

# 38219 Mound Rd

*Sterling Heights, MI*

- High-Image Professional Office Building
- 8,683 SF Turn-Key Office Space
- Professionally Owned/Managed
- High-End Finishes Throughout
- Centrally Located Near Area Freeways
- Excellent Main Road Signage & Exposure
- Ample On-Site Parking



## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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**L. MASON CAPITANI**

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248.637.9700 | [LMCap.com](http://LMCap.com)

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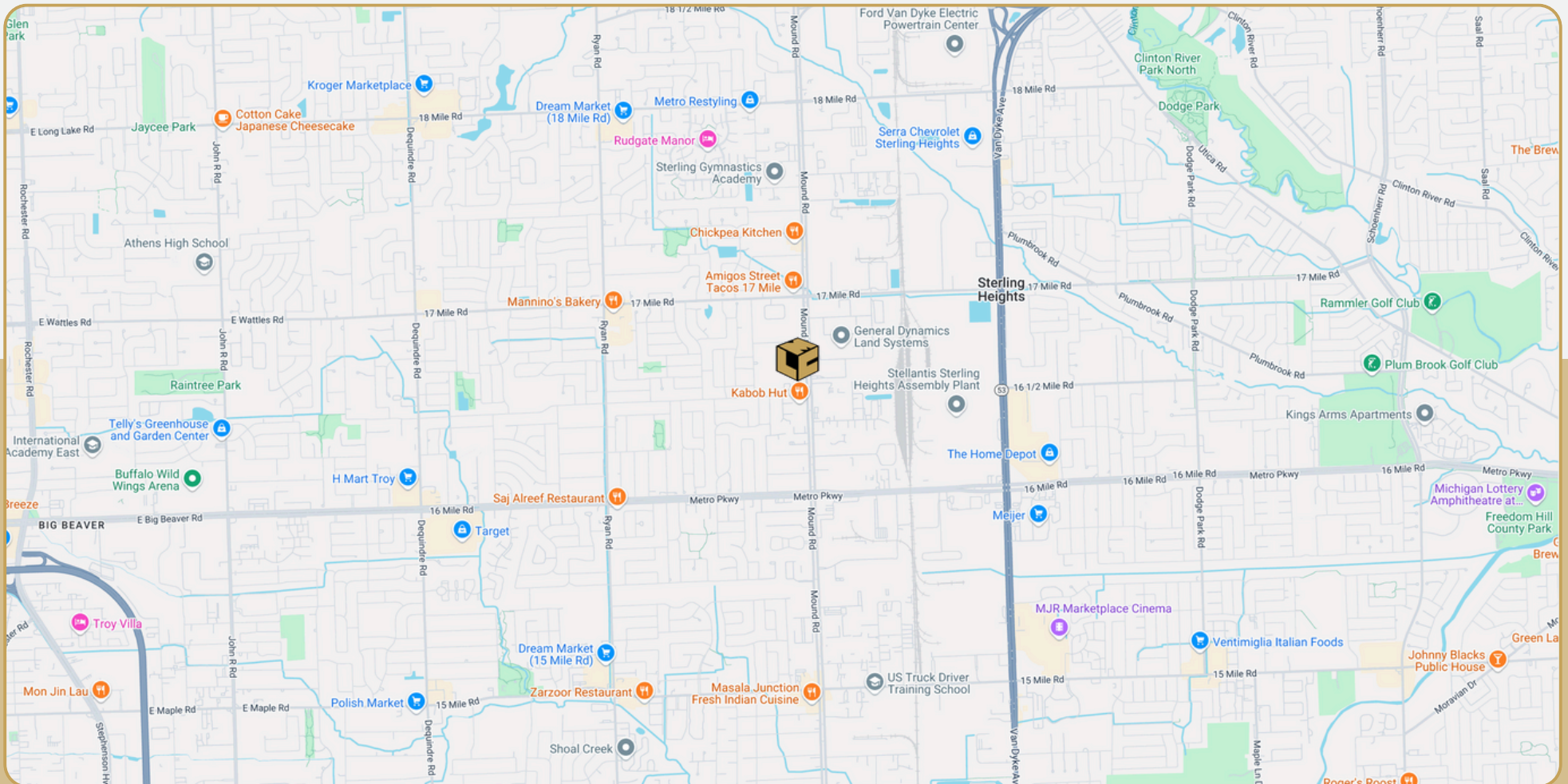
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## Office Property Details:

### Details:

**Location Description:** West of Mound, South of 17 Mile

**Building Type:** Office

**Class:** A

**Zoning:** O-B

**Floors:** 2

**Year Built:** 2005

**Gross SF:** 49,644 SF

**Total Rentable SF:** 49,644 SF

**Available SF:** 8,683 SF

**Acres:** 3.03

**Multitenant:** Yes

**Parcel ID:** 10-10-20-276-028

**Property Description:** 8,683 SF turn-key office space featuring high-end finishes, excellent signage and exposure, and convenient access to area freeways. Professionally owned and managed with ample on-site parking.

### Economic:

**Min/Max Rental Rate:** \$21.00/SF

**Rental Terms:** + Electric

**Annual Escalations:** \$0.50/SF

**Occupancy:** Immediate

**Parking:** Surface - 210 Spaces

**Partition Allowance:** Negotiable

**Signage:** Yes

**Status:** Existing

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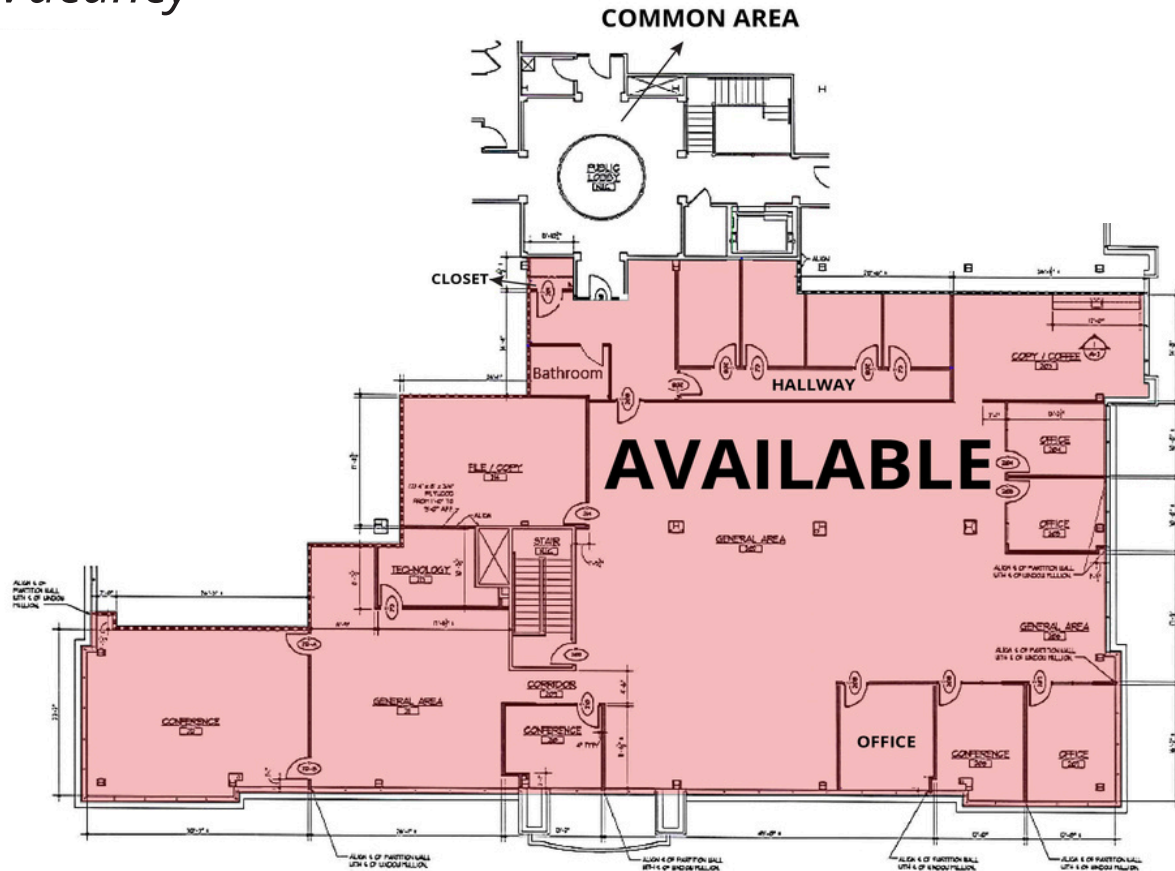


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## Second Floor Vacancy



Suite Number	Square Footage
201	8,683 SF

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