

OFFICE PROPERTY // FOR LEASE

519 - 2,819 SF OFFICE/MEDICAL SUITES WITH RENOVATIONS UNDERWAY

36358-36380 GARFIELD RD
CLINTON TWP, MI 48035



- Multiple suite sizes and configurations available, ranging from 519 - 2,891 SF
- Under new ownership and management
- Exterior and interior renovations coming in Spring 2026
- Newly paved parking lot & abundant parking
- Second floors are serviced by an elevator
- Prominent monument signage on Garfield Rd
- Excellent visibility and traffic count - 21,167 VPD



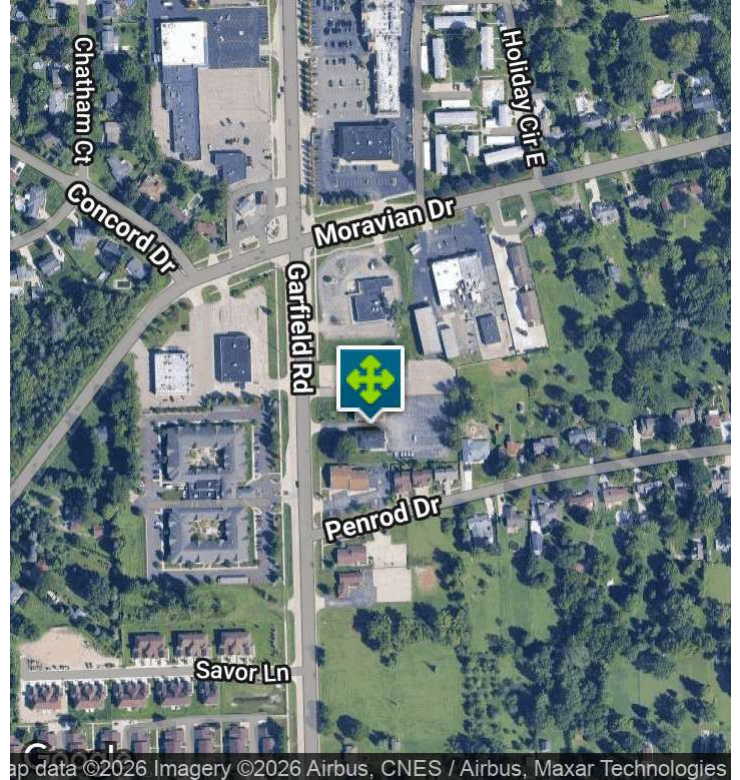
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$15.50 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	16,528 SF
Available SF:	519 - 2,891 SF
Lot Size:	1.84 Acres
Year Built:	1989
Zoning:	Office
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	21,167

PROPERTY OVERVIEW

This two-building office complex is under new ownership and professional management. The complex features prominent monument signage at the entrance into the property, abundant parking, and an elevator in each building. Major exterior and interior renovations are coming in the spring of 2026. Multiple office/medical suites and configurations are available ranging from 519 - 2,891 SF.

LOCATION OVERVIEW

This office property is located on the east side of Garfield Rd, just south of Metro Parkway. This is an excellent location surrounded by major shopping, business services, and many residential neighborhoods, making it an excellent opportunity for healthcare or service-based companies.

PROPERTY HIGHLIGHTS

- Multiple suite sizes and configurations available, ranging from 519 - 2,891 SF
- Under new ownership and management
- Exterior and interior renovations coming in Spring 2026
- Newly paved parking lot & abundant parking
- Second floors are serviced by an elevator

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	519 - 2,891 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
36358 Garfield Rd, Suite 3	Available	519 SF	Modified Gross	\$15.50 SF/yr
36358 Garfield Rd, Suite 7	Available	700 SF	Modified Gross	\$15.50 SF/yr
36380 Garfield Rd, Suite 5	Available	996 - 2,891 SF	Modified Gross	\$15.50 SF/yr
36380 Garfield Rd, Suite 7	Available	895 - 2,891 SF	Modified Gross	\$15.50 SF/yr
36380 Garfield Rd, Suite 8	Available	1,000 - 2,891 SF	Modified Gross	\$15.50 SF/yr

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ADDITIONAL PHOTOS

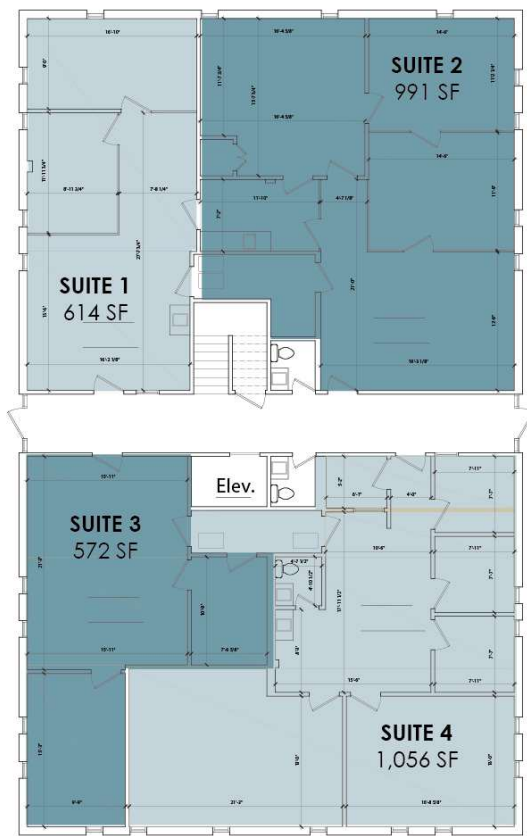


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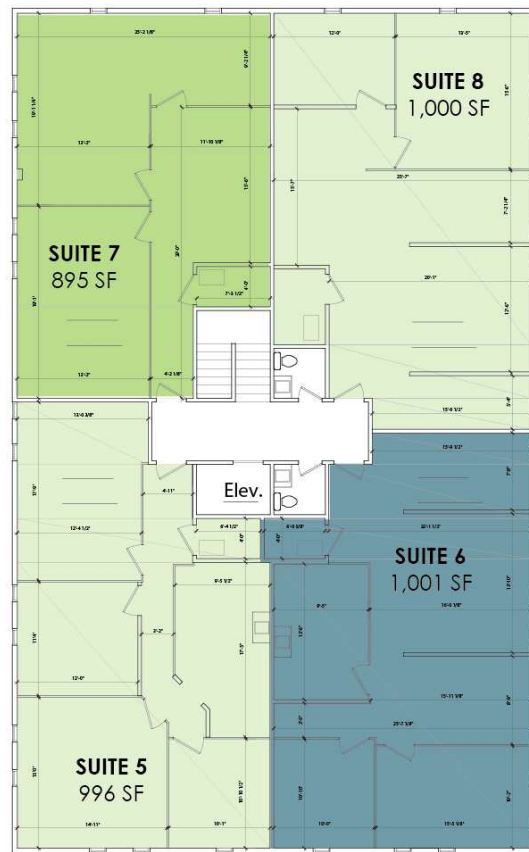
NORTH BUILDING | FLOOR PLANS

**CLINTON OFFICE PLAZA
NORTH BUILDING**
36380 GARFIELD RD, CLINTON TWP

 = AVAILABLE
 = OCCUPIED



FIRST FLOOR



SECOND FLOOR



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Corporate & Investment Real Estate



Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047
phil@pacommercial.com

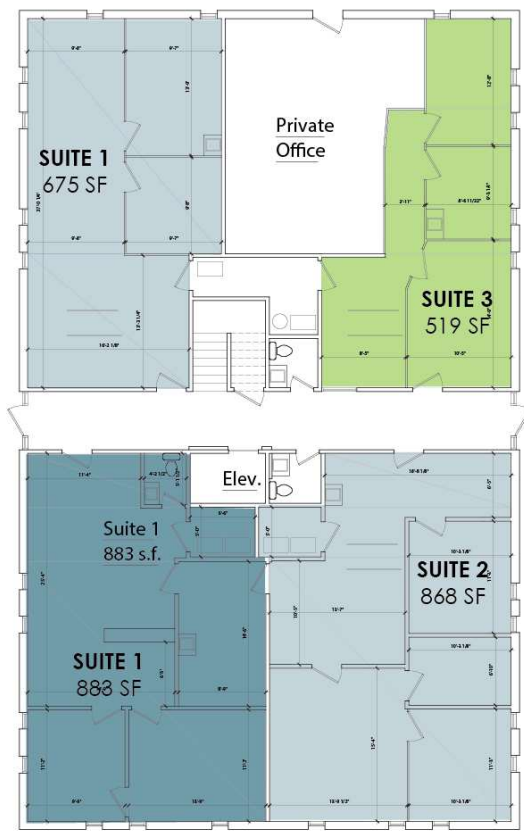
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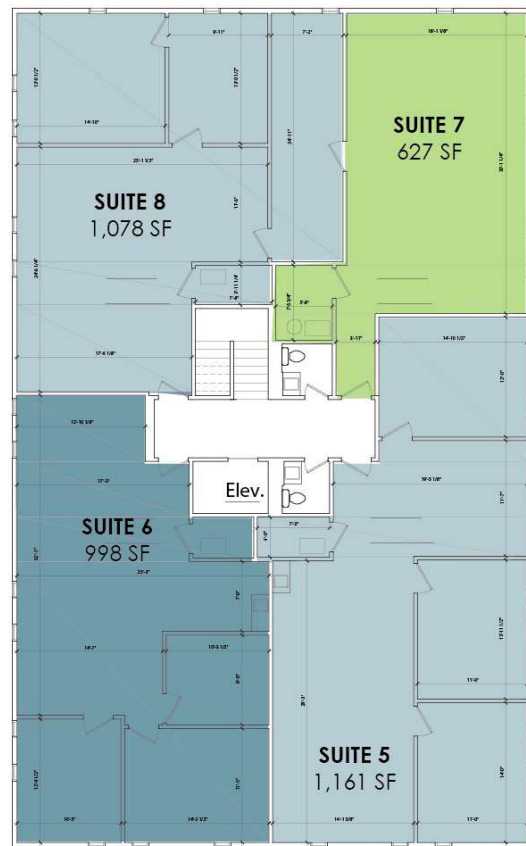
SOUTH BUILDING | FLOOR PLANS

CLINTON OFFICE PLAZA
SOUTH BUILDING
36358 GARFIELD RD, CLINTON TWP

 = AVAILABLE
 = OCCUPIED



FIRST FLOOR



SECOND FLOOR



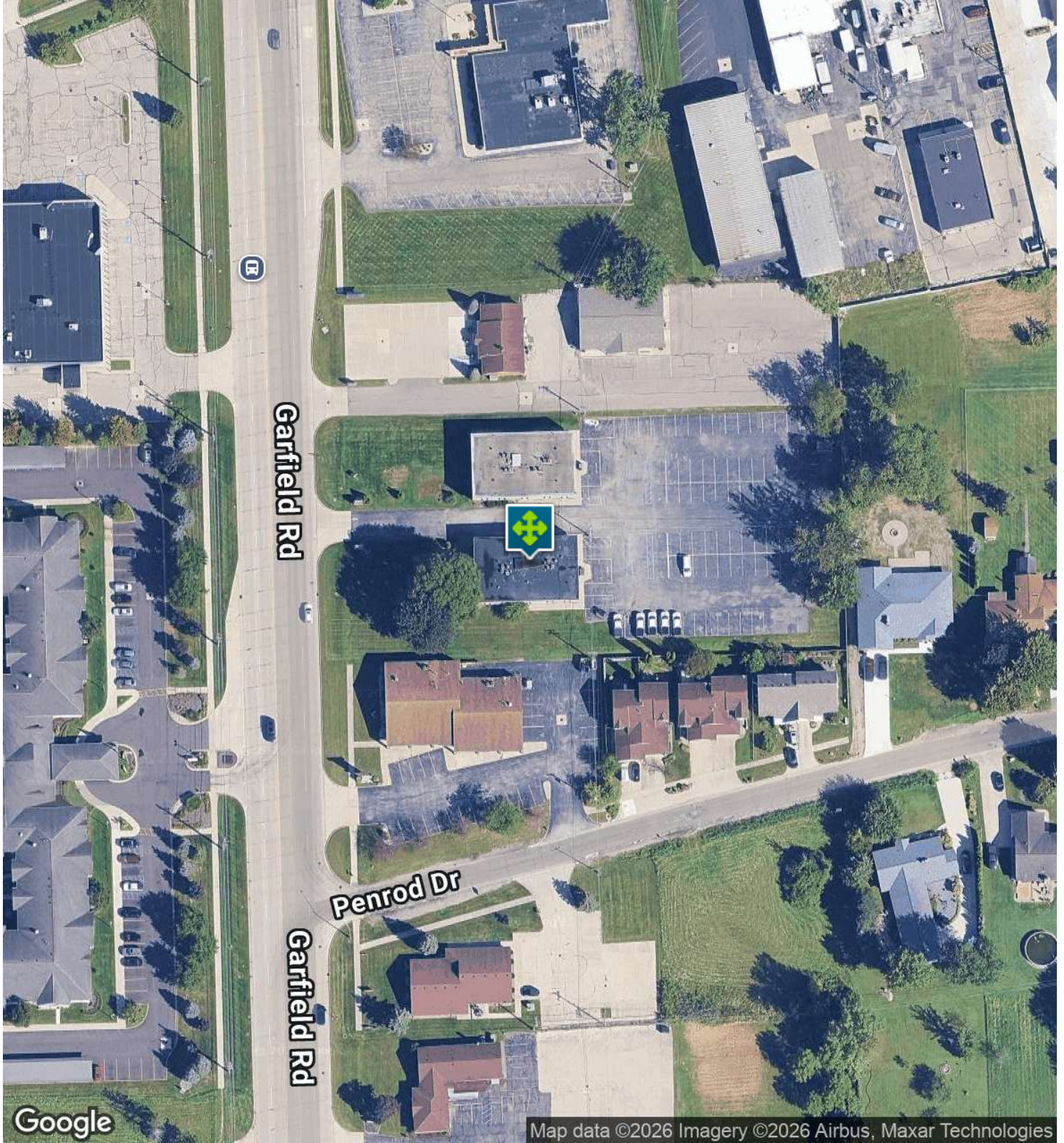
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Phillip Myers SENIOR ASSOCIATE
D: 248.281.9904 | C: 586.242.4047
phil@pacommercial.com

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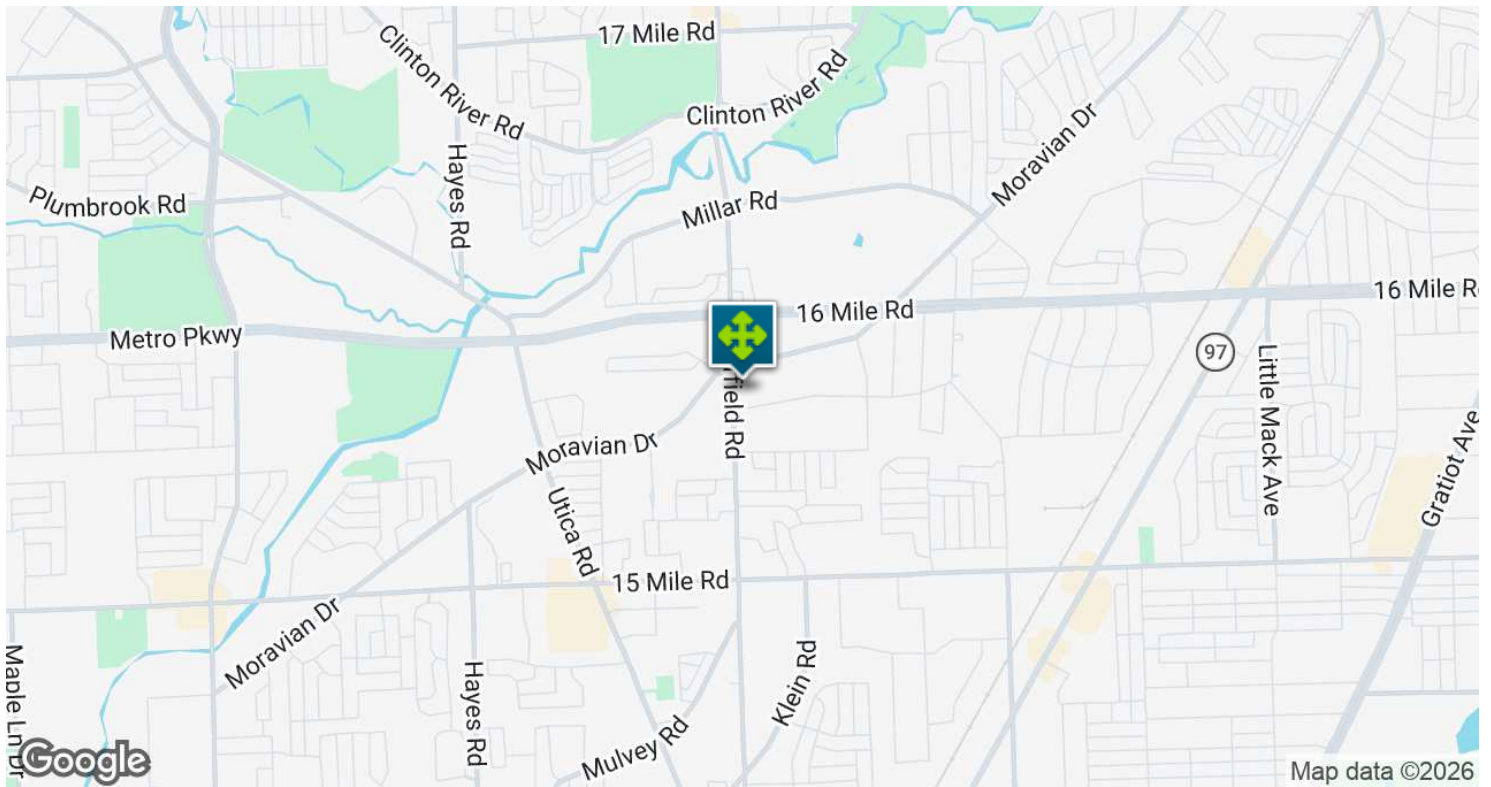
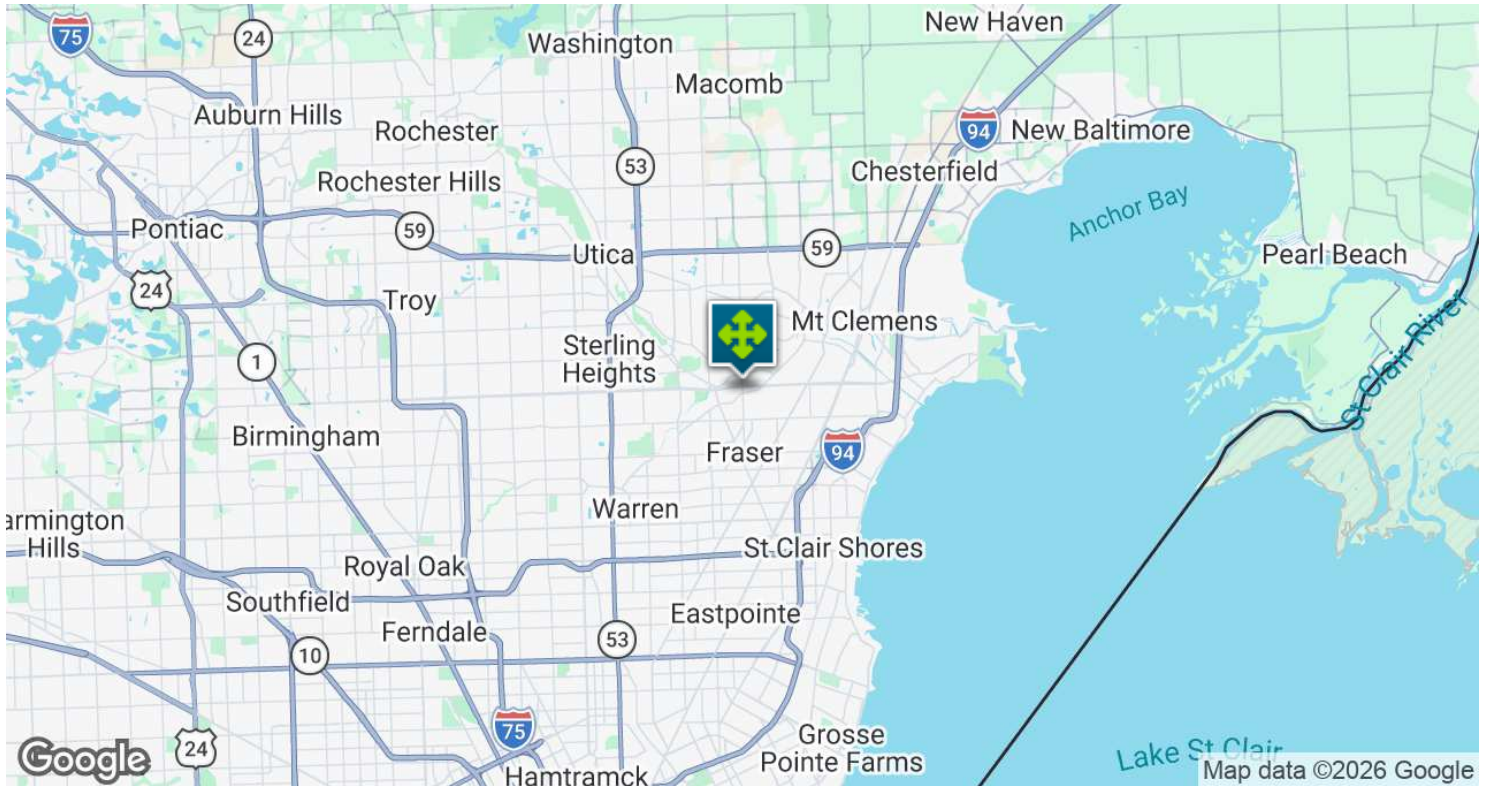
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AERIAL MAP



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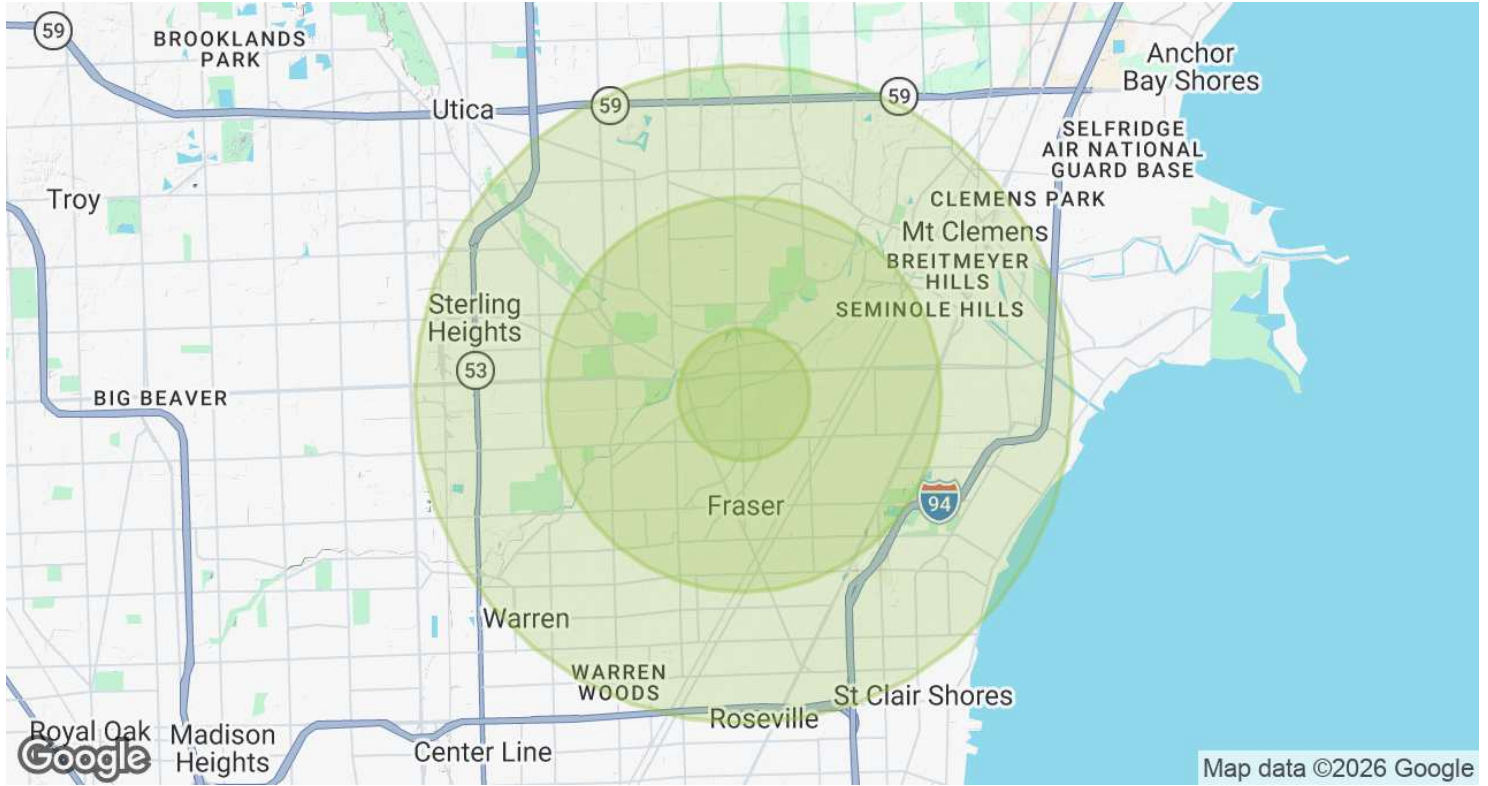
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,718	107,854	298,710
Average Age	46.5	42.5	42.0
Average Age (Male)	42.7	40.1	40.5
Average Age (Female)	50.3	44.6	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,289	45,854	130,158
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$96,779	\$92,941	\$88,831
Average House Value	\$247,691	\$224,078	\$222,887

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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