

**OFFICE SPACE FOR LEASE**

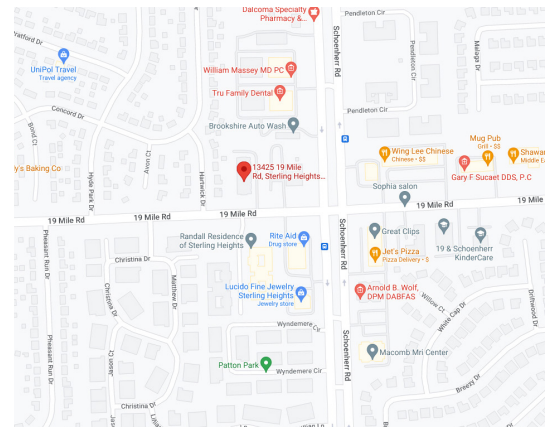


# PILOT

PROPERTY GROUP

## PROFESSIONAL OFFICE/MEDICAL SPACE: 13425 19 MILE ROAD, STERLING HEIGHTS, 48313

*Property Type:* ..... Office/Medical  
*Total Square Footage:* ..... 13,030  
*Building Name:* ..... Lakewood Office Centre  
*Minimum Sq. Ft. Available:* ..... 735  
*Maximum Sq. Ft. Available:* ..... 735  
*Lot Size:* ..... 1.166 Acres  
*Year Built:* ..... 2006  
*Zoning:* ..... O-1 Office  
*Retail Sq. Ft.:* ..... 13,030  
*Cross Streets:* ..... North side of 19 Mile Rd, just West of Schoenherr  
*Lease Rate:* ..... \$15.95 PSF  
*Lease Type:* ..... Modified Gross Plus Utilities



### PROPERTY OVERVIEW:

- Suite 200: waiting room, reception area, kitchenette, restroom, two windowed offices.
- Landlord is responsible for real estate taxes, building insurance, and common area maintenance.
- Tenant is responsible for suite janitorial service and separately metered utilities (gas and electric).
- Landlord is flexible on lease term, but three to five years is preferred. Rent increases 5% per year. Immediate Occupancy.
- Occupants are provided space on monument sign in front of building, and on suite entrance door, with sign lettering to be done at its expense.

### AGENT CONTACT INFO

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