



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

PROPERTY INFORMATION



PROPERTY NAME: Liberty Professional Center

LOCATION: 35501-35765 Mound Road

CITY: Sterling Heights

COUNTY: Macomb

PROPERTY TYPE: Office

YEAR BUILT: 2001

LOCATION DESCRIPTION: 15 Mile / Mound

GROSS SF: 99,820

AVAILABLE SF: 36,381

MAX. AVAILABLE: 24,700

MIN. AVAILABLE: 3,021

FLOORS: 1

PARKING: 552

ZONING: O

PROPERTY DESCRIPTION:

Part of a 5-building professional office campus located on heavily traveled Mound Rd. Building offers high-end finishes, on-site management, very aggressive rental rate (\$11.50 gross including suite utilities). Ideal for professional office or medical.

ECONOMIC DATA

MIN RENTAL RATE: \$11.50

MAX RENTAL RATE: \$11.50

OPERATING EXPENSES: \$5.00

ANNUAL ESCALATIONS: \$0.50

TERMS: NNN

LOAD FACTOR: 13.00%

PARTITION ALLOWANCE: Negotiable

SALE PRICE:

AGENT: A. Iafrate



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SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Bldg A	5,291	\$11.50	Immediate
Bldg B	3,021	\$11.50	Immediate
Bldg B	4,868	\$11.50	Immediate
Bldg C	5,316	\$11.50	Immediate
Bldg C	6,671	\$11.50	Immediate
Bldg C	10,793	\$11.50	Immediate
Bldg C	24,700	\$11.50	Immediate

AGENT: A. Iafrate

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.