

Cambridge Office Park

Sterling Heights, MI

**INDIVIDUAL CONDOS
AVAILABLE FOR SALE**

Premier Medical Condo Complex For Sale

43114-43134 & 43150-43154 Dequindre Road

- 9,200 SF Medical Office Building
 - 6,800 SF Turnkey Medical Suite
 - Divisible to Suites from \pm 1,500 SF
 - 2,400 SF Occupied Dental Suite
- Additional 2,800 SF Physical Therapy Suite with Hydrotherapy Pool
- Blocks Away From Corewell Health Beaumont Troy Hospital
- Directly Across From Corewell Health Urgent Care
- Strategically Located With Ample Parking
- Outstanding Opportunity For Healthcare Group, Specialty Practices or Investors

OFFICE/MEDICAL BUILDING FOR SALE

FOR MORE INFORMATION:

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248.637.9700 | LMCap.com

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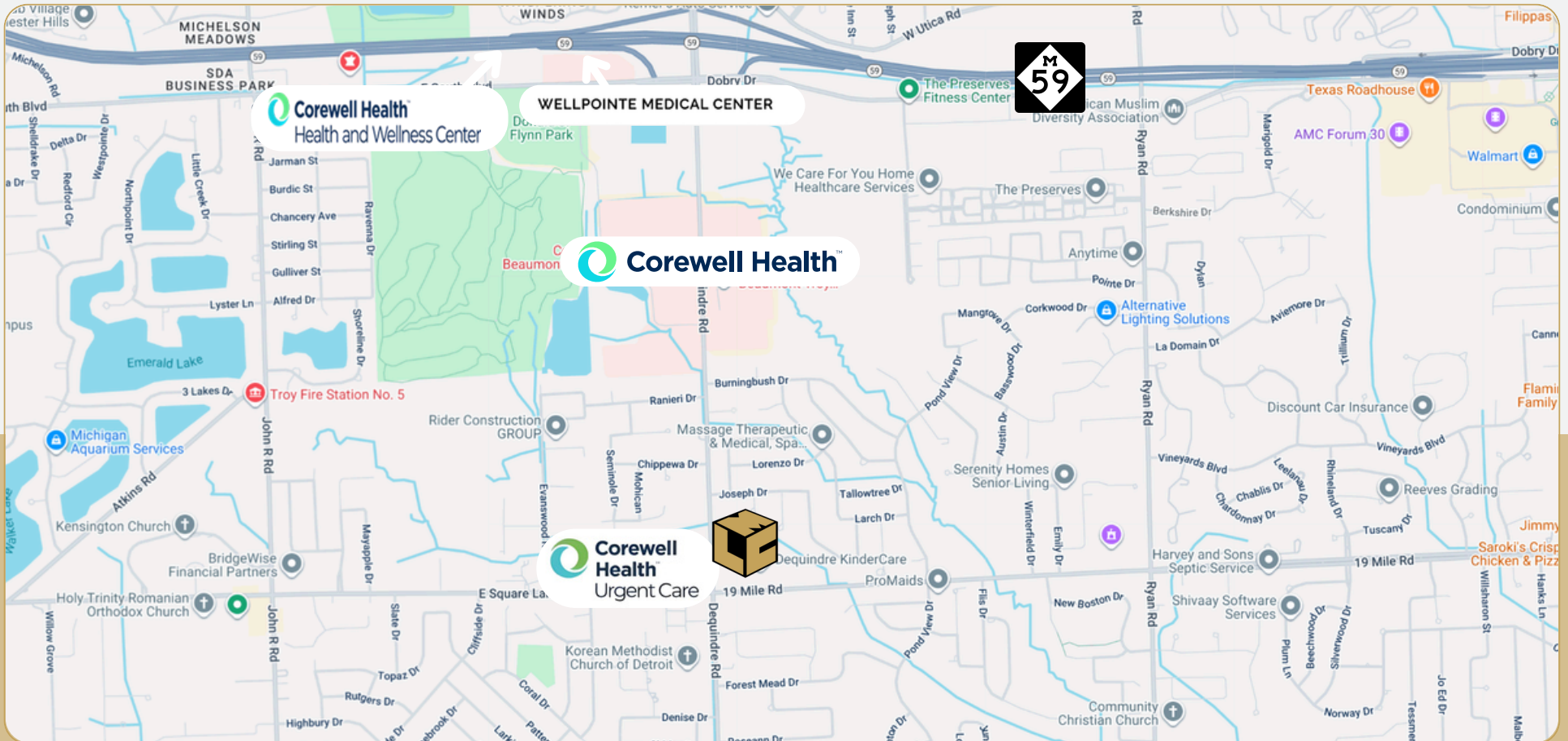


L. MASON CAPITANI
CORFAC INTERNATIONAL



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- Seconds From Corewell Health Beaumont Troy Hospital

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Office Property Details:

Details:

Location Description: Dequindre & 19 Mile
Building Type: Office
Class: B
Zoning: O-1
Floors: 1
Year Built: 2004
Gross SF: 12,000 SF
Total Rentable SF: 12,000 SF
Available SF: 9,600 SF
Acres: 2.03
Multitenant: Yes
Parcel ID: 10-06-358-001

Economic:

Option 1 - 43114-43134 Dequindre (9,200 SF)

6,800 SF Medical **Sale Price:** \$2,750,000
2,400 SF Occupied **Price/SF:** \$298.00

Option 2 - 43150-43154 Dequindre (2,800 SF)

2,800 SF Phys. Therapy **Sale Price:** \$699,999.00
Price/SF: \$249.99

Option 3 - Individual Condo Opportunities

1,500 - 6,800 SF Medical **Sale Price:** TBD

Occupancy: Immediate
Parking: 5.0/1,000
Signage: Monument
& Building
Status: Existing

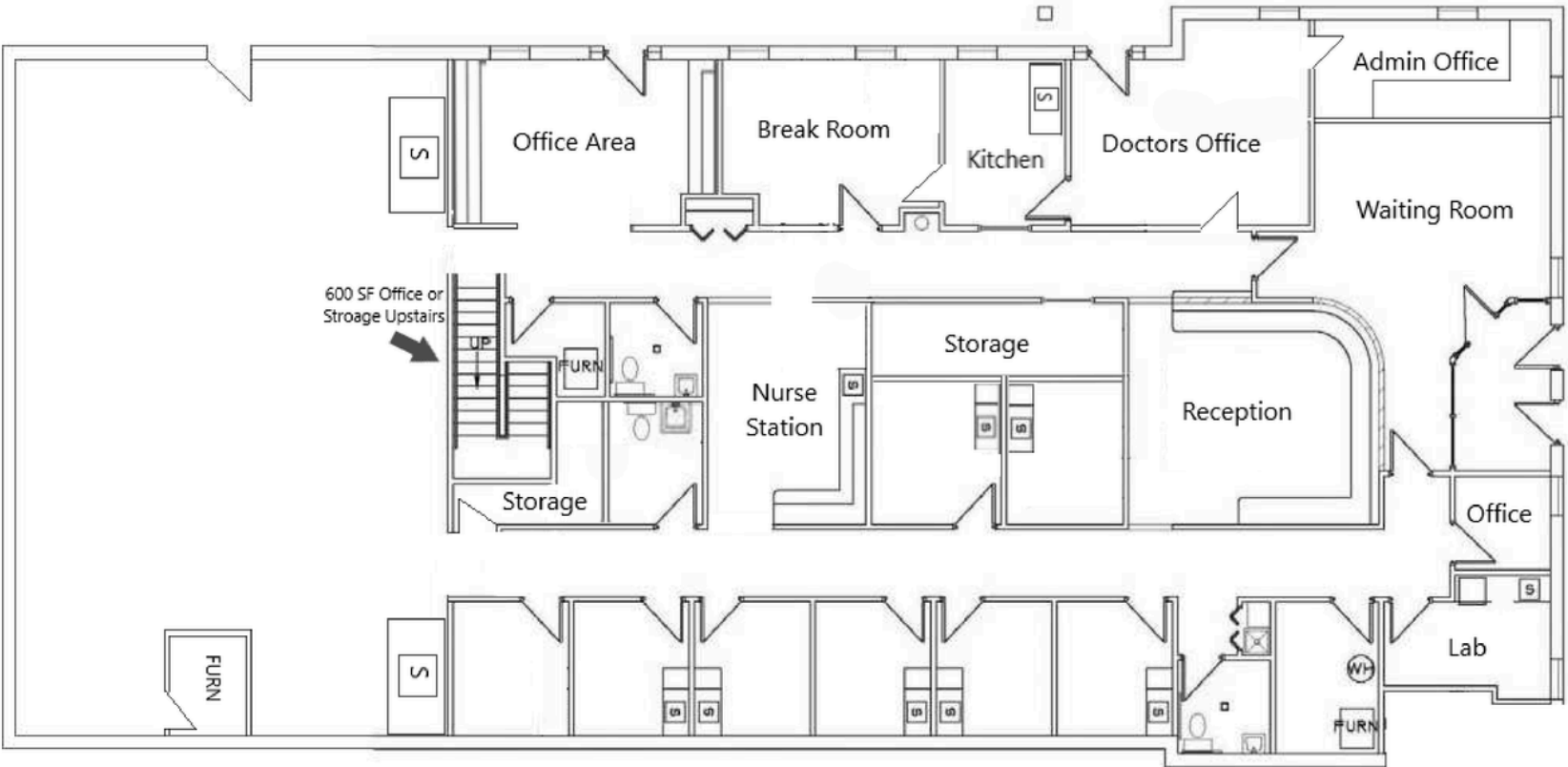
Property Description: This premier medical condominium complex offers an exceptional opportunity to acquire a well-maintained, high-image property along the areas preeminent medical corridor. The sale totals approximately 12,000 square feet across three suites, including a 6,800 SF turnkey medical office, a 2,800 SF physical therapy suite with a hydrotherapy pool, and a 2,400 SF dental suite currently occupied by a long-term tenant. Individual condo units from 1,500 SF and larger can be available for smaller users. The property is ideally positioned just seconds from Corewell Health - Beaumont Troy Hospital and directly across from Corewell Health Urgent Care, ensuring strong synergy with the surrounding healthcare community. With ample on-site parking, modern infrastructure, and flexible ownership options—including the potential to purchase individual suites—this property presents a rare opportunity for healthcare providers, specialty practices, or investors seeking a quality medical asset in a premier location.

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Suite 43134



Suite Number	Square Footage
43134	1,500 SF - 6,800 SF

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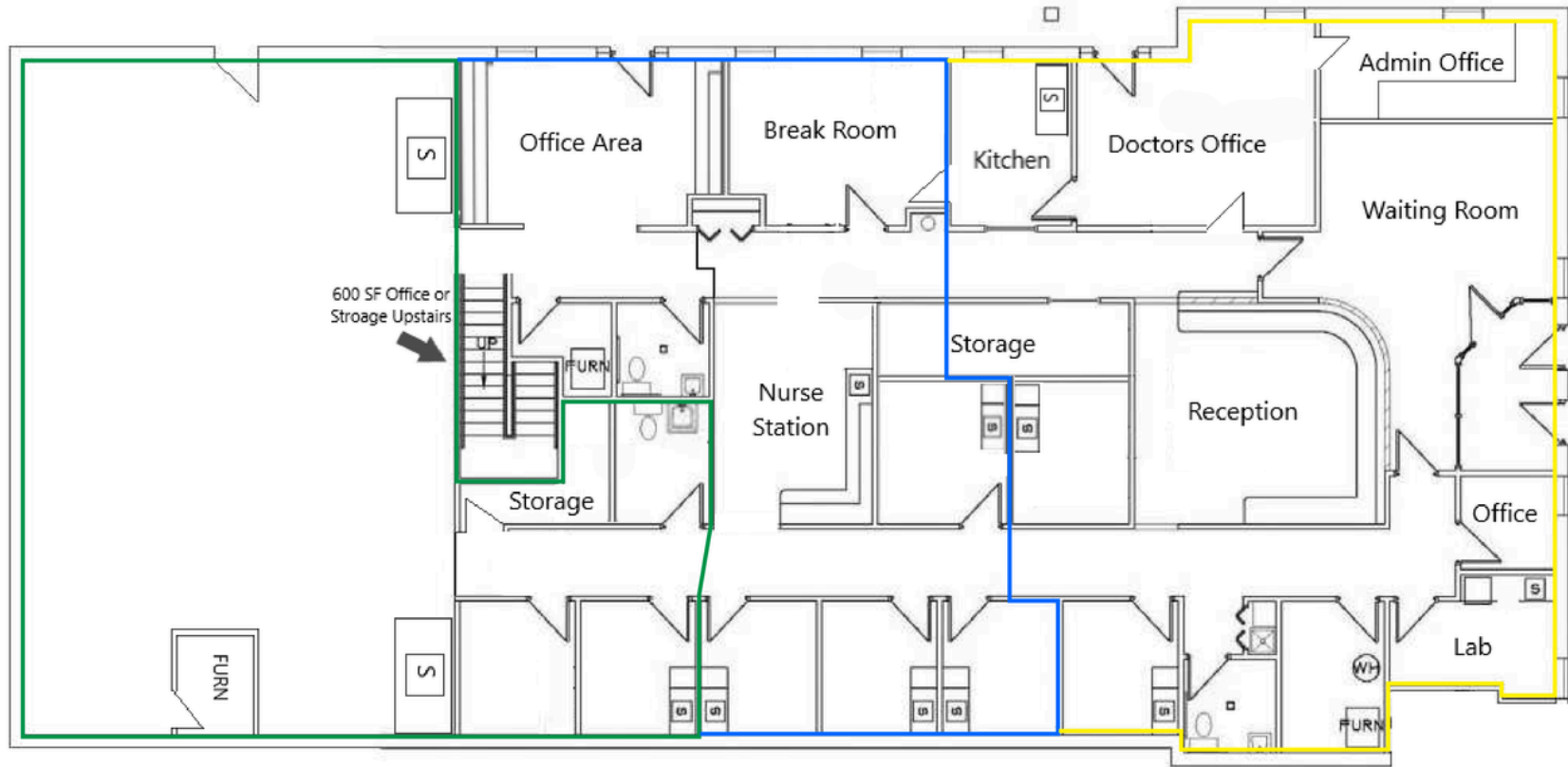
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Suite 43134 Flexible Demising Options: 1,500 SF - 6,800 SF Proposed Demising Plans - Space Can Be Divided As Needed



Suite Number	Square Footage
43134	1,500 SF - 6,800 SF

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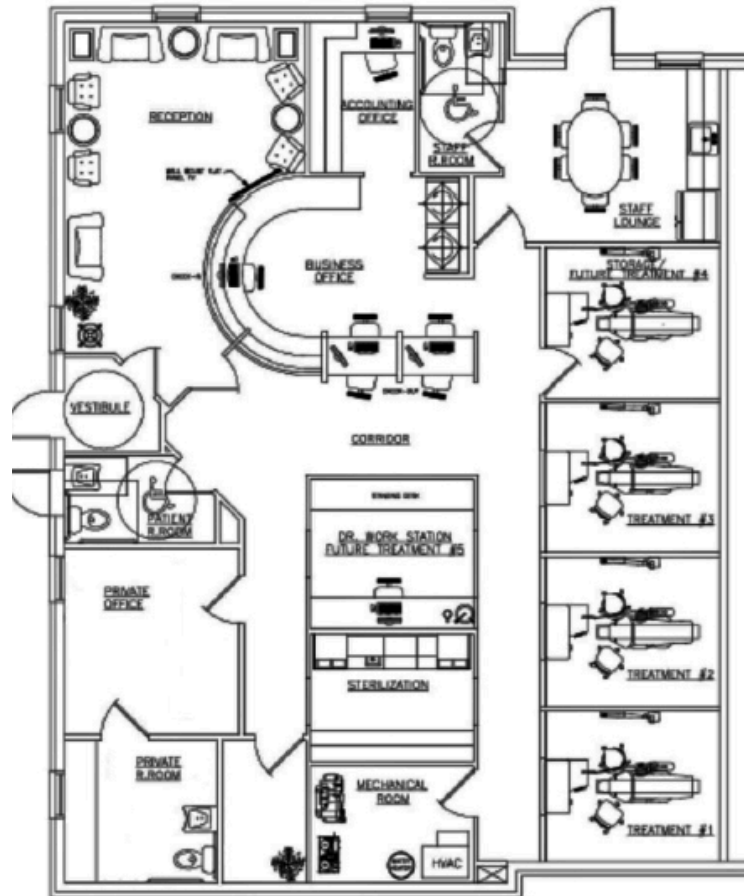
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Suite 43114 - Occupied Dental Suite



Suite Number	Square Footage
43114	2,400 SF

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Available Suites:



Suite 43150-43154 - 2,800 SF
Physical Therapy

Suite 43134 - 1,500-6,800 SF
Medical

Suite 43114 - 2,400 SF
Occupied Dental

Suite 43134: 1,500-6,800 SF [Virtual Tour](#) 
Suite 43150/43154: 2,800 SF [Virtual Tour](#) 

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Additional Photos:



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