



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name: Laurel Valley Office Center
Location: 36250 Dequindre Road
City, State: Sterling Heights, MI
Cross Streets: S. of Big Beaver Road
County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 17,765	Total Available Sq. Ft.: 2,506	Class: B
Typical Floor Plate: 17,765	Min / Max Cont. Sq. Ft.: 878 / 1,628	No. of Floors: 1

PROPERTY INFORMATION

Zoning: COMM/IMPR	Parking: Ample
Exterior Construction: N/A	Power: Ample
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: No
Heating: Yes	Signage: N/A
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 8'	Date Available: Immediate
Year Built: 1989	Acreage: 1.88

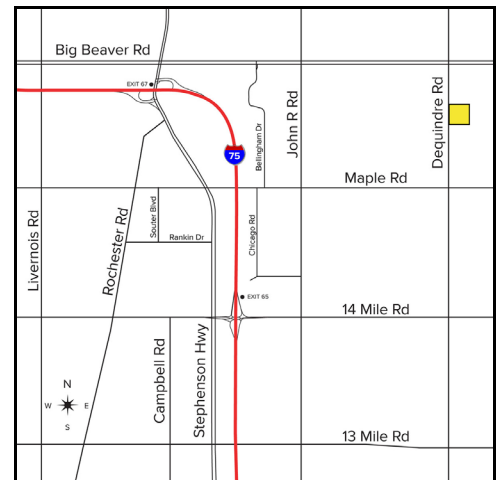
Current Tenants:

PRICING INFORMATION

Lease Rate: \$16.95 Gross	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: N/A	Total Taxes: \$31,942.98 (2025)	Deposit: N/A
Options: N/A	Parcel #: 10-10-30-151-010	

Tenant Responsibility:

Comments: Exceptionally well-managed with attentive, on-site ownership. Professional image for medical and office users seeking a quality setting. Strategically located near Big Beaver Road and I 75 for easy regional access. Operating costs simplified – janitorial and electricity included in the lease rate. Abundant parking and easy building access for employees and visitors. Perfect for professional office users and medical practices. Schedule a tour today to see why tenants choose Laurel Valley Office Center. Lease Rate: \$16.95/sq. ft. Gross.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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