

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 $\pm$ 1,400 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:

Robert Gojcay

Vice President

248.637.7783

rgojcay@LMCap.com

248.637.9700 | LMCap.com

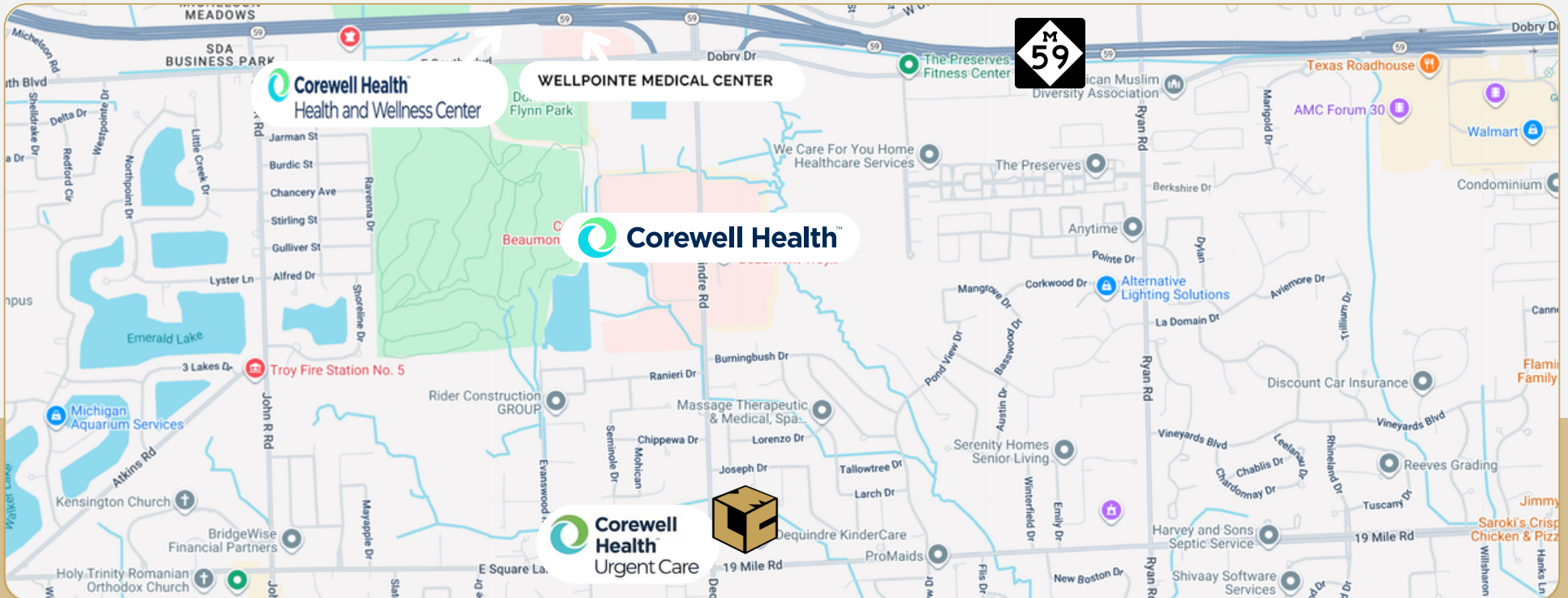
Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



L. MASON CAPITANI
CORFAC INTERNATIONAL

Cambridge Office Park

Sterling Heights, MI



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.

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Office Property Details:

Details:

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

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

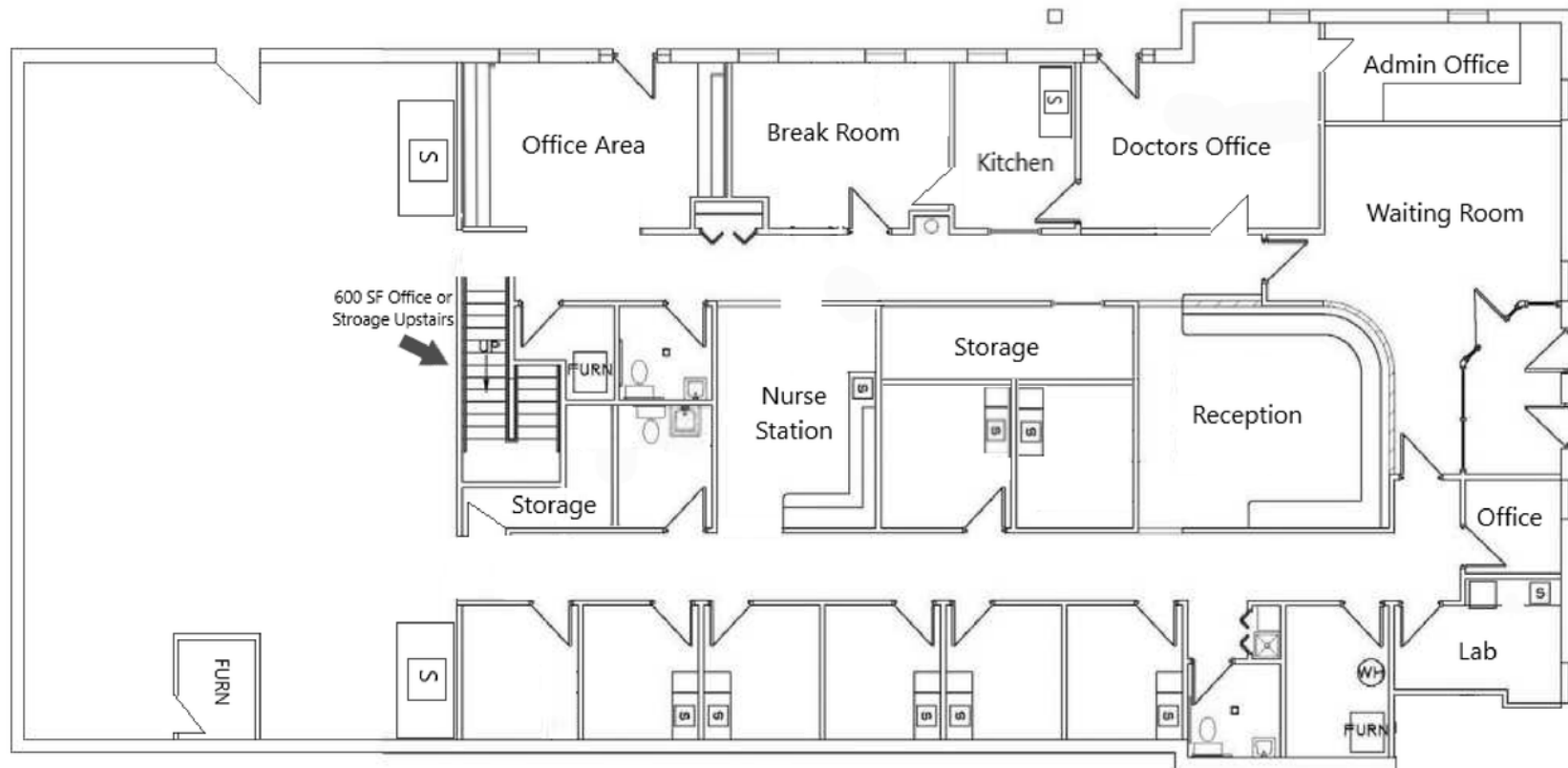
43134 - 1,400 - 6,800 SF Medical	Sale Price: \$TBD
43134 - 6,800 SF Medical	Sale Price: \$2,000,000
	Price/SF: \$294.11
43150 - 1,400 SF Phys. Therapy	Sale Price: \$349,999
	Price/SF: \$249.99
43154 - 1,400 SF Phys. Therapy	Sale Price: \$349,999
	Price/SF: \$249.99

Cambridge Office Park

Sterling Heights, MI



Suite 43134



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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

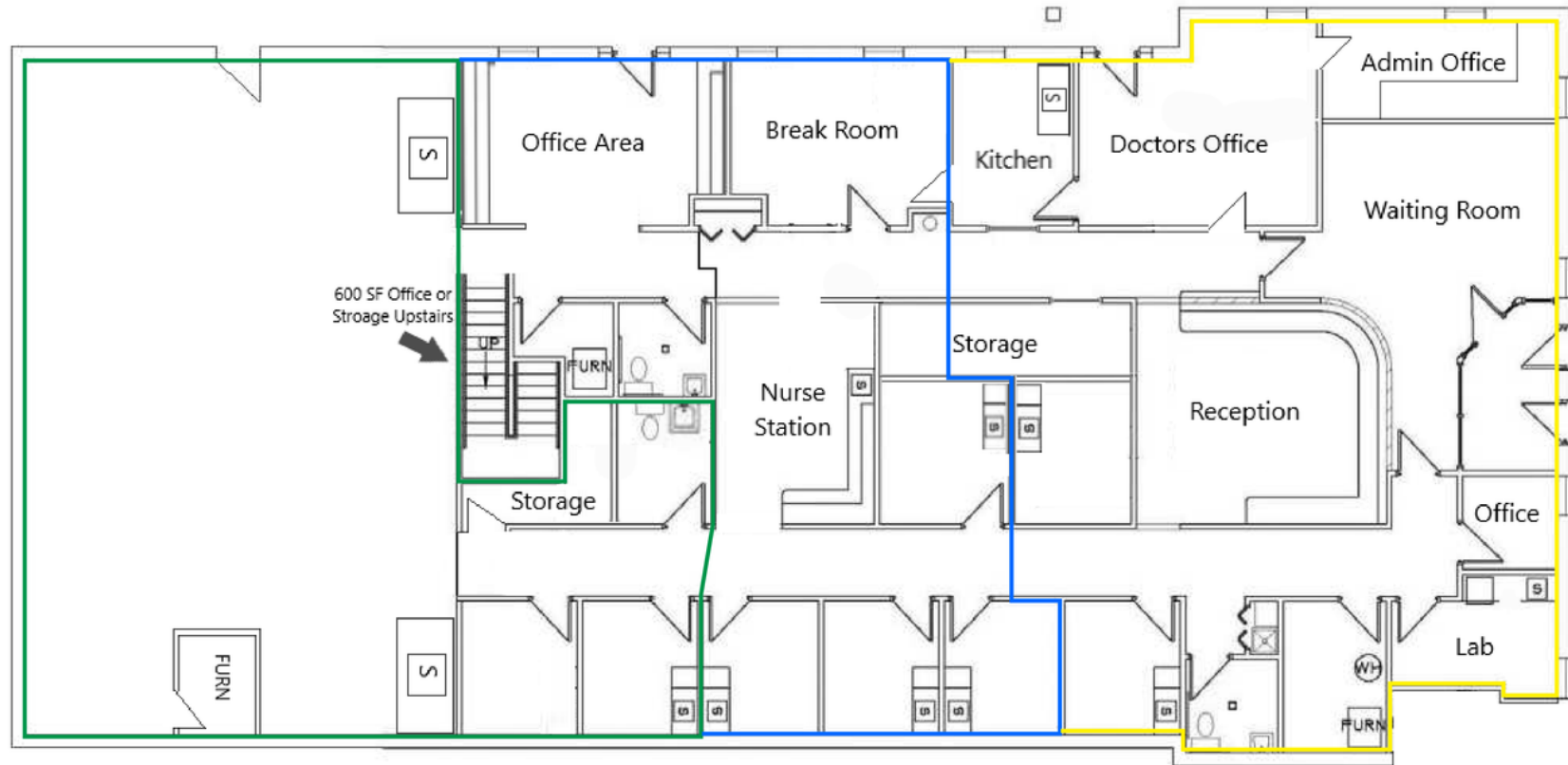
Cambridge Office Park

Sterling Heights, MI



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	1,400 SF - 6,800 SF

248.637.9700 | LMCap.com

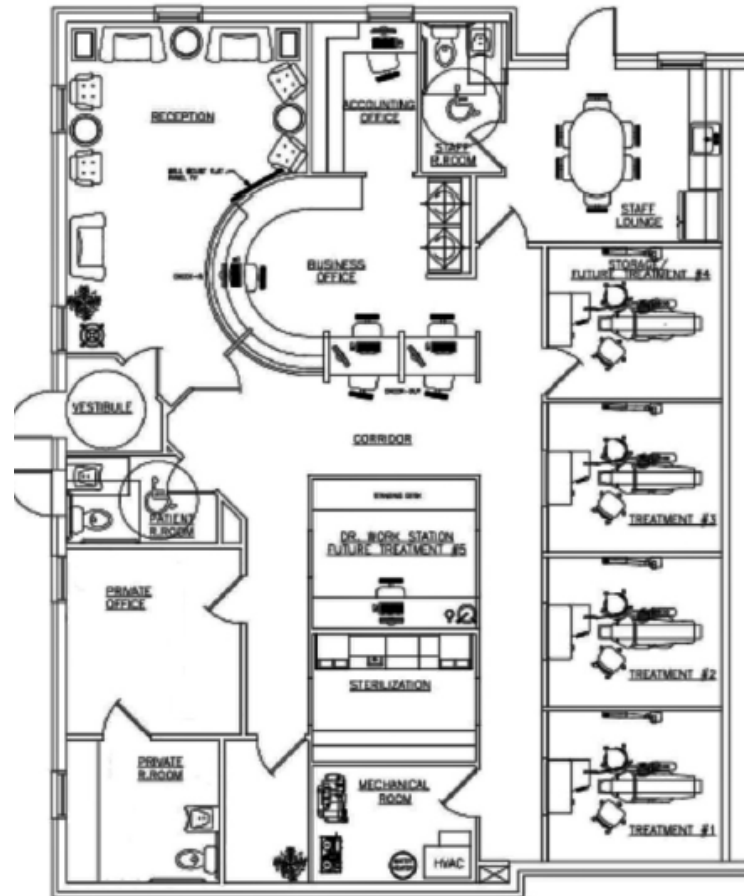
Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Suite 43114 - Occupied Dental Suite



Suite Number	Square Footage
43114	2,400 SF

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Available Suites:



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

Suite 43150/43154: 2,800 SF [Virtual Tour](#)

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Additional Photos:



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Additional Photos:



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Suite 43114 Additional Photos:



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Suite 43114 Additional Photos:



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Suite 43134 Additional Photos:



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

Cambridge Office Park

Sterling Heights, MI



Suite 43134 Additional Photos:



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.