

FOR LEASE

SPIRIT FORGE PROFESSIONAL CENTER
38233-38283 MOUND ROAD
STERLING HEIGHTS, MICHIGAN



PROPERTY FEATURES:

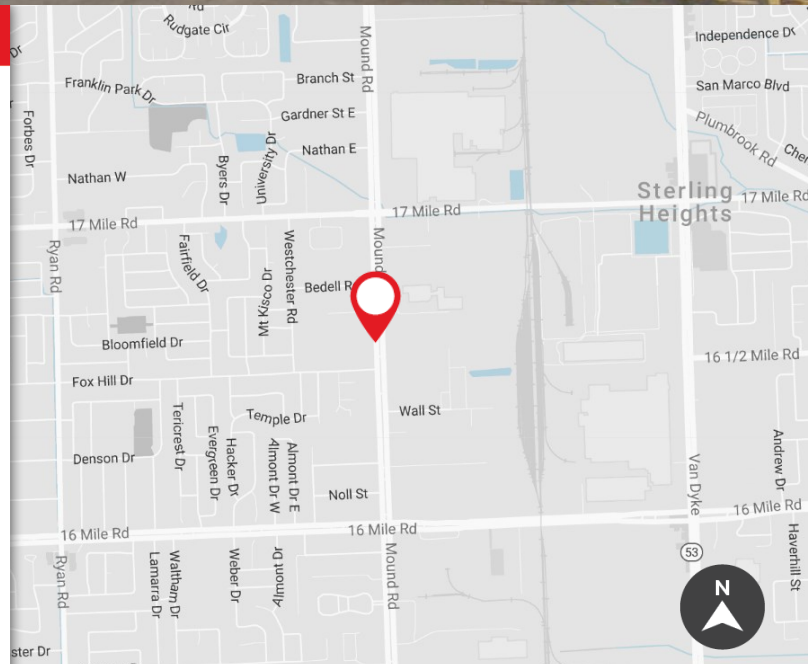
- Under new ownership and management
- Suites from 3,205 SF to 9,054 SF
- Abundant parking (5.57/1,000 SF)
- New parking lot and landscaping recently completed
- Ideal for professional office or medical user
- Signage on Mound Road
- Easy access to I-696 and M-59

Rental Rate: \$13.50/SF gross plus electric
Annual Rent Escalations: \$0.50/SF
Load Factor: 0%

AVAILABLE SPACE

BUILDING	SUITE SIZE	AVAILABILITY
D	9,034 SF*	IMMEDIATELY
E	3,205 SF	IMMEDIATELY
F	9,054 SF*	IMMEDIATELY

*Space is divisible



FOR MORE INFORMATION PLEASE CONTACT:

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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.