

18285 Ten Mile Rd

Roseville, MI

- Premier Eastside Six Building Professional Office Campus
- Existing General Office Suite - 10 Private Offices
- Proposed First Generation Medical Suite with Multiple Exam Rooms
- Located Seconds from I-94/I-696
- Professional On-Site Management
- Well Kept Complex with Many Common Area Upgrades

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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248.637.9700 | LMCap.com

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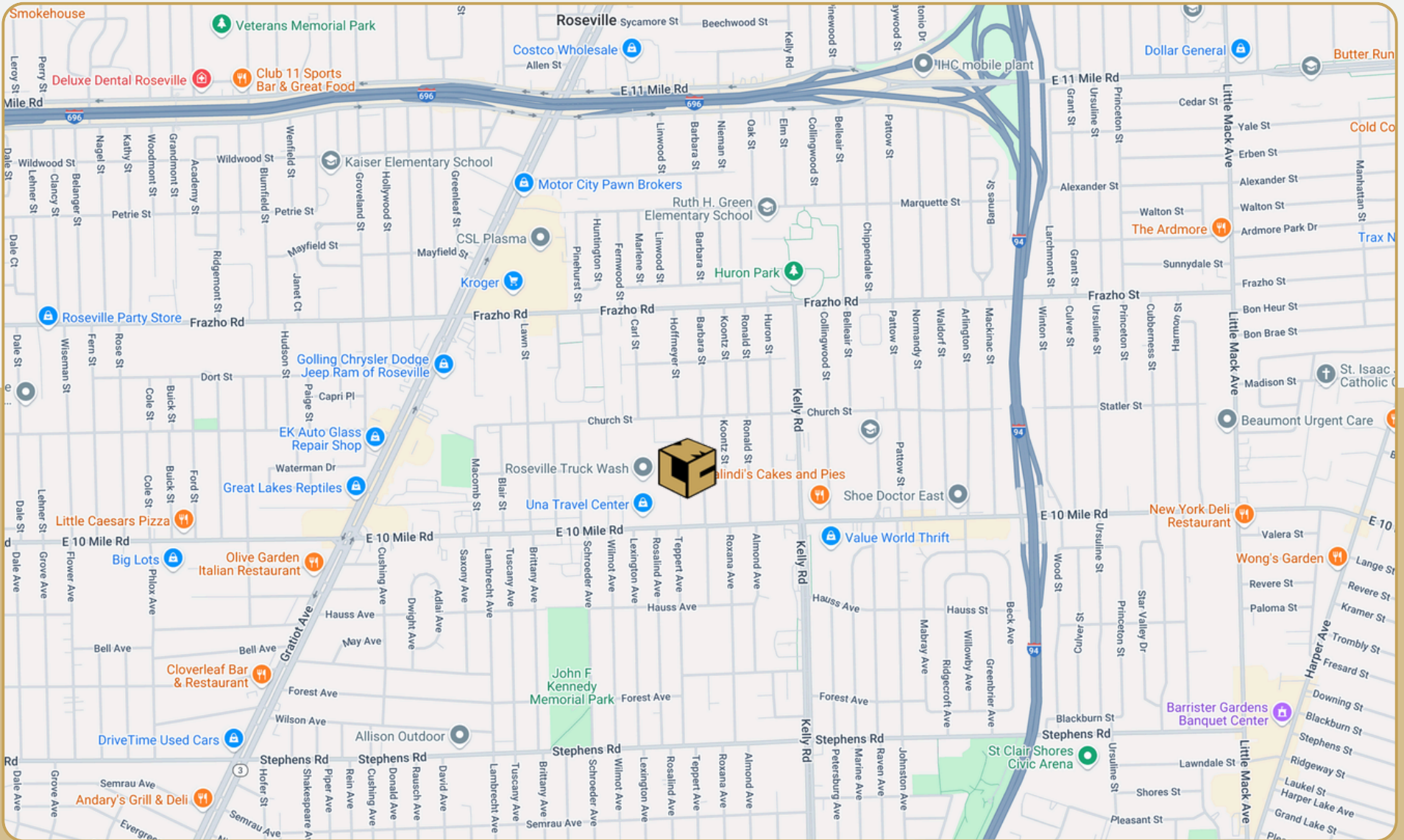


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Office Property Details:

Details:

Location Description:	10 Mile/Kelly Rd
Building Type:	Office
Class:	B
Zoning:	0-1
Floors:	1
Year Built:	1989
Gross SF:	99,890 SF
Total Rentable SF:	99,890 SF
Available SF:	3,296 SF
Min/Max SF:	3,296 SF
Multitenant:	Yes

Property Description: Existing General Office Suite - 10 Private Offices available for immediate occupancy. Also available for medical conversion with multiple exam rooms. Professional on-site management. Many upgrades completed including new parking lot, enhanced landscaping & common restroom remodeling. Existing General Office rental rate \$18.50 PSF Gross; Proposed New Construction medical rate \$24.75 PSF Gross based on a 10 year lease term.

Economic:

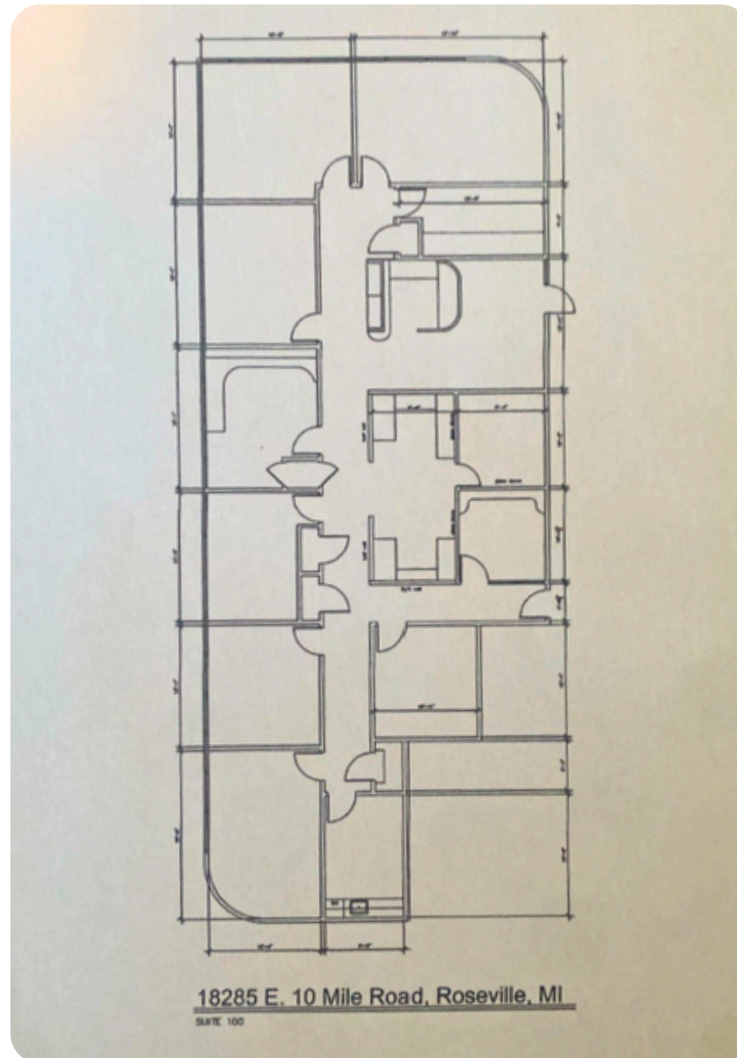
Proposed Medical Rental Rate:	\$24.75/SF
Existing Office Rental Rate:	\$18.50/SF
Rental Terms:	+ Utilities
Annual Escalations:	\$0.50/SF
Load Factor:	12.0%
Occupancy:	Immediate
Parking:	Excellent
Partition Allowance:	Negotiable
Signage:	Yes
Status:	Existing

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Existing General Office Suite



Suite Number	Square Footage
100	3,296 SF

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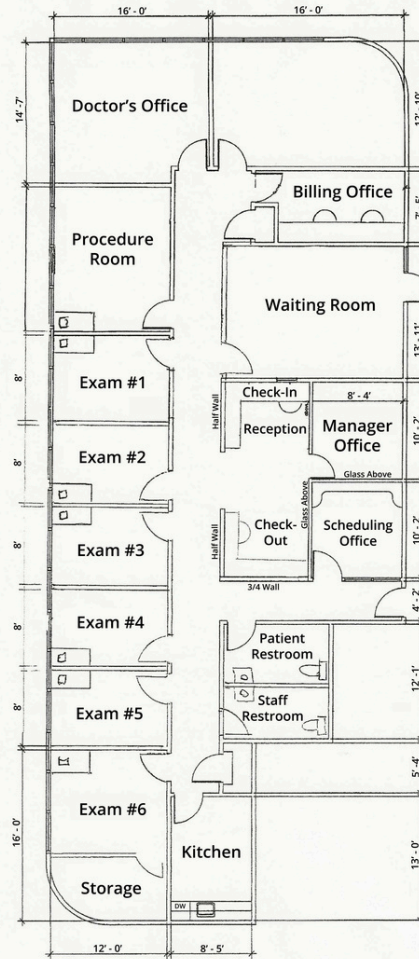
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Proposed Medical Suite



18285 E. 10 Mile Road, Roseville, MI
SUITE 100 - 3,296 RSF

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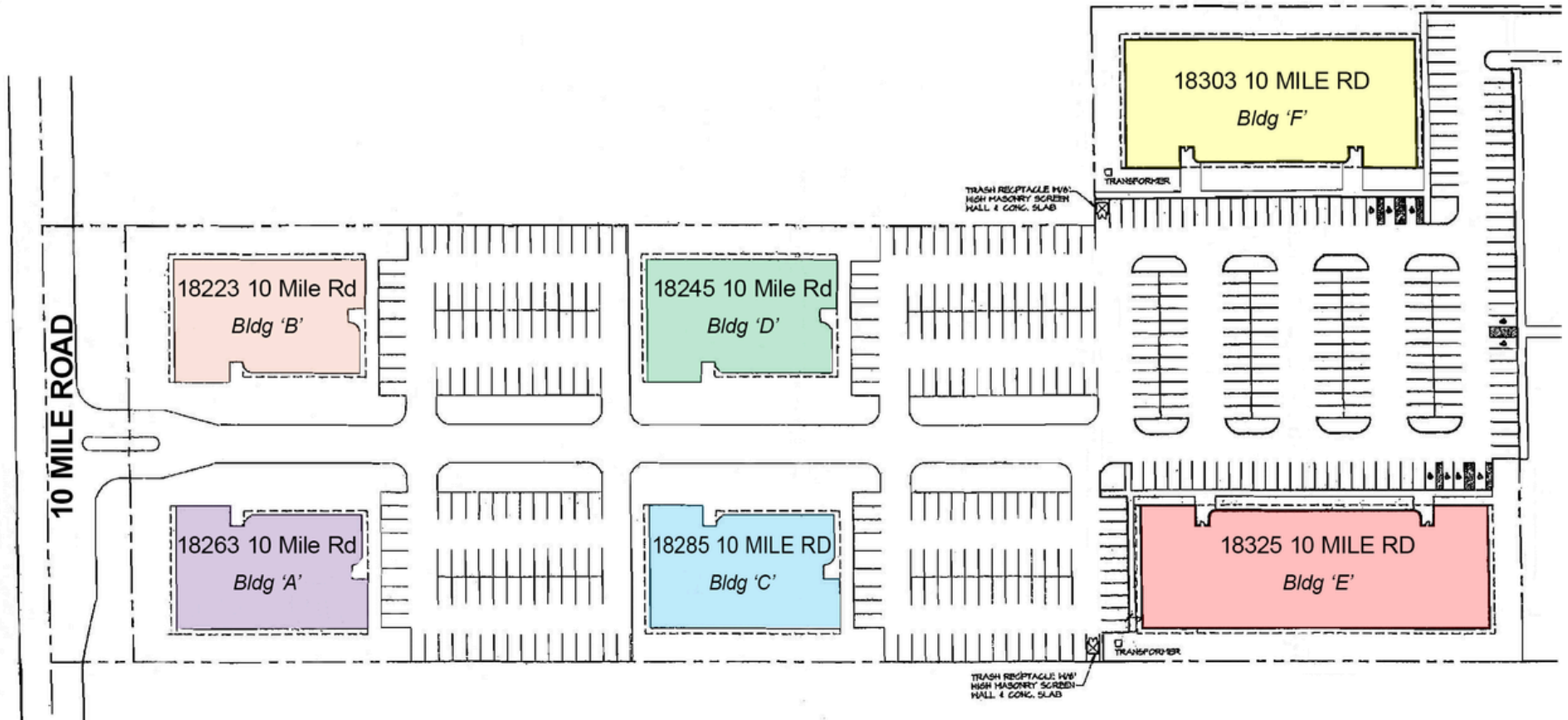
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Site Plan



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