

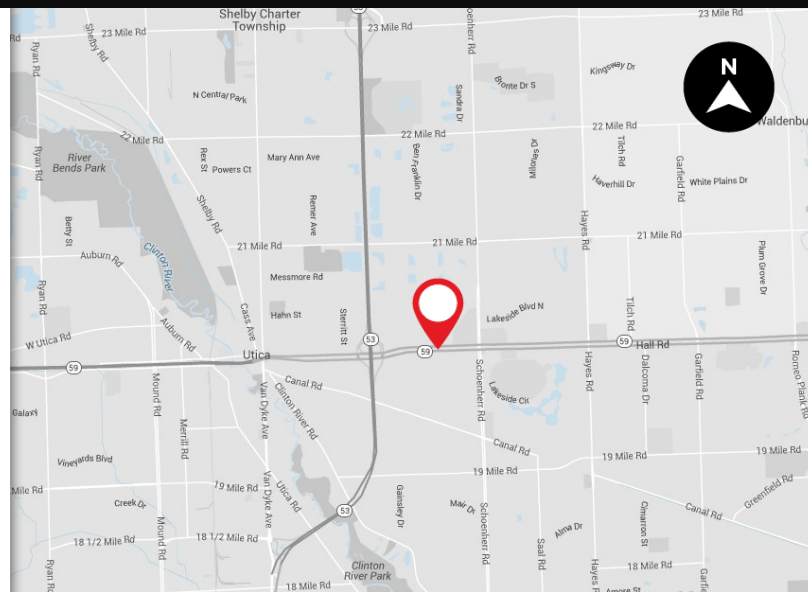
FOR LEASE

STERLING TOWN CENTER
12900 HALL ROAD
STERLING HEIGHTS, MICHIGAN 48313



Total Building Space	127,734 SF
Rental Rate	\$19.95 per SF gross + electric
Annual Escalations	\$0.50 per SF per year
Load Factor	12%
Year Built/Renovated	1989/2006

- Prestigious class A office building
- Class A building located on M-59, between M-53 and Schoenherr Road in the "Golden Corridor" of Macomb County
- Monument signage available to qualified tenants
- Upgraded finishes throughout
- On-site deli
- Walking distance to Chili's restaurant



FOR MORE INFORMATION PLEASE CONTACT:

GLENN N. DESROSIERS glenn.desrosiers@freg.com

248.324.2000

OFFICE eCODE 383

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	USABLE SF	MONTHLY RENT	AVAILABILITY
180	1,762	1,573	\$2,929.33	IMMEDIATE
470	2,361	2,108	\$3,925.16	60-90 DAYS
495	2,676	2,389	\$4,448.85	60-90 DAYS
TOTAL	6,799	6,071		

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