14.00 Gross	<b>A.lafrate\ P.Myers</b> Excellent opportunity for owner/user. Aggressive complete gross rental rates. Common area renovations underway.
Old Mission Annex 11250 Thirteen Mile Road	10,726 2,591	2,591 2,591	\$15.00/\$15.00 NNN	<b>A.lafrate\ P.Myers</b> Very well maintained 3 building medical/office complex. Located in proximity to I-696 and St. John's Macomb. First year of free base rent for a 72 month lease.
Old Mission Annex 11270 Thirteen Mile Road	10,728 2,856	2,856 2,856	\$15.00/\$15.00 NNN	<b>A.lafrate\ P.Myers</b> Very well maintained 3 building medical/office complex. Located in proximity to I-696 and St. John's Macomb. First year of free base rent for a 72 month lease.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
29245 Ryan Road	10,754	2,828		<b>A.lafrate\ P.Myers</b>
29245 Ryan Road	2,828	2,828	\$16.50/\$16.50 NNN	New construction medical/office suite. Move in ready. Close proximity to I-696 expressway. Aggressive rental rate.
North Pointe Professional Building	11,700	3,800		<b>A.lafrate</b>
30061 Schoenherr	3,800	3,800	\$14.50/\$14.50 Gas+Elec.+Janitoria 	Very well maintained Office/Medical Building. In close proximity to I-696 and St. John's Macomb. General office or medical space available.
Hoover Office Complex	12,000	1,200	\$1,300,000.00	<b>G.Grochowski\ A.lafrate</b>
28111 Hoover Road	1,200	1,200	\$6.25/\$12.75 Utilities	Very well maintained Medical Office Building located just north of I-696 and directly across from St. John Macomb Hospital. First year rental rate \$6.25; 2nd year \$13.25.
Washington Office Center	15,000	15,000	\$1,400,000.00	<b>A.lafrate\ P.Myers</b>
8150 Thirteen Mile Road	15,000	1,000	\$14.50/\$14.50 +Utilities	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	19,500	2,846		<b>A.lafrate</b>
8424 Twelve Mile Road	3,617	771	\$12.00/\$16.75 +Elec. + Janitorial	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.

<b>BUILDING LOCATION</b>	<b>BUILDING SIZE / SPACE AVAILABLE</b>	<b>MAX AVAILABLE / MIN AVAILABLE</b>	<b>SALE PRICE / RENTAL RATE</b>	<b>LISTING AGENT / ADDITIONAL INFORMATION</b>
Macomb Professional Building 11885 E. Twelve Mile Road	34,000 11,272	4,293 1,243	\$10.00/\$10.00 NNN	<b>A.Iafrate\ P.Myers</b> 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	<b>A.Iafrate</b> 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.
Century Center 30800 Van Dyke Avenue	44,500 44,500	44,500 44,500	\$3,900,000.00 \$14.00/\$14.00 Gross	<b>A.Iafrate\ T.Jablonski</b> Two story office building located directly across from the GM Tech Center. Currently fully leased, excellent investment opportunity. Land Contract terms available.
Comerica Building 30500 Van Dyke Avenue	125,796 15,736	9,722 865	\$8,950,000.00 \$16.75/\$16.75 Electric	<b>A.Iafrate</b> 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**

Pal Mar Building 64341-64321 Van Dyke	5,000 2,000	2,000 2,000	\$14.50/\$14.50 NNN	<b>A.Iafrate</b> Newly constructed medical building. Located in high growth area. Nicely appointed. Chiropractic/Medical suite available. One Month base rent free for every year leased.
--	----------------	----------------	------------------------	--

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

**Washington Township**

Ferro Professional Building 64541 Van Dyke	8,180 2,030	2,030 2,030	\$13.95/\$16.95 NNN	<b>A.lafrate</b> 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 21000 Allen Road	7,600 7,600	7,600 7,600	\$18.50/\$18.50 NNN	<b>A.lafrate</b> Former Bill Knapps restaurant, highly visible corner. Land lease available. Building is expandable, total land size 1.56 acres.
--------------------------------------	----------------	----------------	------------------------	---

22409 King Road 22409 King Road	7,772 7,772	7,772 1,943	\$18.50/\$18.50 NNN	<b>A.lafrate</b> Three building Medical/Office complex located on a highly visible intersection. New construction, generous buildout allowance. Third building under construction.
------------------------------------	----------------	----------------	------------------------	---

21130 Allen Road 21130 Allen Road	10,000 1,390	1,390 1,390	\$18.50/\$18.50 NNN	<b>A.lafrate</b> Three-building professional complex. High image construction. Former pharmacy unit. Landlord will remodel for medical or general office.
--------------------------------------	-----------------	----------------	------------------------	--