



L. MASON CAPITANI

CORFAC INTERNATIONAL



**PLUMBROOK
PROFESSIONAL CENTER**
1,985 SF SUITE FOR SALE OR LEASE
STERLING HEIGHTS, MICHIGAN

FOR MORE INFORMATION:

Al Iafrate, SIOR

248.637.7791

Alafrate@Lmcap.com

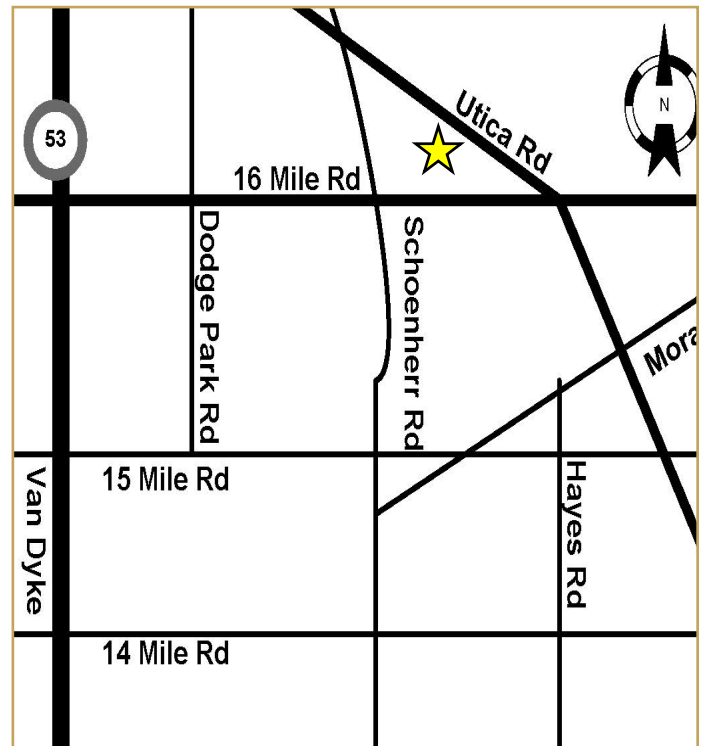
Anton Juncaj

248.637.3529

AJuncaj@Lmcap.com

PROPERTY FEATURES:

- Professional Medical Building
- Existing General Office Suite
- Available For Any Medical or Dental Use
- Close Proximity to Expressways and Hospitals



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248.637.9700 | www.Lmcap.com



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: Plumbrook Professional Center

LOCATION: 13923 Plumbrook

CITY: Sterling Heights

COUNTY: Macomb

PROPERTY TYPE: Office/Medical

YEAR BUILT: 1980

LOCATION DESCRIPTION: East of Schoenherr

GROSS SF: 20,448

AVAILABLE SF: 1,985

MAX. AVAILABLE: 1,985

MIN. AVAILABLE: 1,985

FLOORS: 1

PARKING: 175

ZONING: O-1

PROPERTY DESCRIPTION: Newly renovated professional office building with a very nicely appointed general office unit available for sale. Private entrance suite.

ECONOMIC DATA

MIN RENTAL RATE: \$16.00

MAX RENTAL RATE: \$16.00

OPERATING EXPENSES: Utilities

ANNUAL ESCALATIONS: \$0.50

TERMS: +Utilities

LOAD FACTOR: 0.00%

PARTITION ALLOWANCE: Negotiable

SALE PRICE: \$268,000.00

AGENT: A. Iafrate\ A. Juncaj



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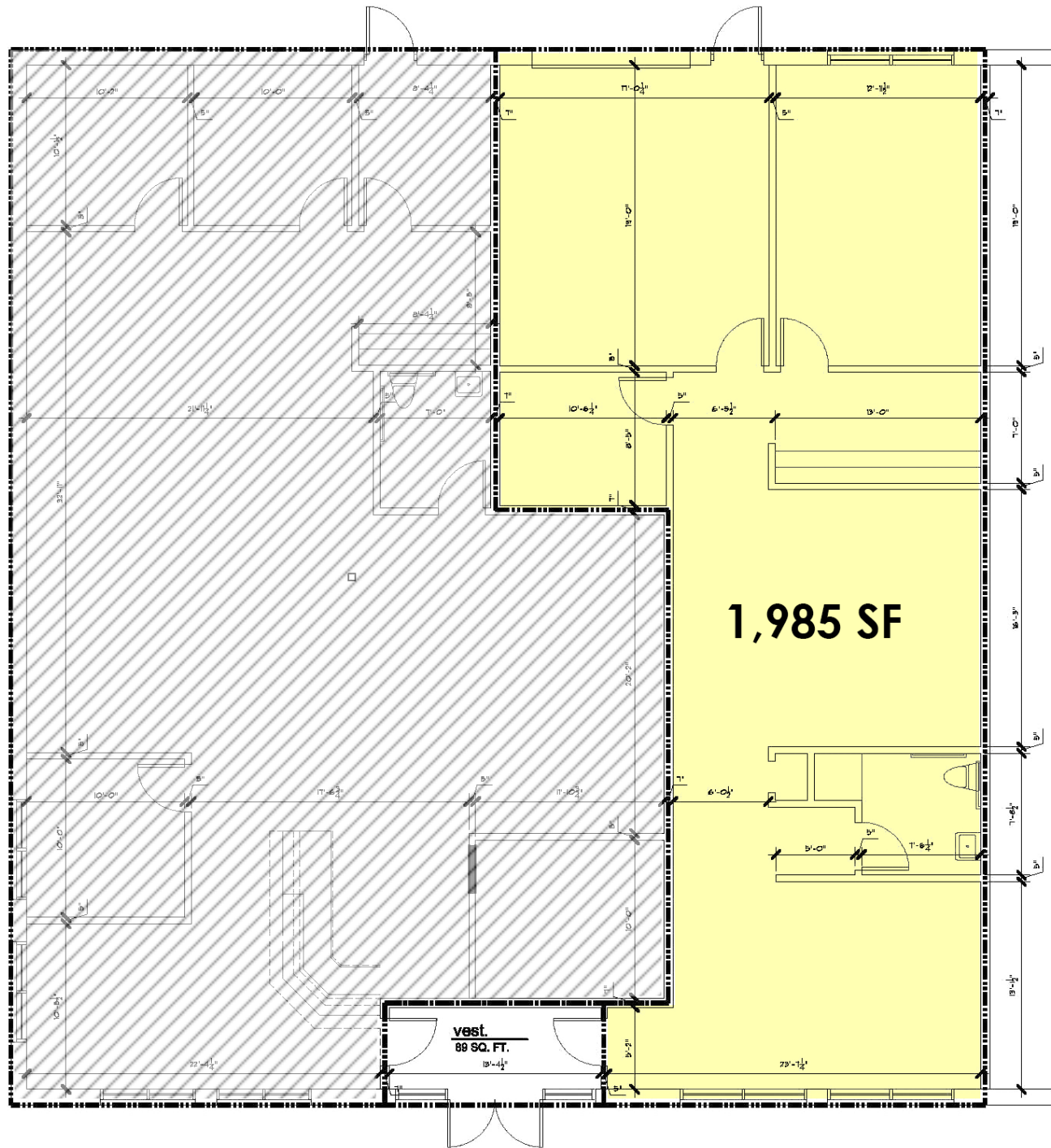
Plumbrook Professional Center * 13923 Plumbrook * Sterling Heights

SPACE AVAILABLE

| <u>Suite</u> | <u>Space Available [SF]</u> | <u>Lease Rate [\$/SF]</u> | <u>Occupancy</u> |
|-----------------|-----------------------------|---------------------------|------------------|
| 13923 Plumbrook | 1,985 | \$16.00 | Immediate |

AGENT: A. Iafrate\ A. Juncaj

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



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Floor Plan

Plumbrook Professional Center
Sterling Heights, MI

13923 Plumbrook - 1,985 SF

(Drawing Not to Scale)