

Office Space For Lease

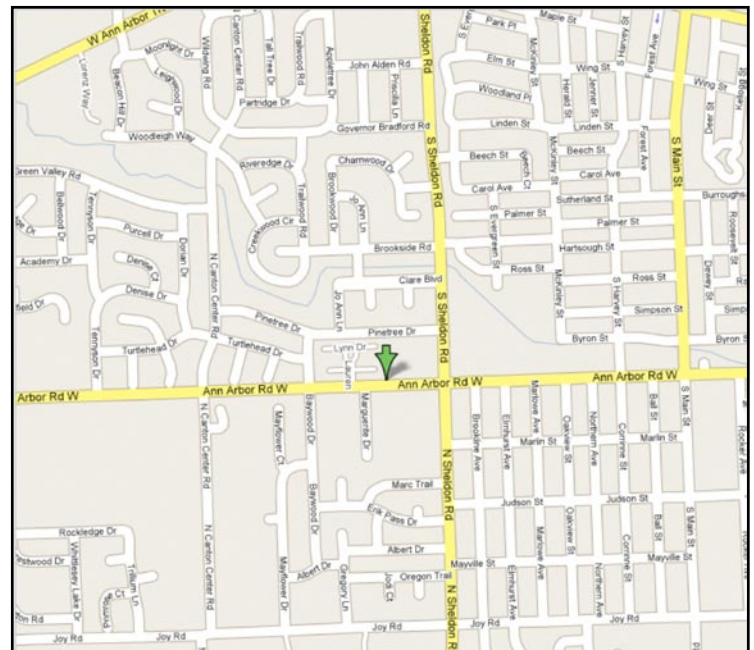
Pinehurst Executive Offices

44644 Ann Arbor Road, Suite E
Plymouth, MI 48170

1,478 Useable Square Feet

This suite features a direct entry from the exterior of the building under a pillared porch. The suite has four (4) windowed offices nicely sized, two (2) interior offices approx (8' x 10') and a third interior office that is (10' x 14') which could be a conference room, private lavatory and storage room. The windows open to provide fresh air, there is individual control over the HVAC system and convenient parking just steps away from entrance to suite.

- 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:	1,478 Useable Square Feet at 44644 Ann Arbor Rd., Ste E
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.

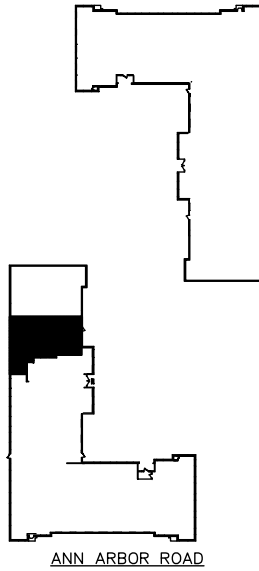
Unique Features:

- 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

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ANN ARBOR ROAD

44644 ANN ARBOR ROAD



PINEHURST EXECUTIVE OFFICES

44644 ANN ARBOR ROAD
PLYMOUTH, MICHIGAN
SUITE - E
APPROX. 1,478 SQ.FT.

