

11111 Hall Road

Utica, MI

- 4-Story Professional Office Building
- 856 - 3,955 Square Feet Available For Lease
- Professionally Owned and Managed
- Common Area Renovations Complete
- Prime Hall Road Location
- Convenient Parking Surrounding the Building
- Minutes From M-53 and Van Dyke Ave
- Close to Fine Dining and Shopping
- Attractive Rental Rates Offered

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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Utica, MI



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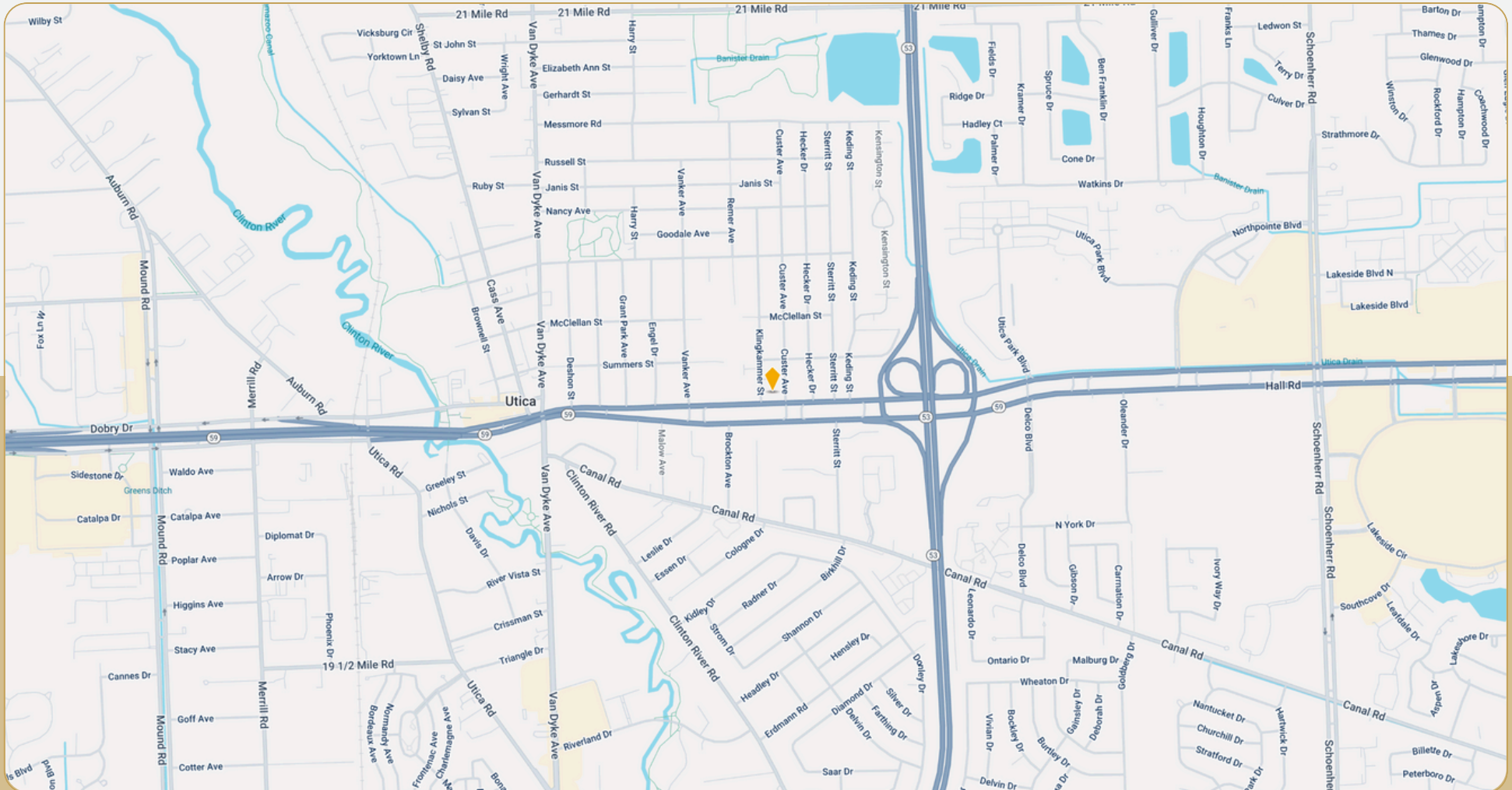
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Office Property Details:

Details:

Location Description:	Hall Road/M-53
Building Type:	Office
Class:	B
Zoning:	Office
Floors:	4
Year Built:	1988
Gross SF:	39,000 SF
Total Rentable SF:	39,000 SF
Available SF:	16,279 SF
Min/Max SF:	856 SF - 3,955 SF
Acres:	1.03
Multitenant:	Yes
Parcel ID:	11-07-34-456-009

Property Description: Under new ownership/mgmt. Major common area renovations complete. Traditional 4-story office building located on heavily traveled Hall Rd. Outstanding access to downtown Mt. Clemens & Oakland County via M53 & M59. Monument Signage Available.

Economic:

Min/Max Rental Rate:	\$10.95/SF - \$15.95/SF
Rental Terms:	+ Electric + Janitorial
Annual Escalations:	\$0.50/SF
Load Factor:	13.0%
Occupancy:	Immediate
Parking:	Surface
Partition Allowance:	Negotiable
Signage:	-
Status:	Existing

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Available Suites:

Suite 10/11: 3,439 SF

Suite 100: 1,439 SF

Suite 110: 1,558 SF

Suite 203: 856 SF

Suite 207: 1,270 SF

Suite 210: 1,334 SF

Suite 215: 1,500 SF

Suite 207/210/215: 3,955 SF

Suite 207/210: 2,604 SF

Suite 210/215: 2,834 SF

Suite 302: 1,294 SF

Suite 303: 2,185 SF

Suite 302/303: 3,479 SF

Suite 423: 1,404 SF



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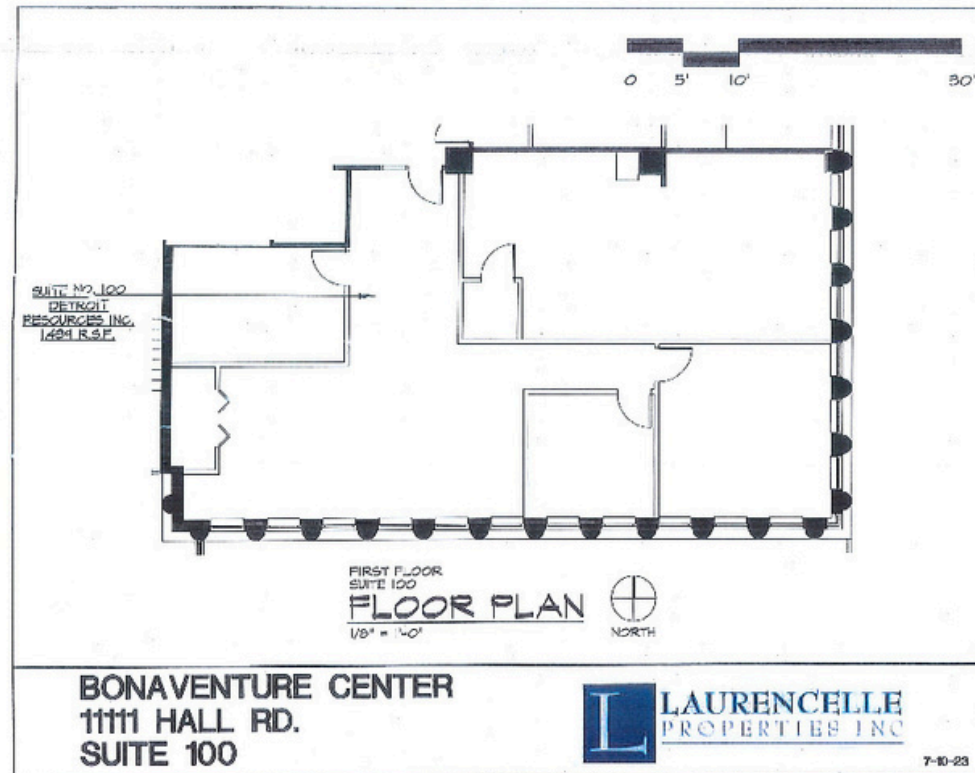


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Lower Level Floor Plan



Suite Number	Square Footage	Lease Rate
10/11	3,439 SF	\$10.95/SF

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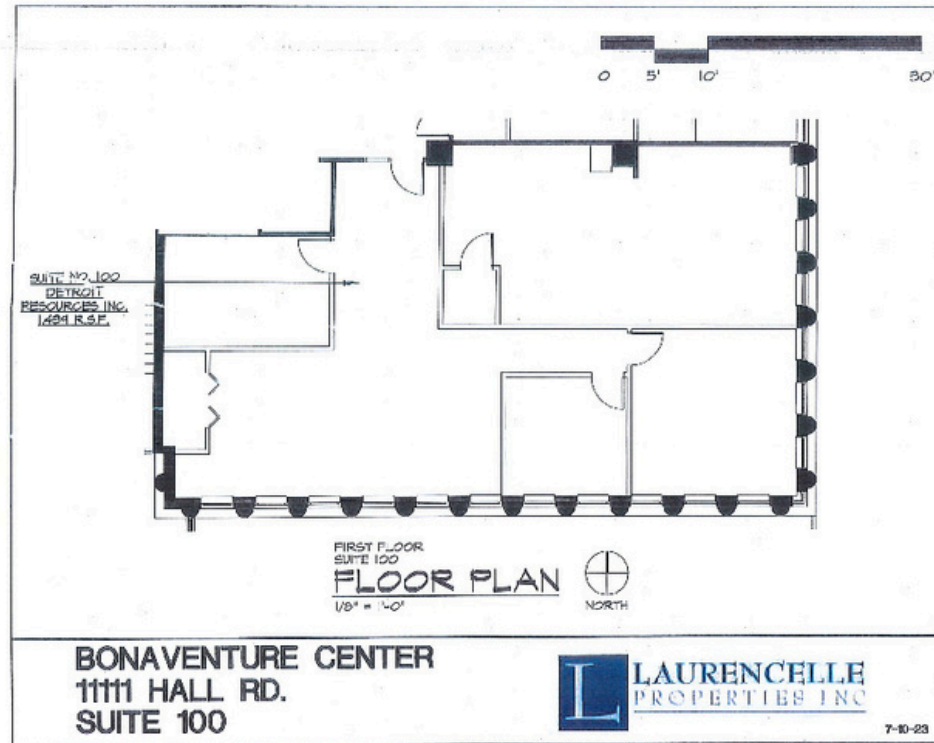


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Suite 100 Floor Plan



Suite Number	Square Footage	Lease Rate
100	1,439 SF	\$15.95/SF

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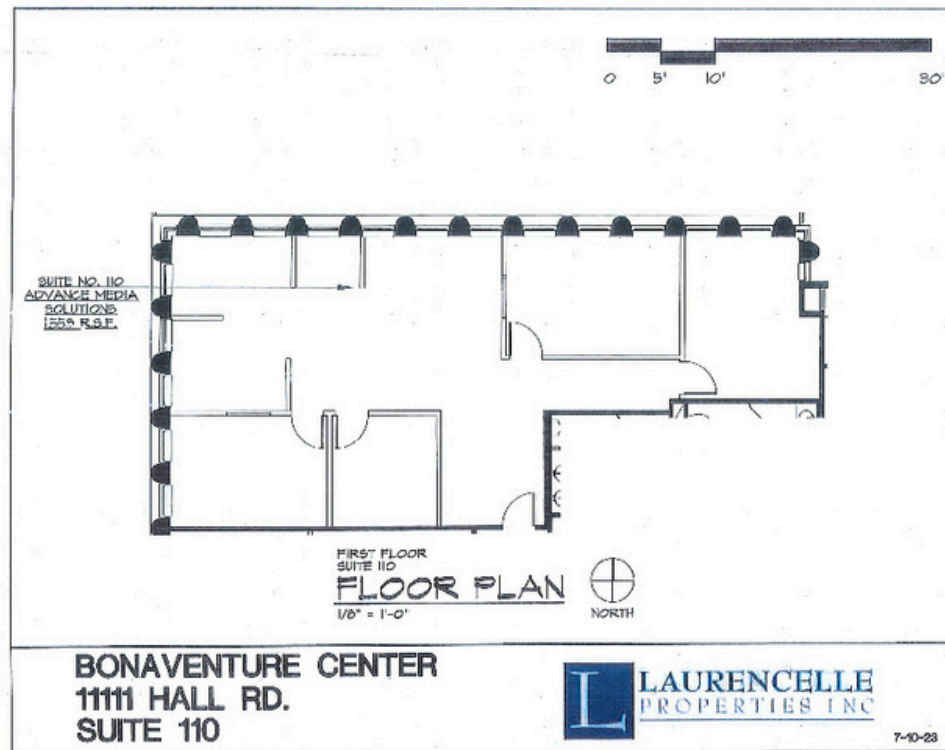


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Suite 110 Floor Plan



Suite Number	Square Footage	Lease Rate
110	1,558 SF	\$15.95/SF

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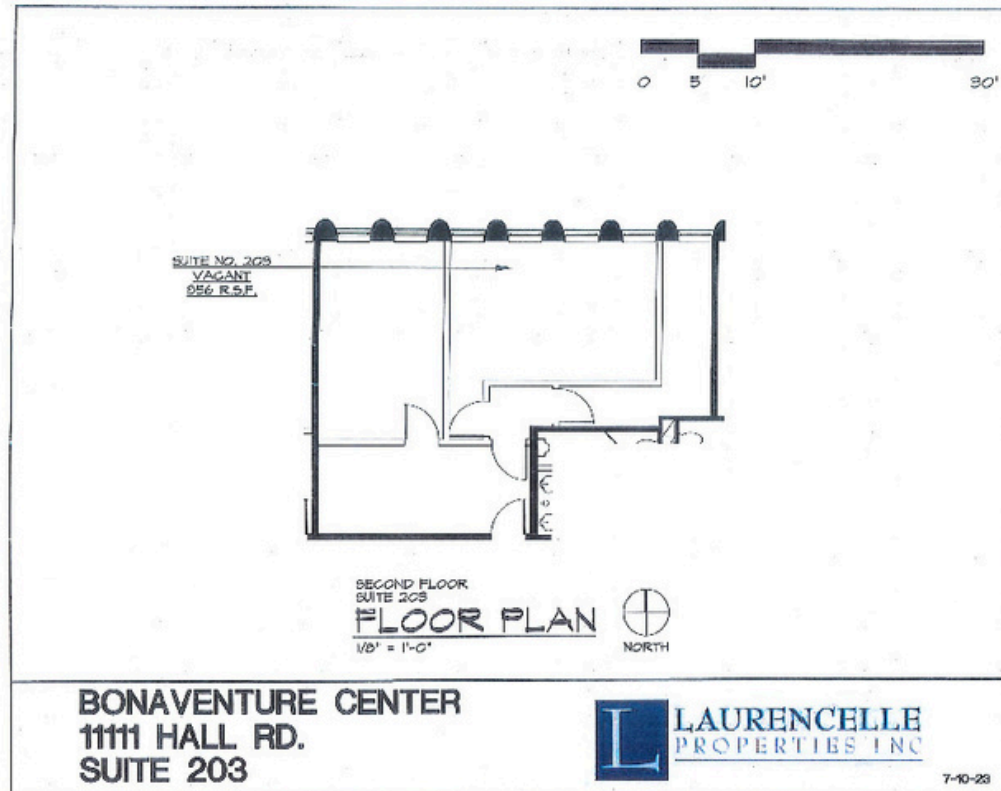


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Suite 203 Floor Plan



Suite Number	Square Footage	Lease Rate
203	856 SF	\$15.95/SF

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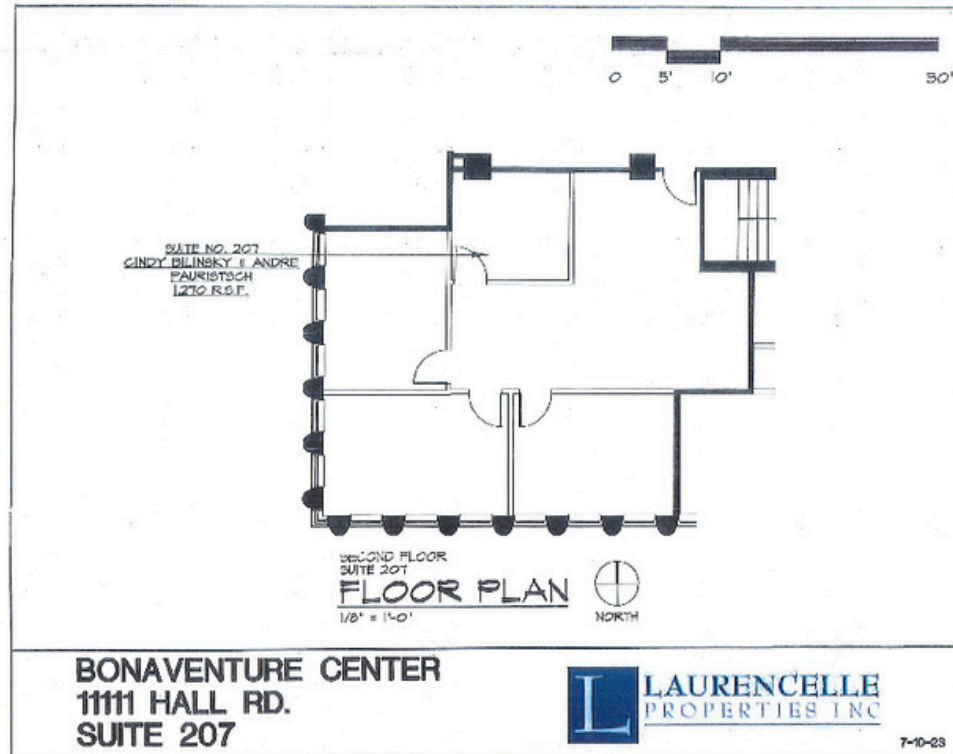


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Suite 207 Floor Plan



Suite Number	Square Footage	Lease Rate
207	1,270 SF	\$15.95/SF

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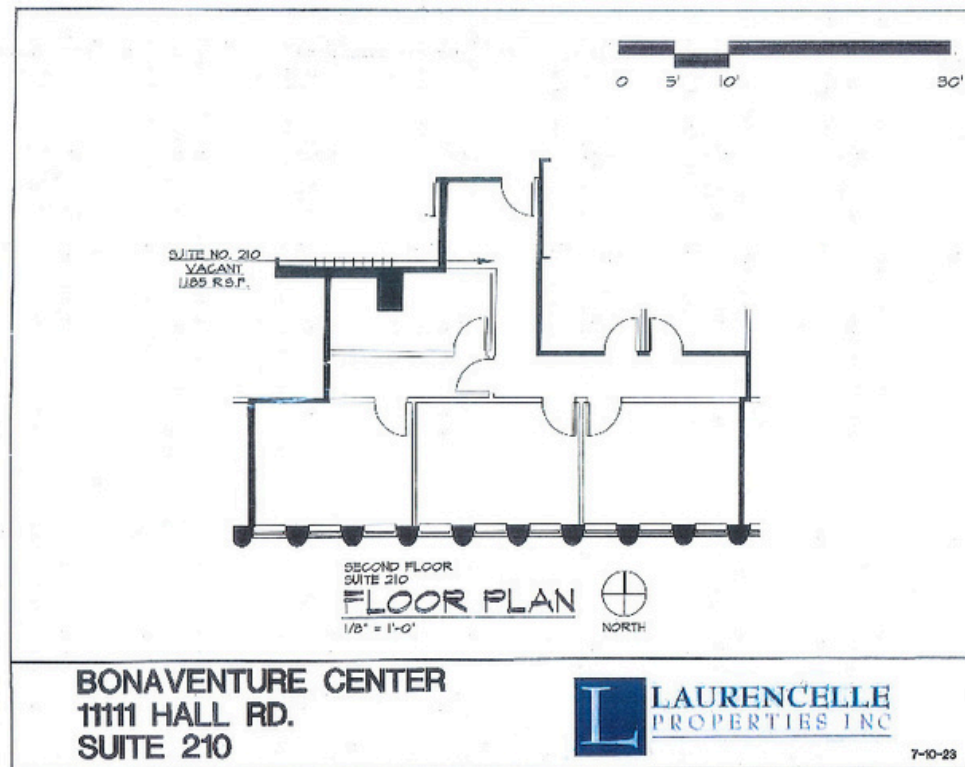


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Suite 210 Floor Plan



Suite Number	Square Footage	Lease Rate
210	1,334 SF	\$15.95/SF

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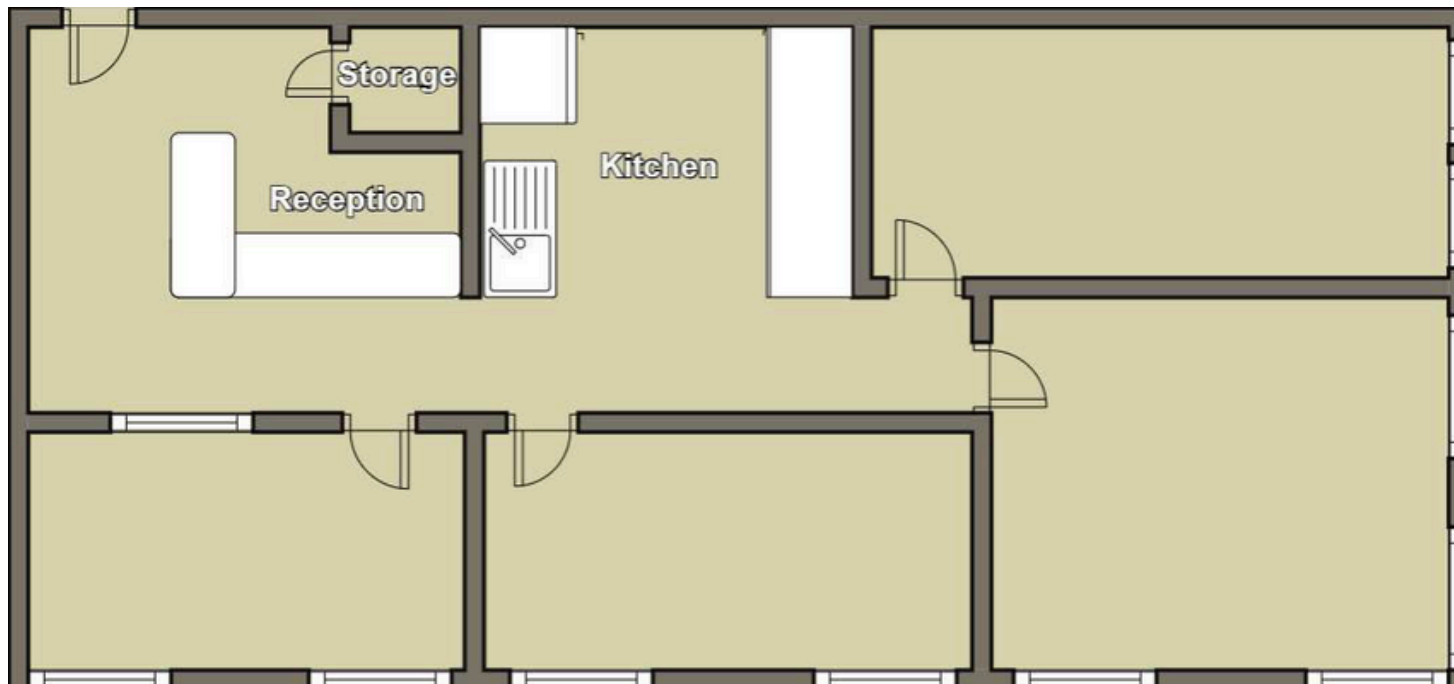


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Suite 215 Floor Plan



Suite Number	Square Footage	Lease Rate
215	1,500 SF	\$15.95/SF

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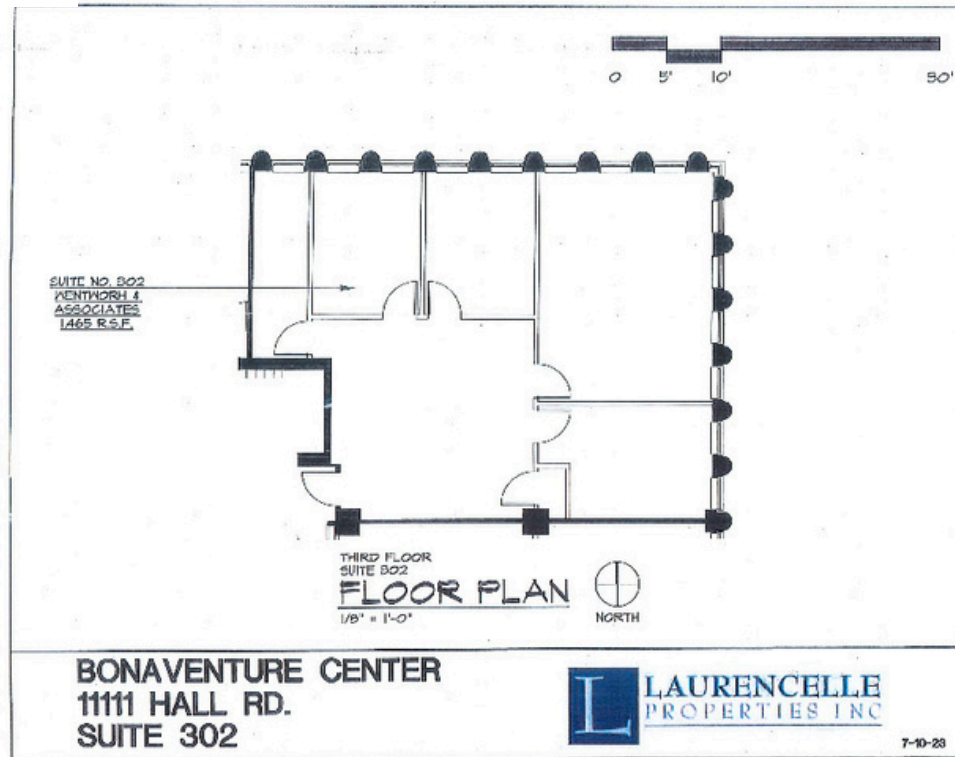


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Suite 302 Floor Plan



Suite Number	Square Footage	Lease Rate
302	1,294 SF	\$15.95/SF

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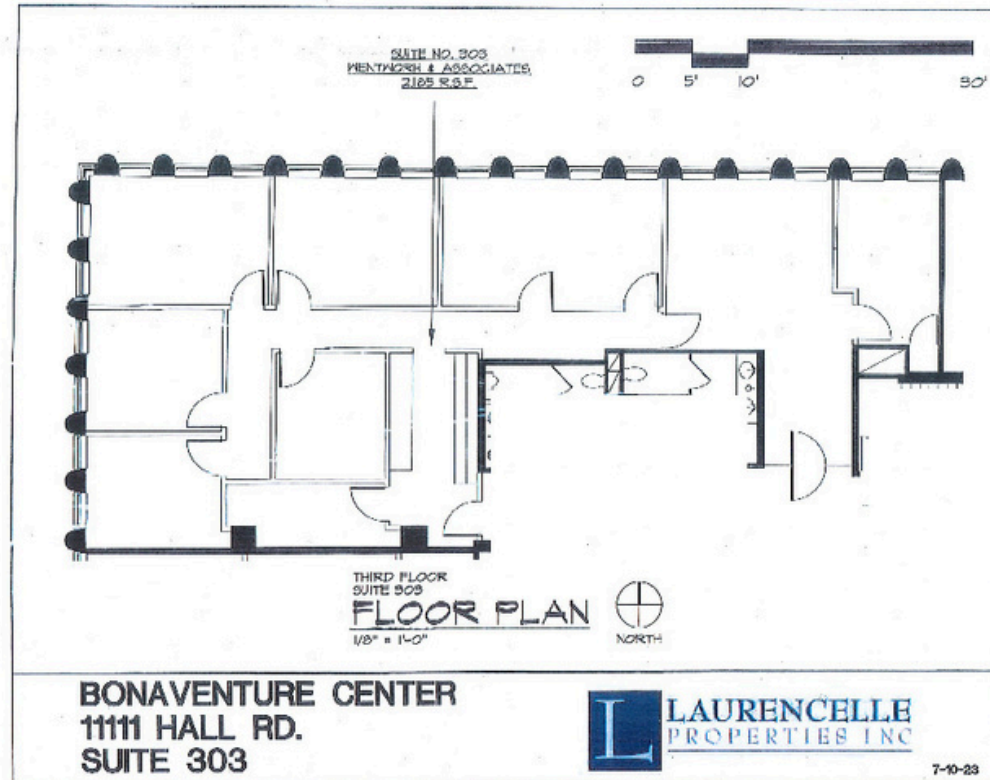


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Suite 303 Floor Plan



Suite Number	Square Footage	Lease Rate
303	2,185 SF	\$15.95/SF

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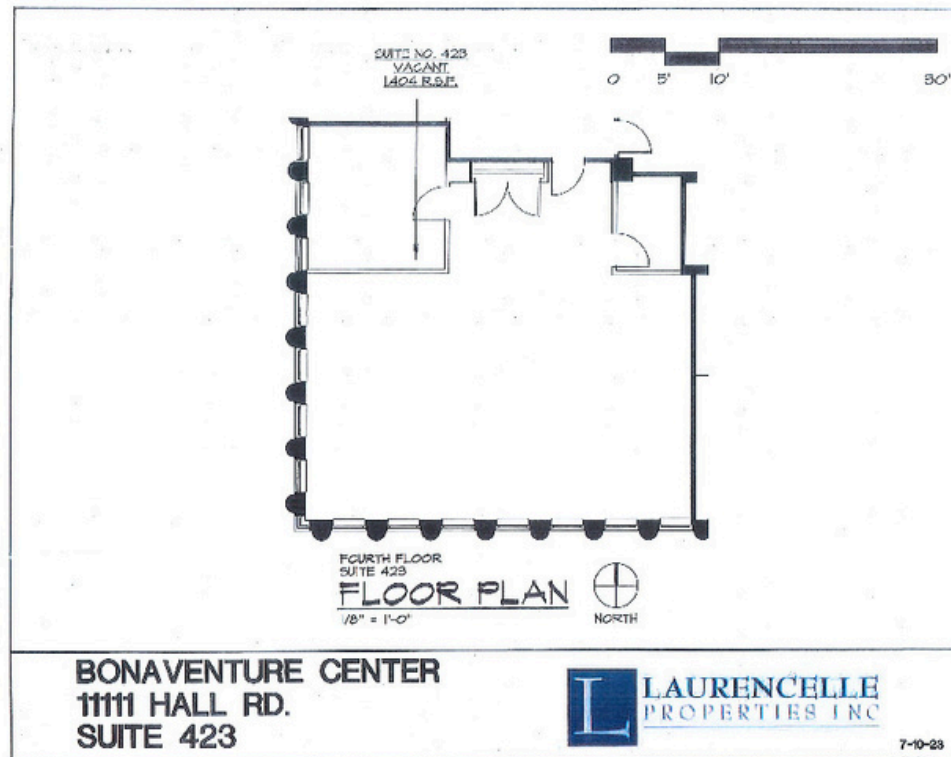


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Suite 423 Floor Plan



Suite Number	Square Footage	Lease Rate
423	1,404 SF	\$15.95/SF

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