

Office Space For Lease

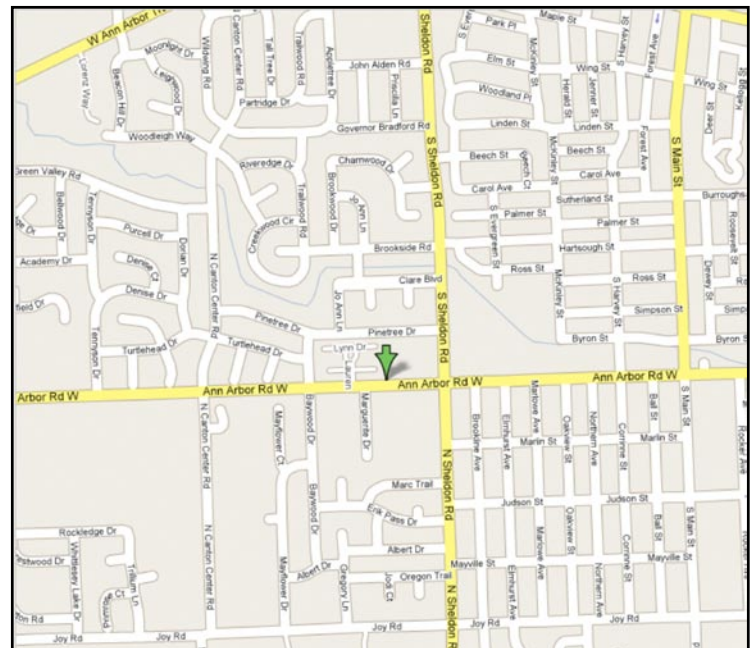
Pinehurst Executive Offices

44670 Ann Arbor Road, Suite 110
Plymouth, MI 48170

1,334 Useable Square Feet

This suite features a foyer entrance with French door. The suite consists of a nicely sized waiting area or administrative space, three (3) windowed offices, one (1) interior office, lounge/kitchen/storage room, and private lavatory. The windows open to provide fresh air, there is individual control over the HVAC system and plenty of parking just steps away from entrance to suite. A great location in a neighborhood building

- Ample parking just steps from suite entry
- Operative windows that provide fresh air
- Beautiful landscaping
- Upscale shopping and fine dining nearby
- Convenient to banks, hotels and gyms
- 10 minutes from Ann Arbor and U of M
- Easy access to M-14, I-94 and I-275



See floorplan on back page >>>

Pinehurst Executive Offices

Suite Size & Address:	1,334 Useable Square Feet at 44670 Ann Arbor Rd., Ste 110
Load Factor:	None
Availability:	For information, visit www.beachumroeser.com
Rental Rate <i>(Modified Gross):</i>	\$19.50 per useable square foot
Escalation:	Three percent (3%) per annum
Tax & Operating:	Base Year
Term:	Five (5) year term
Utilities:	Gas & electric separately metered – paid by tenant
Communications:	DSL, T-1, Cable (Comcast)
Parking Ratio:	General office: 5 spaces per 1,000 u.s.f.

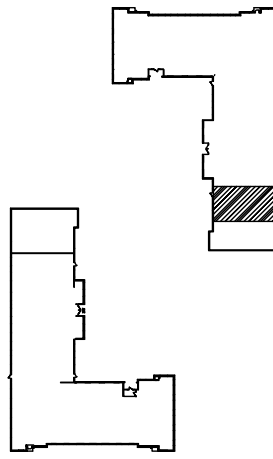
Unique Features:

- Classic Williamsburg architectural design
- Easy access to Detroit Metropolitan freeway system
- Convenient and ample parking just steps from suite entry
- Operative windows that provide fresh air
- Beautiful landscaping
- Customer oriented building owners and managers

Quick Demographics - Plymouth Township:

- Population (year 2000): 27,798
- Median household income (2005): \$74,300
- Median house/condo value (2005): \$283,600

Contact:	Michelle A. Riley
Phone:	248-647-7500
Cell:	248-496-6504
Fax:	248-665-0006
E-Mail:	mriley@beachumroeser.com



ANN ARBOR ROAD



44644/44670 ANN ARBOR ROAD NORTH

PINEHURST EXECUTIVE OFFICES

44670 ANN ARBOR ROAD
PLYMOUTH, MICHIGAN
AVAILABLE FOR LEASE

1,334 SQ.FT.
SUITE #110

