

FOR LEASE

CARD ROAD PROFESSIONAL CENTER
45200 CARD ROAD
MACOMB, MICHIGAN 48044

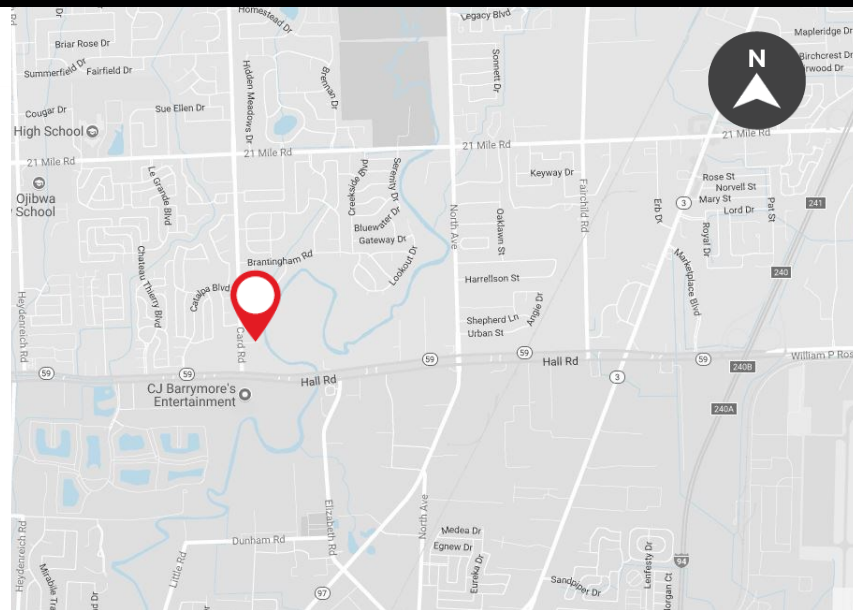


BRAND NEW BUILT-TO-SUIT SUITES AVAILABLE

45200 CARD ROAD

Total Building Space	38,879 SF
First Floor Rental Rate	\$18.95 per SF Gross plus gas & electric
Second Floor Rental Rate	\$15.95 per SF Gross plus gas & electric
Annual Escalations	\$0.50 per SF per year
Year Built	2009

- On site ownership and management
- Two-story professional office building
- First and second floor suites available
- Abundant parking with spaces near suite entrance
- Prominently located at M-59 (the golden corridor or Macomb County) and Card Road, with convenient access to I-94
- Attractive architecture
- Quality Leasehold Improvements
- Building conference center available to all tenants



FOR MORE INFORMATION PLEASE CONTACT:

GLENN N. DESROSIER
glenn.desrosiers@freg.com

248.324.2000 OFFICE eCODE 16

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

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AVAILABLE SUITES

SUITE	RENTABLE SF	MONTHLY RENT	AVAILABILITY
116	2,000	\$3,158.33	IMMEDIATE
124	1,700	\$2,684.58	IMMEDIATE
204	1,919	\$2,550.67	IMMEDIATE
208	1,596	\$2,121.35	IMMEDIATE
212	1,426	\$1,895.39	IMMEDIATE
216	1,937	\$2,574.60	IMMEDIATE
220	1,912	\$2,541.37	IMMEDIATE
224	1,210	\$1,608.29	IMMEDIATE
228	1,268	\$1,685.38	IMMEDIATE
232	1,909	\$2,537.38	IMMEDIATE
TOTAL	16,877		

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