



## Medical For Lease

**Property Name:** Lincoln Center 300  
**Location:** 15918 Nineteen Mile Road, Suite: #150  
**City, State:** Clinton Twp., MI  
**Cross Streets:** Hayes Road  
**County:** Macomb

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 15,329	<b>Total Available Sq. Ft.:</b> 7,285	<b>Class:</b> B
<b>Typical Floor Plate:</b> 15,329	<b>Min / Max Cont. Sq. Ft.:</b> 7,285 / 7,285	<b>No. of Floors:</b> 1

### PROPERTY INFORMATION

<b>Zoning:</b> OS-1 (Office)	<b>Parking:</b> Proportionate Share
<b>Exterior Construction:</b> Face Brick	<b>Power:</b> 110 Volts
<b>Structural System:</b> Block/Steel	<b>Security Systems:</b> Yes
<b>Roof:</b> Rubber Membrane	<b>Restrooms:</b> Yes - Multiple
<b>Floors / Covering:</b> Carpet / Tile	<b>Sprinklers:</b> Yes
<b>Heating:</b> Forced Air	<b>Signage:</b> Yes
<b>Air-Conditioning:</b> Yes - 100%	<b>Delivery Area:</b> N/A
<b>Ceiling Height:</b> 9'	<b>Date Available:</b> Immediate
<b>Year Built:</b> 2004	<b>Acreage:</b> N/A

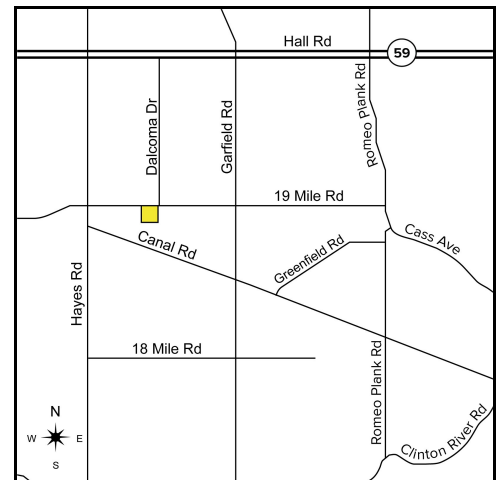
**Current Tenants:**

### PRICING INFORMATION

<b>Lease Rate:</b> \$18.00 G+U	<b>Rentable/Usable:</b> N/A	<b>Impr Allowance:</b> N/A
<b>Lease Term:</b> 3+ Years	<b>Total Taxes:</b> \$2.43/SF (2024)	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Parcel #:</b> 16-11-07-126-034	

### Tenant Responsibility:

**Comments:** Directly across from Henry Ford Hospital. Adjacent to Villa Bella Retirement Community and Story Point Senior Living. Medical office infrastructure in place. Suites available from 669 - 7,285 sq. ft.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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