

Office Space For Lease

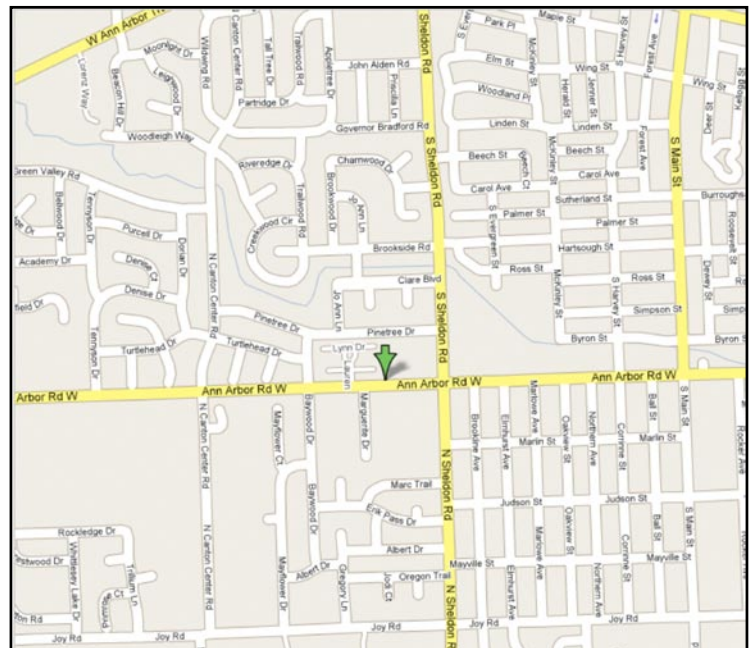
Pinehurst Executive Offices

44670 Ann Arbor Road, Suite 140
Plymouth, MI 48170

2,318 Useable Square Feet

This suite features a foyer entry leading into a nicely sized reception area complete with a built in reception desk, four (4) windowed offices, a windowed conference room, a large open area that can accommodate cubicles or desks, a coffee/copy room, and two (2) private lavatories. Windows are operable, there is individual control of the HVAC and plenty of convenient parking just steps from suite entrance.

- 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:	2,318 Useable Square Feet at 44670 Ann Arbor Rd., Ste 140
Load Factor:	None
Availability:	For information, visit www.beachumroeser.com
Rental Rate <small>(Modified Gross):</small>	\$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

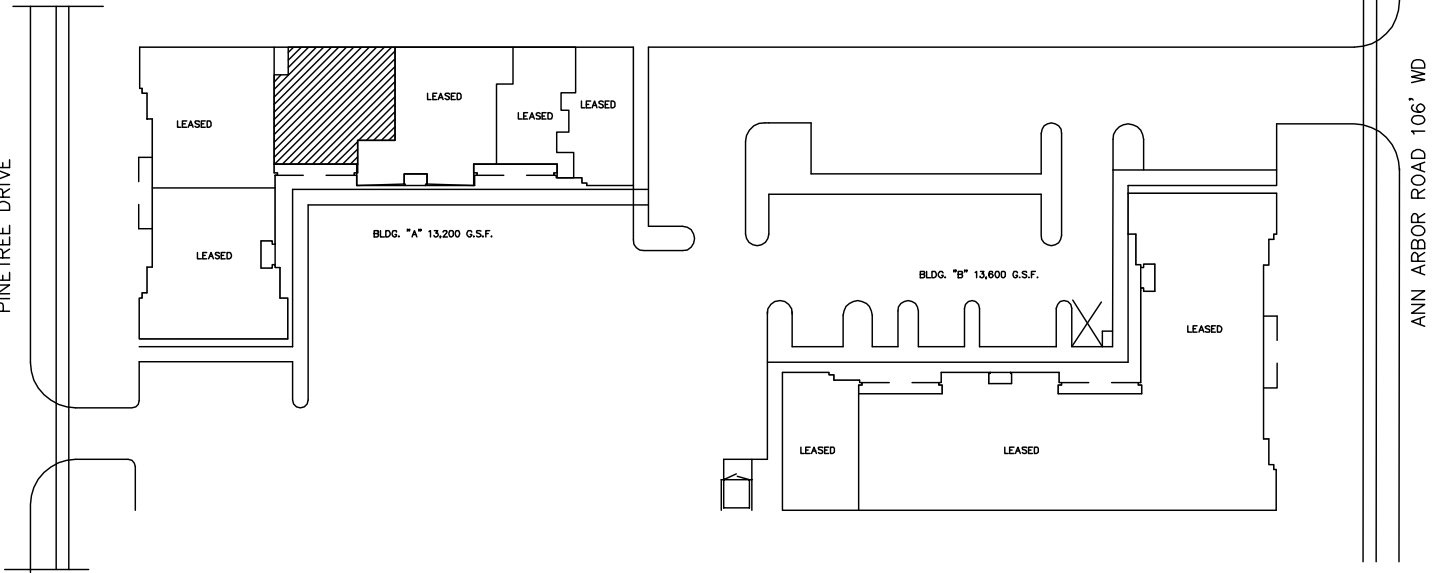
Quick Demographics - Plymouth Township:

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

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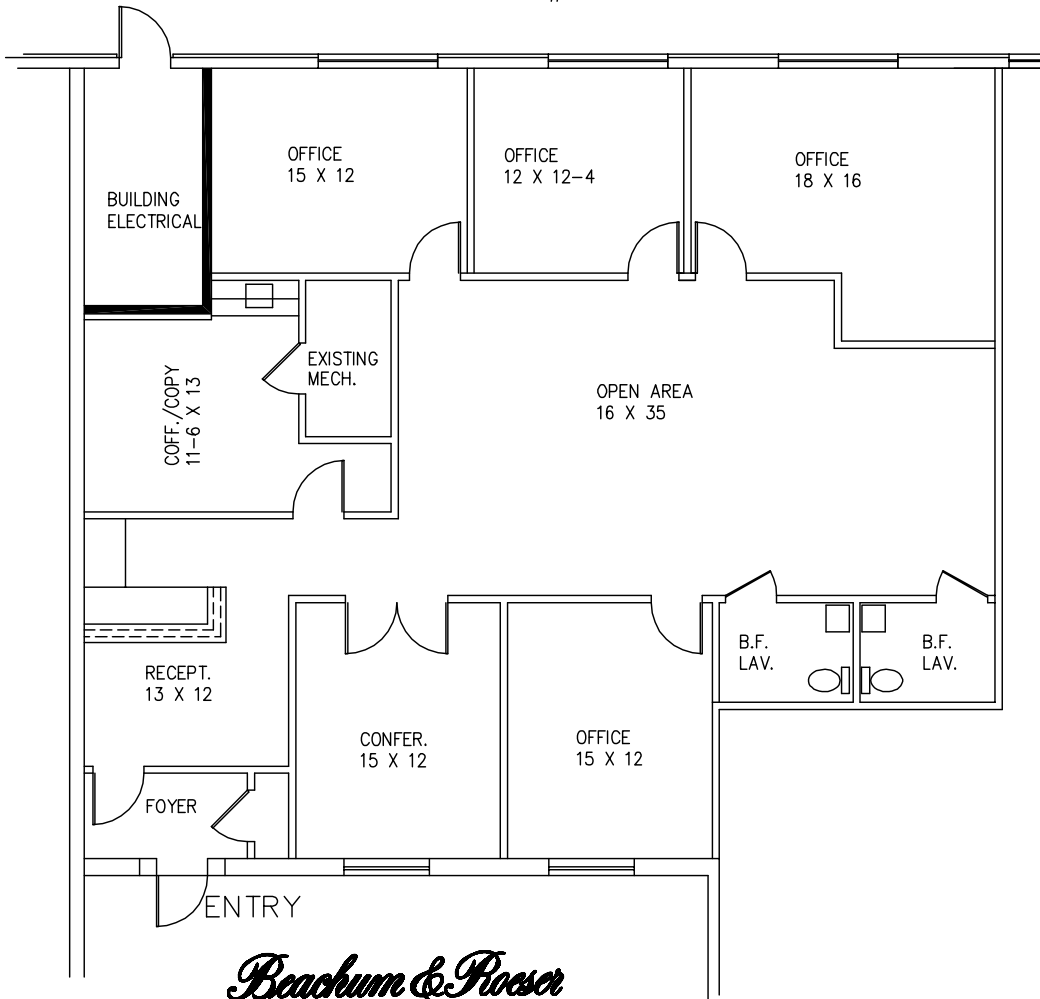
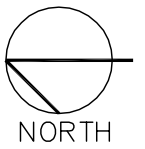
PINETREE DRIVE

ANN ARBOR ROAD 106' WD



PINEHURST EXECUTIVE OFFICES

44670 ANN ARBOR ROAD
 PLYMOUTH, MICHIGAN
 AVAILABLE FOR LEASE
 APPROX. 2,318 U.S.F.
 SUITE #140



Beachum & Poeser

MANAGEMENT AND DEVELOPMENT COMPANY

CALL:
 MICHELLE RILEY
 248-647-7500