



38700 Van Dyke, Suite 200
Sterling Heights, MI 48312
O: 586.977.8640

OFFICE LISTINGS
October 2025

AVAILABLE SPACE FOR LEASE

CLINTON TOWNSHIP

37400-37650 Garfield Road - Southeast corner of Garfield Road & Millar Road

37400 Garfield Road Ste. 110	1,235 rentable SF	by NAI Farbman
37400 Garfield Road Ste. 120 (Medical Build-Out)	2,464 rentable SF	by NAI Farbman
37400 Garfield Road Ste. 200 (Medical Build-Out)	6,662 rentable SF	by NAI Farbman
37400 Garfield Road Ste. 300	1,427 rentable SF	by NAI Farbman
37400 Garfield Road Ste. 110, 120, 200 & 300 combined (Medical Build-Out)	11,788 rentable SF	by NAI Farbman
37450 Garfield Road Ste. 250	2,709 rentable SF	by D'Agostini Companies
37450 Garfield Road Ste. 300	2,016 rentable SF	by D'Agostini Companies
37650 Garfield Road, Suite 150	556 rentable SF	by D'Agostini Companies

Independence Condos - Garfield Road, north of 17 Mile Road

39511 Garfield Road	1,440 rentable SF	by D'Agostini Companies
39531 Garfield Road	3,490 rentable SF	by D'Agostini Companies
39571 Garfield Road	2,359 rentable SF	by D'Agostini Companies
39531 & 39571 Garfield Road combined	5,849 rentable SF	by D'Agostini Companies
39601 Garfield Road	1,440 rentable SF	by D'Agostini Companies
39641 Garfield Road	1,450 rentable SF	by D'Agostini Companies
39601 & 39641 Garfield Road combined	2,890 rentable SF	by D'Agostini Companies

Campus Collection - Southwest corner of Garfield Road & 19 Mile Road

16620-16660 Garfield Road (New Construction)	1,517 SF - 4,842 SF	by Mid-America
Southwest Corner of Garfield Road and 19 Mile Road	additional 1.5 acre outlot available	by D'Agostini Companies

ROCHESTER HILLS

Gateway of Rochester Hills - Northwest corner of Rochester Road & South Boulevard, just south of M-59

3950 S. Rochester Road Ste. 1350	3,362 rentable SF	by NAI Farbman
3950 S. Rochester Road Ste. 2150	1,568 rentable SF	by NAI Farbman
3950 S. Rochester Road Ste. 2175	1,533 rentable SF	by NAI Farbman

Gateway II of Rochester Hills - Northwest corner of Rochester Road & South Boulevard, just south of M-59

3848 S. Rochester Road (New Construction)	1,858 SF - 5,358 rentable SF	(Office/Medical)	by D'Agostini Companies
3784 S. Rochester Road (New Construction)	1,765 SF - 7,048 SF	(Retail/Restaurant)	by Mid America

SHELBY TOWNSHIP

Deer Creek Plaza - Northeast corner of 23 Mile Road & Schoenherr Road

13705 23 Mile Road	1,468 SF	by D'Agostini Companies
13745 23 Mile Road	1,434 SF	by D'Agostini Companies

Deer Creek Corporate Center - North side of 23 Mile Road, between Schoenherr Road & Hayes Road

14061 23 Mile Road	2,293 SF	by D'Agostini Companies
51080 Filomena Drive	4,427 SF	by D'Agostini Companies
51047 Celeste Drive	2,500 SF	by D'Agostini Companies

Schoenherr South - East side of Schoenherr Road, north of 23 Mile Road

51360-51372 Schoenherr Road (New Construction)	Up to 4,400 SF	by D'Agostini Companies
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STERLING HEIGHTS

City Center - On Van Dyke Avenue, just south of 17 Mile Road

[38600 Van Dyke Ave. Ste. 100](#)
[38600 Van Dyke Ave. Ste. 250](#)
[38600 Van Dyke Ave. Ste. 260](#)
[38600 Van Dyke Ave. Ste. 375](#)

4,900 rentable SF
1,920 rentable SF
3,714 rentable SF
3,930 rentable SF

by D'Agostini Companies
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by D'Agostini Companies
by D'Agostini Companies

[38700 Van Dyke Ave. Ste. 150](#)
[38700 Van Dyke Ave. Ste. 200](#)

2,535 rentable SF
8,325 rentable SF

by D'Agostini Companies
by D'Agostini Companies

Mound & Bridgewood Complex - West side of Mound Road, just south of 18 Mile Road

[40485-40525 Mound Road](#)
[40421-40477 Mound Road](#)

Up to 10,800 SF
Up to 8,190 SF

by D'Agostini Companies
by D'Agostini Companies

AVAILABLE LAND/BUILD TO SUIT

CHESTERFIELD TOWNSHIP

North Bay Park of Industry - South side of 26 Mile Road, west side of Gratiot Avenue

[30300 Commerce Boulevard](#)
[30800 Commerce Boulevard](#)
[Address TBD - Lot 5 Commerce Boulevard](#)
[56461 Precision Drive](#)

Build to Suit up to 250,000 SF
Build to Suit up to 40,000 SF
Build to Suit up to 63,000 SF
Build to Suit up to 22,000 SF

by D'Agostini Companies
by D'Agostini Companies
by D'Agostini Companies
by D'Agostini Companies

CLINTON TOWNSHIP

[Southwest Corner of Garfield Road and 19 Mile Road](#)

1.5 acre outlot available

by D'Agostini Companies

ORION TOWNSHIP

Orion Mixed Use Development - Southwest corner of M-24 (Lapeer Road) and W Silverbell Road

[Vacant land parcel \(7 acres\)](#)

BTS up to 35,000 SF

by D'Agostini Companies

PLYMOUTH TOWNSHIP

Ridge Five Corporate Park - Southwest corner of Five Mile Road and Ridge Road

[Vacant land parcel \(43.6 acres - 8 lots\)](#)

BTS from 40,000 SF up to 200,000 SF

by D'Agostini Companies

SHELBY TOWNSHIP

Bridgewater Commons - Southwest corner of 23 Mile Road & Schoenherr Road

[Vacant land parcel \(12.2 acres\)](#)

Build to suit and/or 3 outlots available

by D'Agostini Companies

Cherry Creek Corporate Park - Shelby Parkway, between 23 Mile Road & 24 Mile Road

[Vacant land parcel \(5.16 acres\)](#)

BTS up to 90,000 SF

by D'Agostini Companies

Schoenherr North - East side of Schoenherr Road, north of 23 Mile Road

[Address TBD \(New Construction\)](#)
[Address TBD \(New Construction\)](#)

Total: 87,624 SF	Shop: 74,464 SF	Office: 13,160 SF*
Total: Up to 22,865 SF	Shop: 15,965 SF	Office: 6,900 SF

by D'Agostini Companies
by D'Agostini Companies

West side of Hayes Road, just north of 22 Mile Road

[Vacant land parcel \(1.7 acres\)](#)

Total: BTS up to 25,000 SF

by Mid America