

# 36150-36250 Dequindre Road

Sterling Heights, MI



As exclusive agents, we are pleased to offer the following property for lease:

- ◆ 1,118 - 3,326 SF of Office/Medical space
- ◆ Move-in ready suites with flexible terms
- ◆ Aggressive lease rates with on-site management
- ◆ Surface parking feet from building/suite entry
- ◆ Easy-in, easy-out with traffic light
- ◆ Close proximity to retail stores and restaurants



**Kevin Jahnke** Associate **248.350.1192** [kevin.jahnke@ngkf.com](mailto:kevin.jahnke@ngkf.com)

**Mike Valant** Associate **248.357.6568** [mvalant@ngkf.com](mailto:mvalant@ngkf.com)

**Daniel Canvasser** Senior Managing Director **248.350.8141** [dcanvasser@ngkf.com](mailto:dcanvasser@ngkf.com)

**Newmark Grubb**  
**Knight Frank**

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**Laurel Valley Office Center**  
**36150-36160 Dequindre Rd**  
**Sterling Heights, MI 48310-7149**



36150-36160 Dequindre Rd

**Availability Information**

<b>Total Vacant</b>	8,170 rsf	<b>For Lease/For Sale</b>	For Lease
<b>Total Available</b>	8,170 rsf	<b>Direct Lease Rate</b>	\$15.00 MGRS
<b>Min/Max Available</b>	1,118 - 3,326 rsf	<b>Asking Sale Price</b>	
<b>TI Allowance / sf</b>			
Direct Avail Bldg 36150	Ste 515 1,118 rsf	Divisible: 1,118 rsf	\$15.00 - \$15.00 MGRS
Direct Avail Bldg 36150	Ste 540 1,200 rsf	Divisible: 1,200 rsf	\$15.00 - \$15.00 MGRS
Direct Avail Bldg 36250	Ste 110 3,326 rsf	Divisible: 3,326 rsf	\$15.00 - \$15.00 MGRS
Direct Avail Bldg 36250	Ste 310 2,526 rsf	Divisible: 2,526 rsf	\$15.00 - \$15.00 MGRS

**Expense Information**

<b>Expense Total</b>	<b>Insurance</b>
<b>Electric</b>	<b>CAM</b>
<b>Taxes</b>	

**Property Information**

<b>Property Size</b>	39,632 rsf	<b>Property Type / Subtype</b>	Office/Class B
<b>Alternate Size</b>		<b>Owner/Tenant Status</b>	Multi-tenant
<b>Lot/Land Size</b>		<b>Construction Status</b>	Completed
<b>Parking Ratio</b>	6.00	<b>Construction Type</b>	Brick/Block
<b>Number of Bldgs/Floors</b>	2/1	<b>Zoning</b>	Office
<b>Construction Date</b>	1/1/1989	<b>Map Location</b>	
<b>Last Update</b>	2/24/16	<b>Parcel Number</b>	10-30-151-010
<b>Property ID</b>	59907	<b>Logistics Class:</b>	

**Property Specifications**

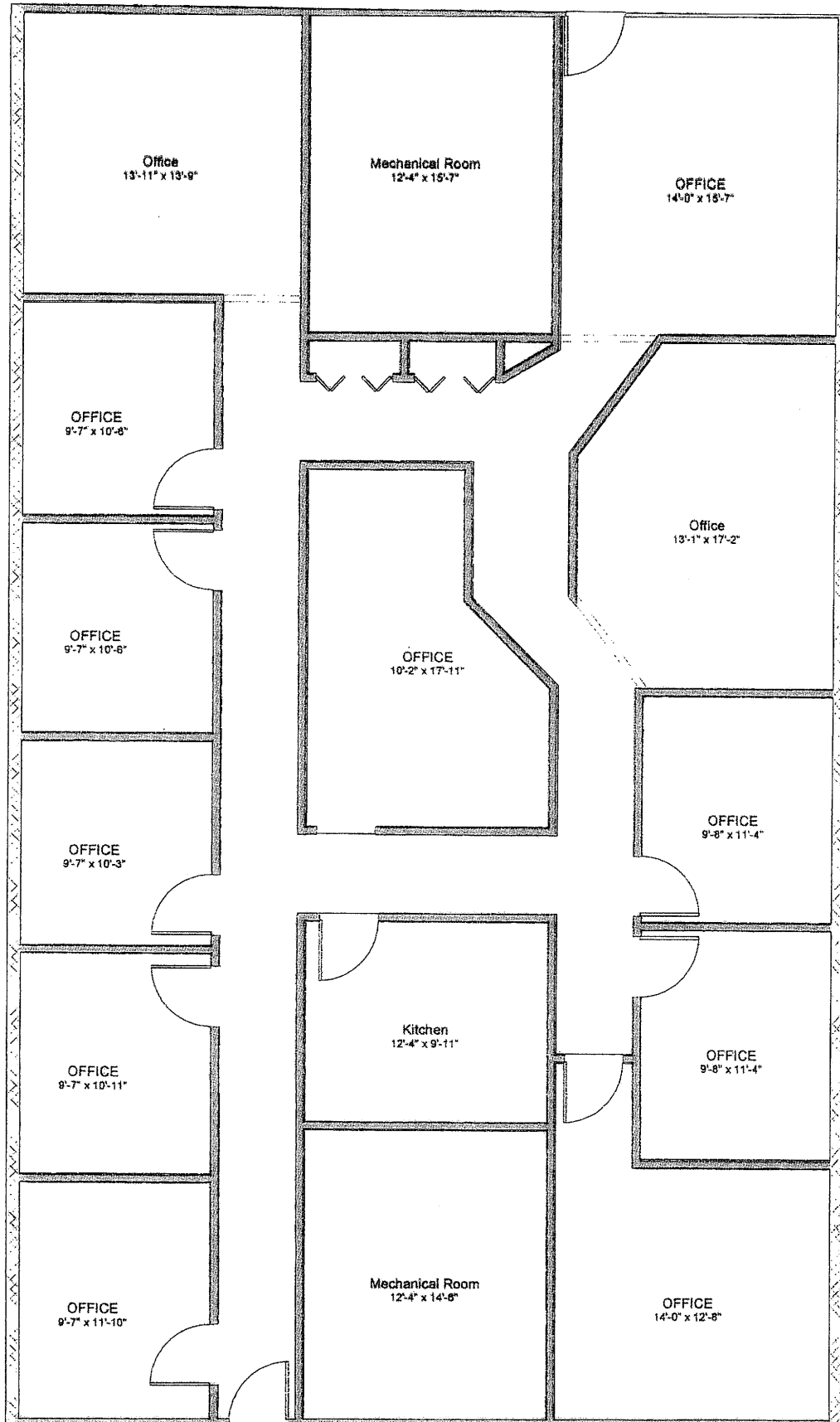
<b>Add On Factor</b>	<b>Retail Space</b>	
<b>Gross Usable Equivalent</b>	<b>Parking Description</b>	
<b>Elevators - Passenger</b>	<b>Data Source</b>	
<b>Other Space</b>	<b>Sprinkler</b>	Yes
<b>Min Floor Size</b>	<b>Restaurant</b>	No
<b>Max Floor Size</b>	<b>Rentable</b>	Yes
<b>LoopNet ID</b>	<b>NGKF Exclusive</b>	Yes
<b>Reserved Parking Cost</b>		
<b>Escalations</b>		

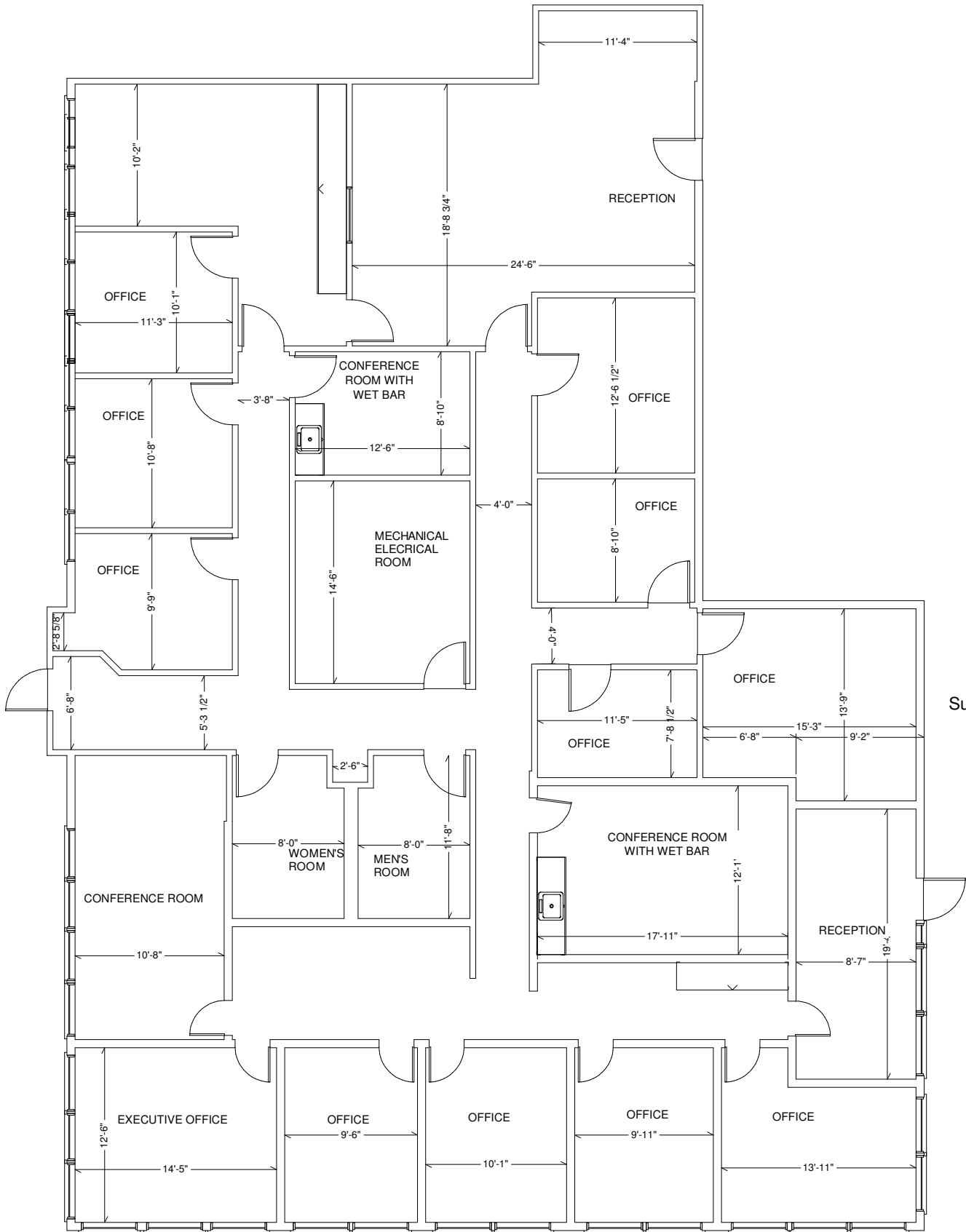
**Comments**

Two building office center. Move in ready suites with flexible terms. On-site management. Surface parking feet from suite entrances. Easy in, easy out with traffic light.

**Contact Information**

<b>Relationship</b>	<b>Company Name</b>	<b>Contact Name</b>	<b>License #</b>	<b>Direct/Company Phone</b>
Lease Agent	Newmark Grubb Knight Frank Detroit	Kevin Jahnke		248.350.9500
Lease Agent	Newmark Grubb Knight Frank Detroit	Michael Valant		248.357.6568 / 248.350.9500
Lease Agent	Newmark Grubb Knight Frank Detroit	Daniel Canvasser		248.350.8141 / 248.350.9500

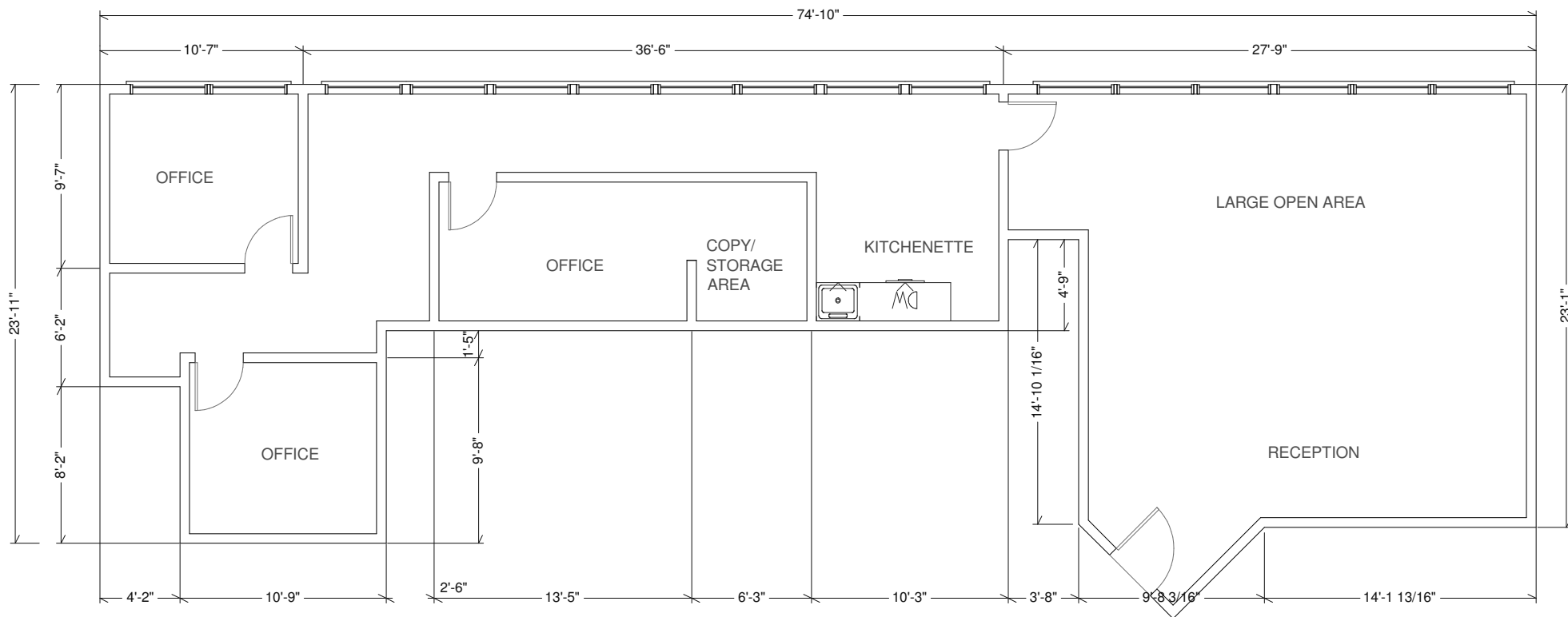




Suite 310

LIVING AREA  
4533 sq ft

Suite 540



Suite 515

