



# L. MASON CAPITANI

## CORFAC INTERNATIONAL



**OFFICE FOR LEASE**  
**LIBERTY PROFESSIONAL CENTER**  
**STERLING HEIGHTS, MICHIGAN**

**FOR MORE INFORMATION:**

**Al Iafrate, SIOR**

248.637.7791

aiafrate@Lmcap.com

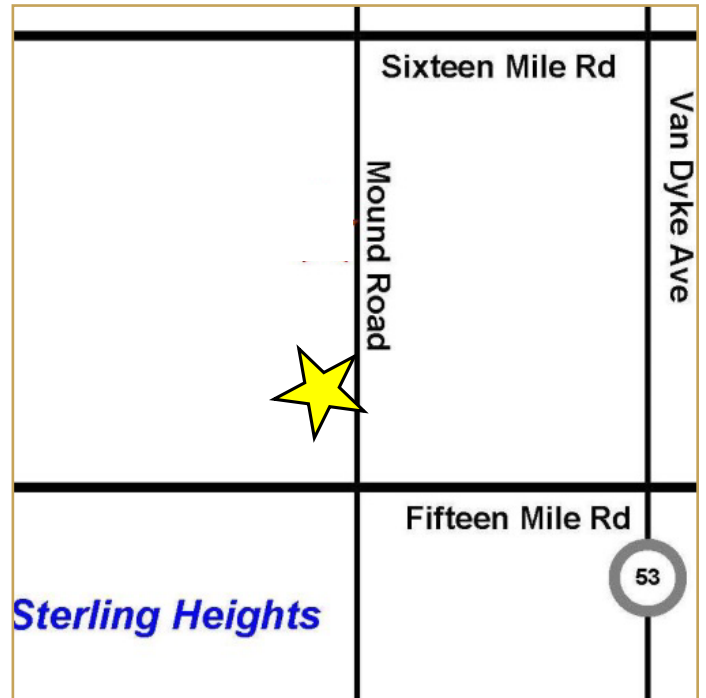
### PROPERTY FEATURES:

- Professional Office Campus Setting
- Ideal For Corporate Office or Medical Use
- High End Finishes
- Aggressive Rental Rates
- On-Site Property Management
- Outstanding Mound Location
- Entire Building Available 24,700 Square Ft

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**248.637.9700 | www.Lmcap.com**



## CORFAC INTERNATIONAL

2301 West Big Beaver  
Suite 950  
Troy, MI 48084-3329

(248) 637-9700  
Facsimile (248) 637-9897  
www.Lmcap.com

### *PROPERTY INFORMATION*



**PROPERTY NAME:** Liberty Professional Center

**LOCATION:** 35501-35765 Mound Road

**CITY:** Sterling Heights

**COUNTY:** Macomb

**PROPERTY TYPE:** Office

**YEAR BUILT:** 2001

**LOCATION DESCRIPTION:** 15 Mile / Mound

**GROSS SF:** 99,820

**AVAILABLE SF:** 36,381

**MAX. AVAILABLE:** 24,700

**MIN. AVAILABLE:** 3,021

**FLOORS:** 1

**PARKING:** 552

**ZONING:** O

**PROPERTY DESCRIPTION:**

Part of a 5-building professional office campus located on heavily traveled Mound Rd. Building offers high-end finishes, on-site management, very aggressive rental rate (\$11.50 gross including suite utilities). Ideal for professional office or medical.

### *ECONOMIC DATA*

**MIN RENTAL RATE:** \$11.50

**MAX RENTAL RATE:** \$11.50

**OPERATING EXPENSES:** \$5.00

**ANNUAL ESCALATIONS:** \$0.50

**TERMS:** NNN

**LOAD FACTOR:** 13.00%

**PARTITION ALLOWANCE:** Negotiable

**SALE PRICE:**

**AGENT:** A. Iafrate



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**Liberty Professional Center \* 35501-35765 Mound Road \* Sterling Heights**

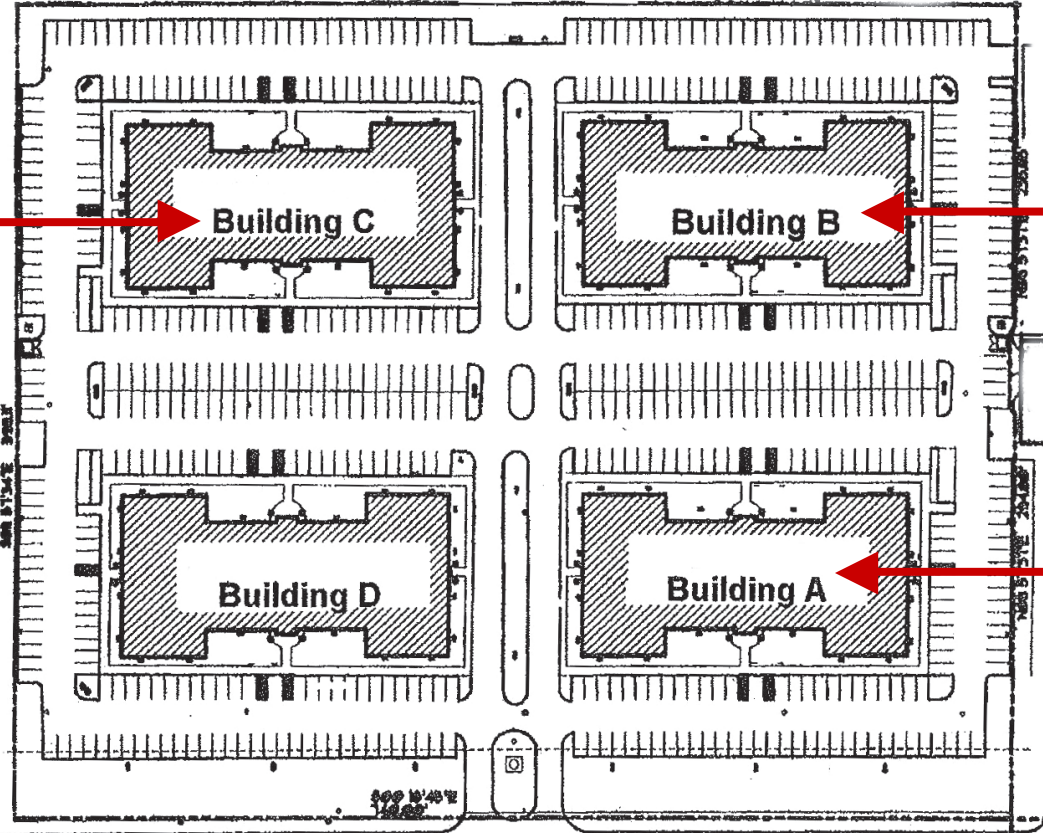
***SPACE AVAILABLE***

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Bldg A	5,291	\$11.50	Immediate
Bldg B	3,021	\$11.50	Immediate
Bldg B	4,868	\$11.50	Immediate
Bldg C	5,316	\$11.50	Immediate
Bldg C	6,671	\$11.50	Immediate
Bldg C	10,793	\$11.50	Immediate
Bldg C	24,700	\$11.50	Immediate

**AGENT:** A. Iafrate

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.

10,793 RSF, 6,671 RSF  
and 5,316 RSF  
Available  
or up to 24,700 RSF



3,021 RSF and 4,868 RSF  
Available

5,291 RSF  
Available

MOUND ROAD CROSSOVER

MOUND ROAD  
264 FT. WD.

N.T.S.

NORTH



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For More Information, Contact:

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Senior Vice President  
Alafrate@Lmcap.com

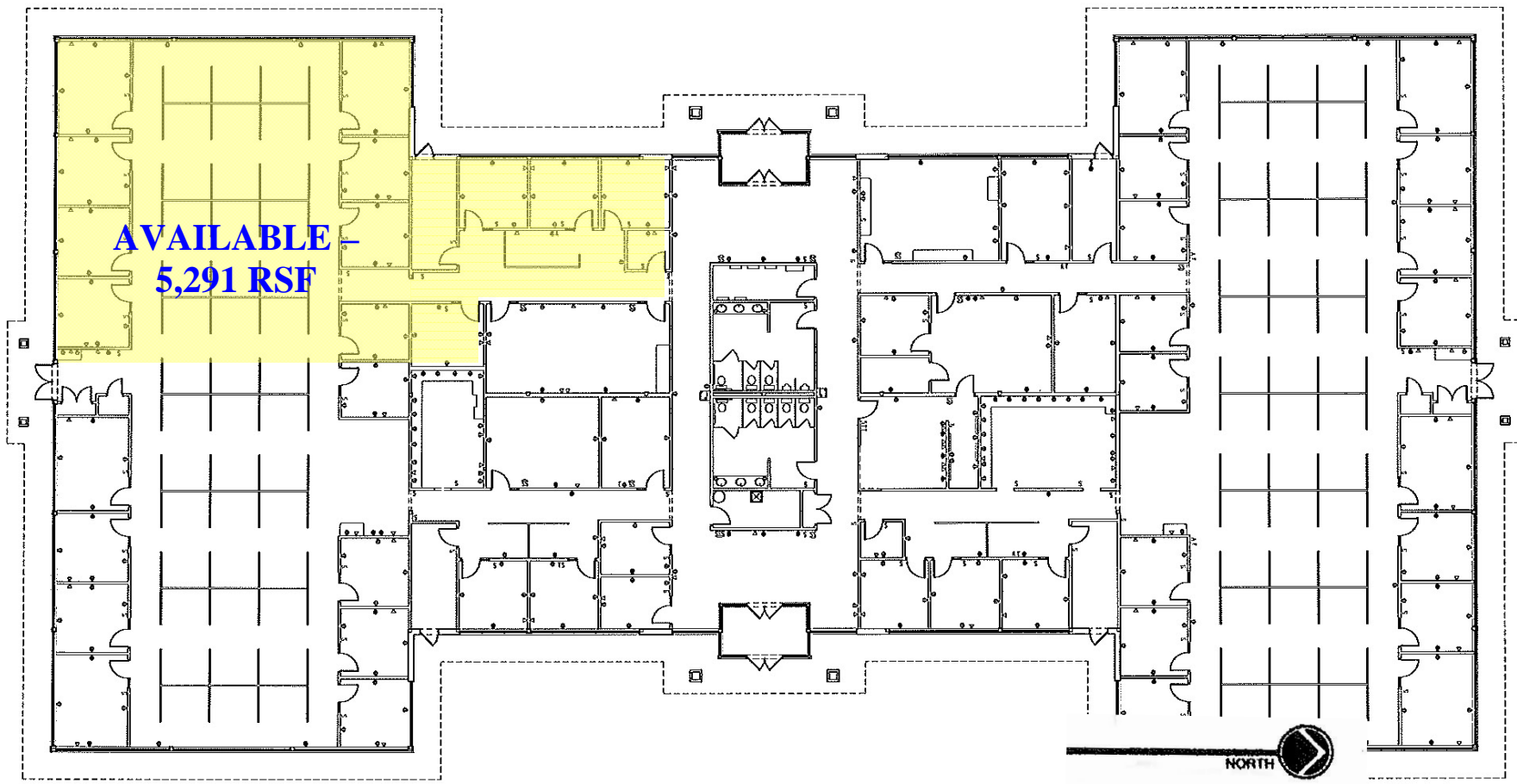
**Liberty Professional Center**

35501-35765 Mound Rd  
Sterling Heights, Michigan

Site Plan

*(Drawing Not to Scale)*





1 Floor Plan - A  
11/12/12

- SYMBOL LEGEND:**
- S Toilet
  - ⊙ Duplex Outlet
  - ⊕ Quad Outlet
  - ▽ Gas Valve
  - ⌈ Thermostat
  - A Alarm
  - F Fire Alarm



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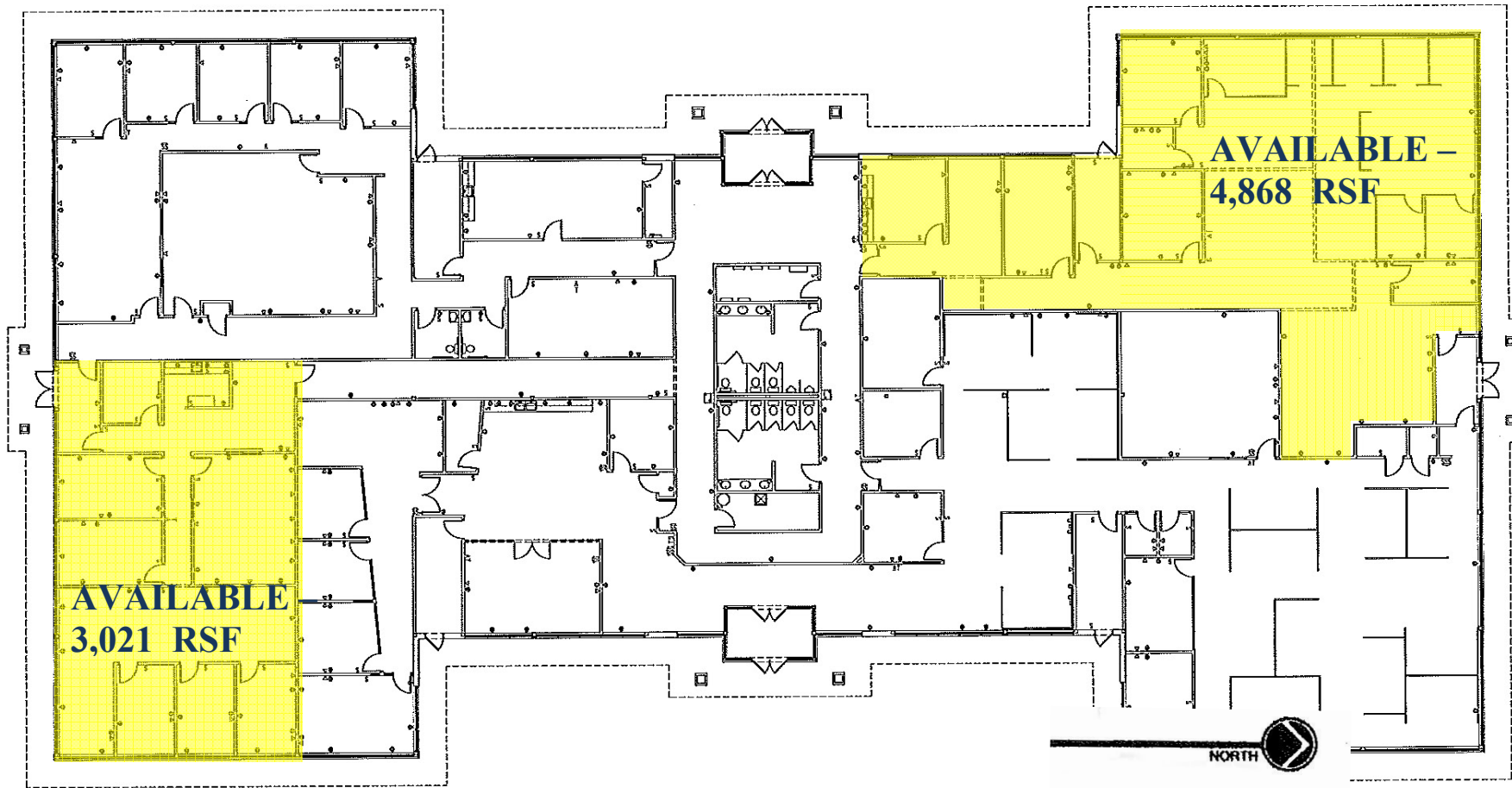
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 35501-35765 Mound  
 Sterling Heights, Michigan

**Floor Plan – Bldg. A**

**(Drawing Not To Scale)**

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Ⓐ Floor Plan - B  
A1 11/12

KEY TO LEGEND	
S	Switch
⊙	Duplex Outlet
⊕	Quad Outlet
∇	Data Point
T	Thermostat
A	Alarm
F	Fire Alarm



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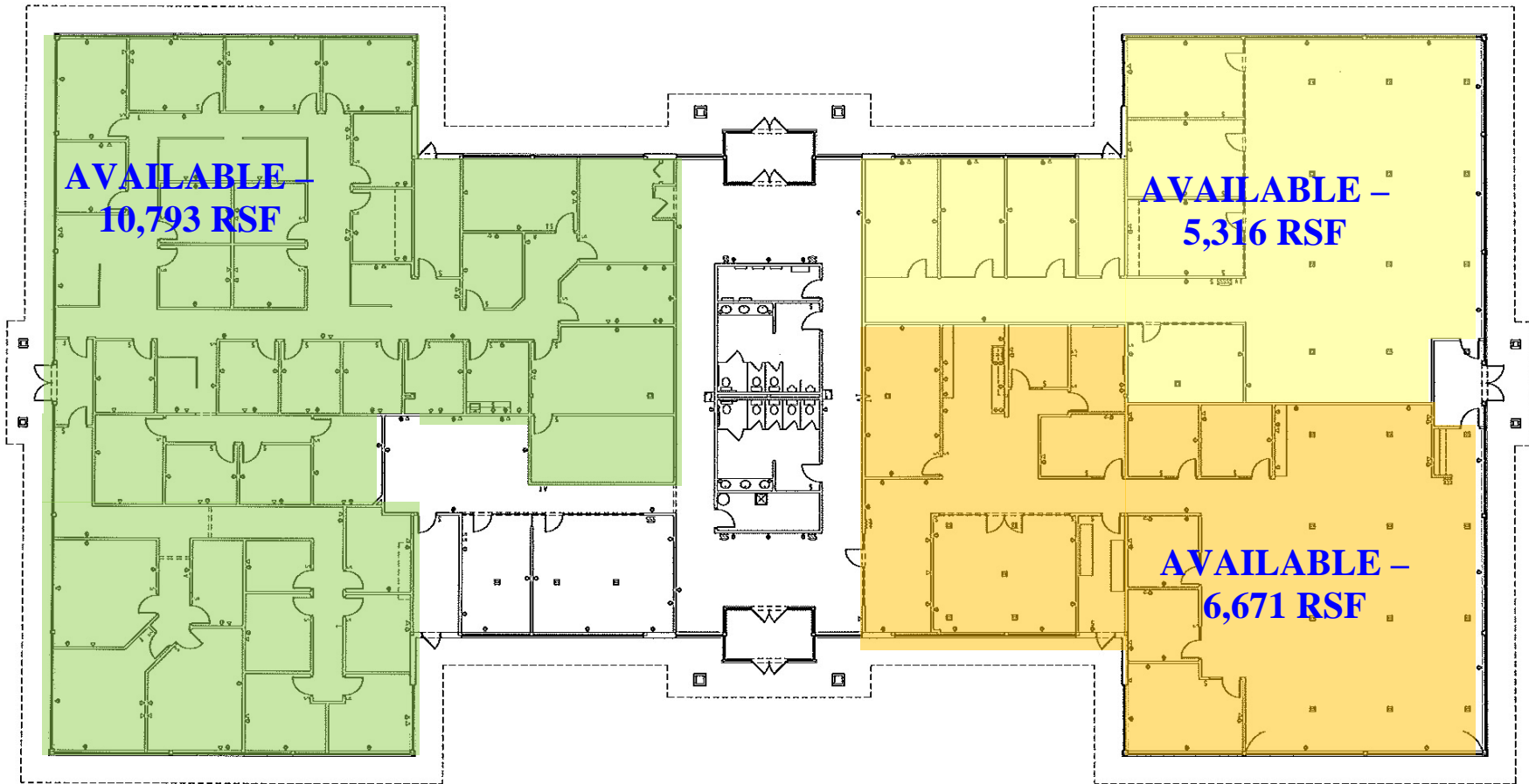
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Sterling Heights, Michigan

Floor Plan – Bldg. B

(Drawing Not To Scale)



SYMBOL LEGEND:	
S	Stair
⊙	Double Door
⊕	Single Door
▽	Column
T	Thru Wall
A	Alarm
F	Fire Alarm



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Floor Plan – Bldg. C

(Drawing Not To Scale)

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