



Entrance 33844 / 33852



Display Area



Display Area

**Great location with many deluxe amenities and conveniences ...**

- Exceptionally attractive / well landscaped 'campus' setting overlooks wooded nature preserve
- Brightly illuminated boulevard entry drive, with lighted monument sign and tall flagpole
- Brightly lit parking areas surround entire building, with parking spaces close to all entrances
- Heated executive parking garage for 5 vehicles, including space for large motor home
- High-security computerized cyber-lock system on exterior doors
- Warm / inviting reception lobby with built-in reception desk and fireplace
- Large executive boardroom with fireplace and adjacent kitchen / dining space
- Large executive office with fireplace, private conference space, outdoor patio overlooking nature area
- 48 seat media room w/ (3) hi-def projectors, (3) large screens, surround sound, (2) speaker podiums
- 48 seat multi-purpose conference room w/ (4) large flat-screen monitors and surround sound
- Reception / dining / kitchen area adjacent to both of above rooms
- Attractive skylights and decorative marble floor detailing throughout building
- Multiple toilet rooms conveniently located throughout buildings, several with showers
- Easy access to all major freeways and other areas of Metro Detroit
  - I-75      • I-94      • I-696      • I-96      • M-53      • M-59      • I-69
- 30 minutes to Downtown Detroit and Tunnel or Bridge to Canada
- 40 minutes to Detroit Metro International Airport
- 20 minutes to Detroit City Airport
- 20 minutes to Lake St Clair and desirable waterfront communities such as Grosse Pointe
- 20 minutes to other desirable suburbs such as Birmingham, Bloomfield Hills, Rochester
- Close to several colleges and universities (~ 60 minutes to UM-Ann Arbor or MSU-Lansing)
- Close to many other residential areas for easy commuting by all employees
- Close to many restaurants and shopping areas

**For more information contact your broker or owner at 586-274-4695**

**Available ...**

**Up to 30,489 SF Like-New 'Flex Space' for Office, Engineering, Manufacturing**

**Sterling Heights, just 5 minutes from GM Tech Center!**

**Close to Tech Centers of BAE, Detroit Arsenal, GDLS, Navistar, Oshkosh, Others**

**30 minutes to World Headquarters of GM, Ford, Fiat-Chrysler, and many tier-one suppliers**



**Two buildings on attractive / well-landscaped 9 acre 'campus' overlooking 40 acre nature preserve**



Boulevard Entry Drive



Main Entrance



Reception Lobby



Executive Boardroom



Display Area



Media Room

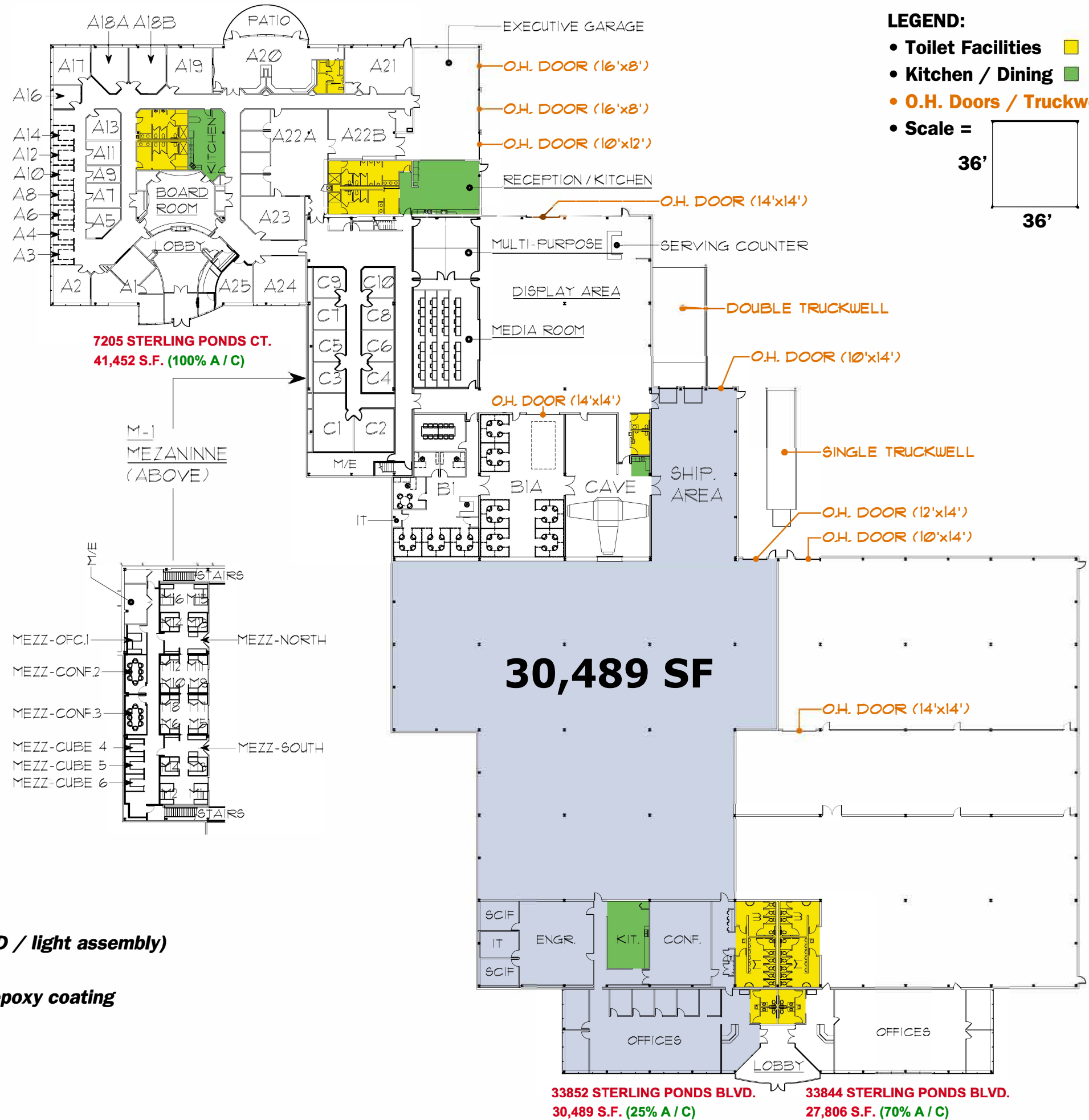
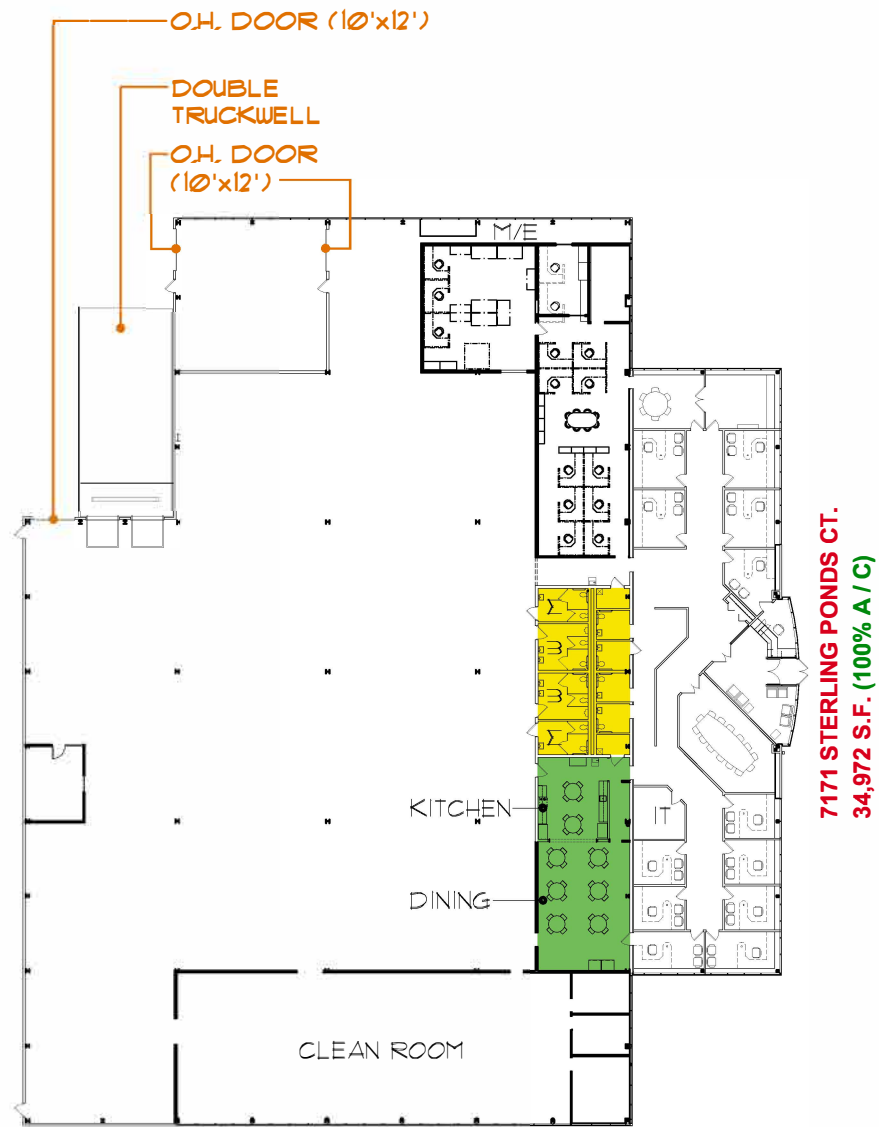


Multi-Purpose Room

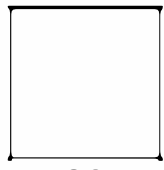


Reception / Kitchen

**Two Buildings ...**  
**135,000 S.F. total area**  
**30,489 S.F. available now**  
**future expansion opportunities**



**LEGEND:**

- Toilet Facilities ■
- Kitchen / Dining ■
- O.H. Doors / Truckwells ●
- Scale = 

**Both Buildings ...**

- **Pristine 'like-new' condition! (used only for office / engineering / R&D / light assembly)**
- **22' clear height with heavy-duty steel-reinforced concrete floor with epoxy coating**
- **480 volt / 3-phase power, with multiple distribution panels**
- **Designed for easy sub-dividing into multi-occupant usage**