

Rochester Professional Building
OFFICE PROPERTY // FOR LEASE

MEDICAL SUITES FOR LEASE AT ROCHESTER PROFESSIONAL BUILDING

2565 ROCHESTER ROAD
ROCHESTER HILLS, MI 48307



- 650 - 2,060 SF Medical Suites
- Signage on Rochester Road
- Great windows in each suite
- Immediate occupancy
- Ample & convenient parking

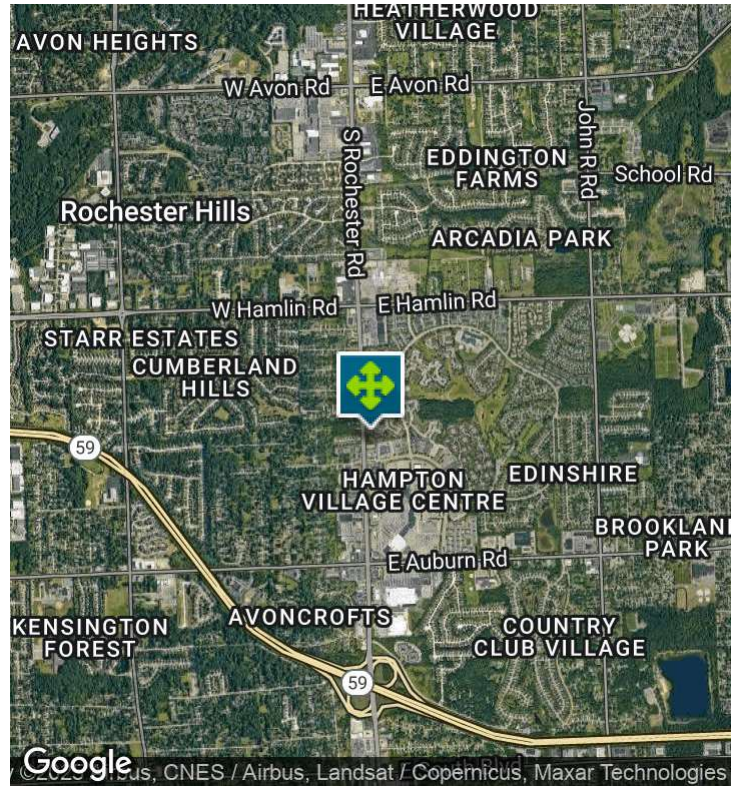


26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXECUTIVE SUMMARY



Lease Rate	\$15.69 - 18.00 SF/YR (MG; GROSS + UTILITIES)
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PROPERTY OVERVIEW

Medical suites for immediate occupancy in a high-profile location. Chiropractic suite with massage rooms. Psychology/Counseling suite with 2 therapy rooms--new carpet & paint.

OFFERING SUMMARY

Building Size:	10,992 SF
Available SF:	650 - 2,060 SF
Lot Size:	1.17 Acres
Number of Units:	2
Year Built:	1983
Zoning:	Office
Market:	Rochester Hills
Submarket:	Rochester / Rochester Hills

LOCATION OVERVIEW

Located on the east side of Rochester Rd, just north of W Auburn Rd. This is a popular medical office & retail district serving North Troy & Rochester with quick access to M-59 and I-75.

PROPERTY HIGHLIGHTS

- 650 - 2,060 SF Medical Suites
- Signage on Rochester Road
- Great windows in each suite
- Immediate occupancy
- Ample & convenient parking



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LEASE SPACES



LEASE INFORMATION

Lease Type: MG; Gross + Utilities
Total Space: 650 - 2,060 SF

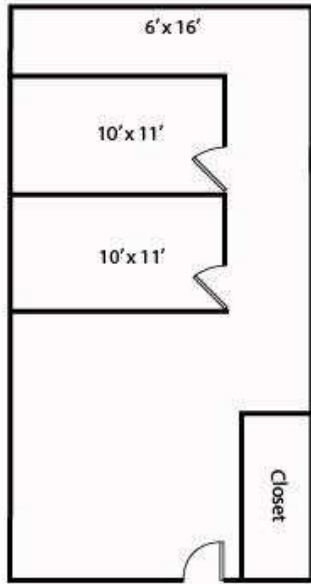
Lease Term: Negotiable
Lease Rate: \$15.69 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2565 Rochester Rd, Ste 105	Available	2,060 SF	Modified Gross	\$18.00 SF/yr
2565 Rochester Rd, Ste 108B	Available	650 SF	Gross + Utilities	\$850 per month

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ADDITIONAL PHOTOS

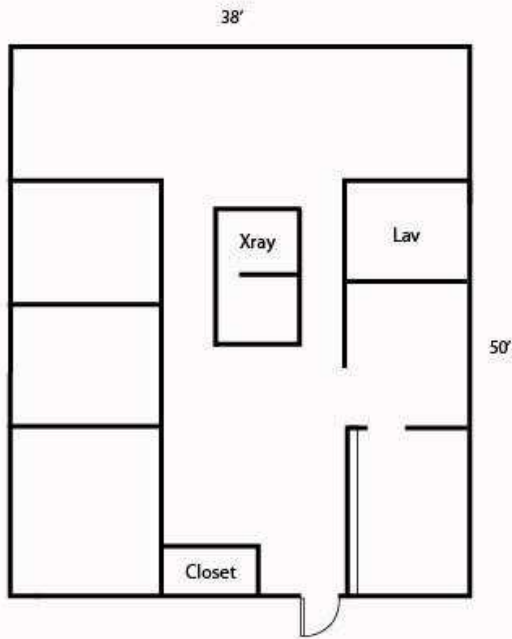


Psychology/Counseling Suite | #108B | 650 SF



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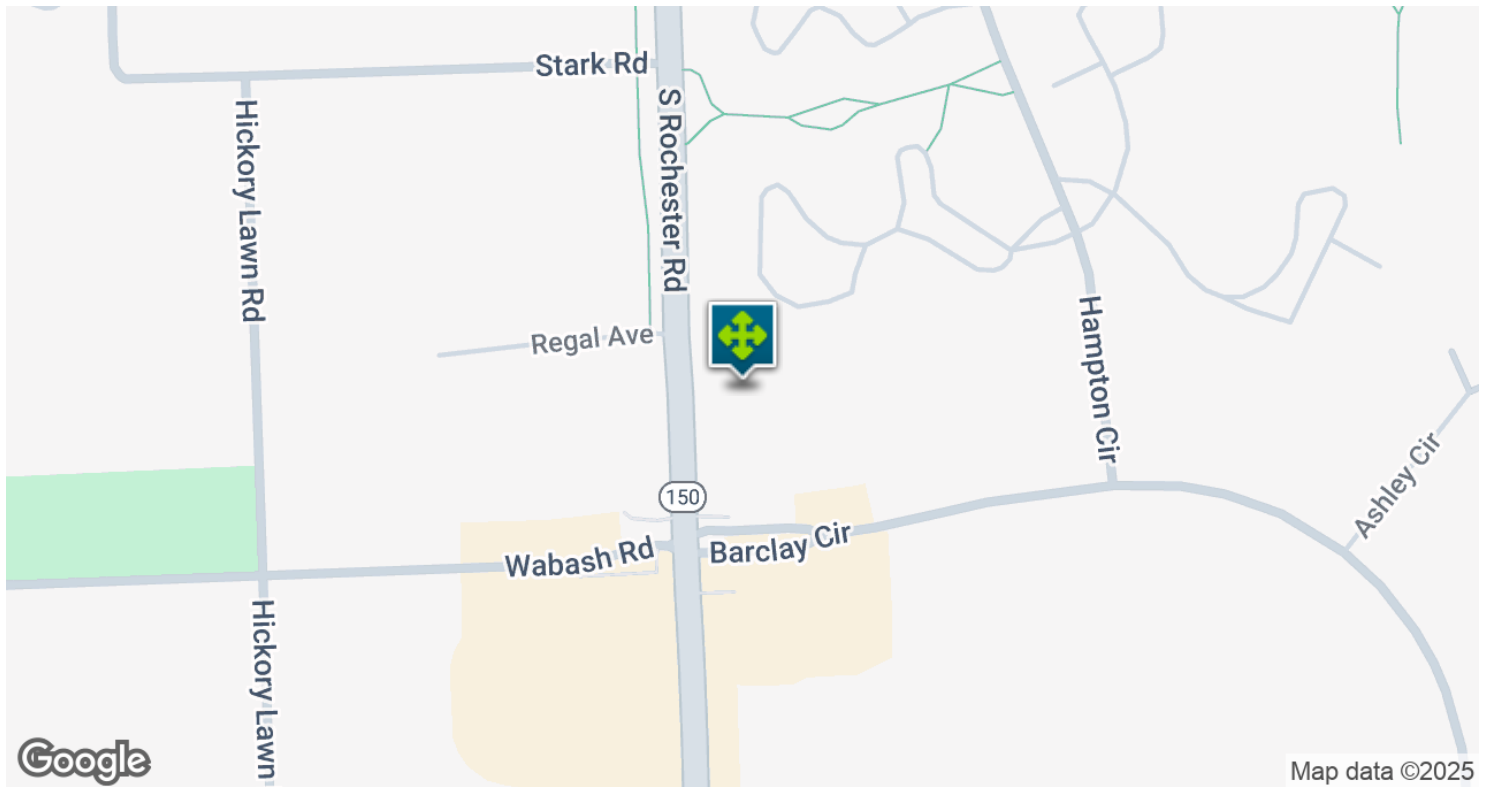
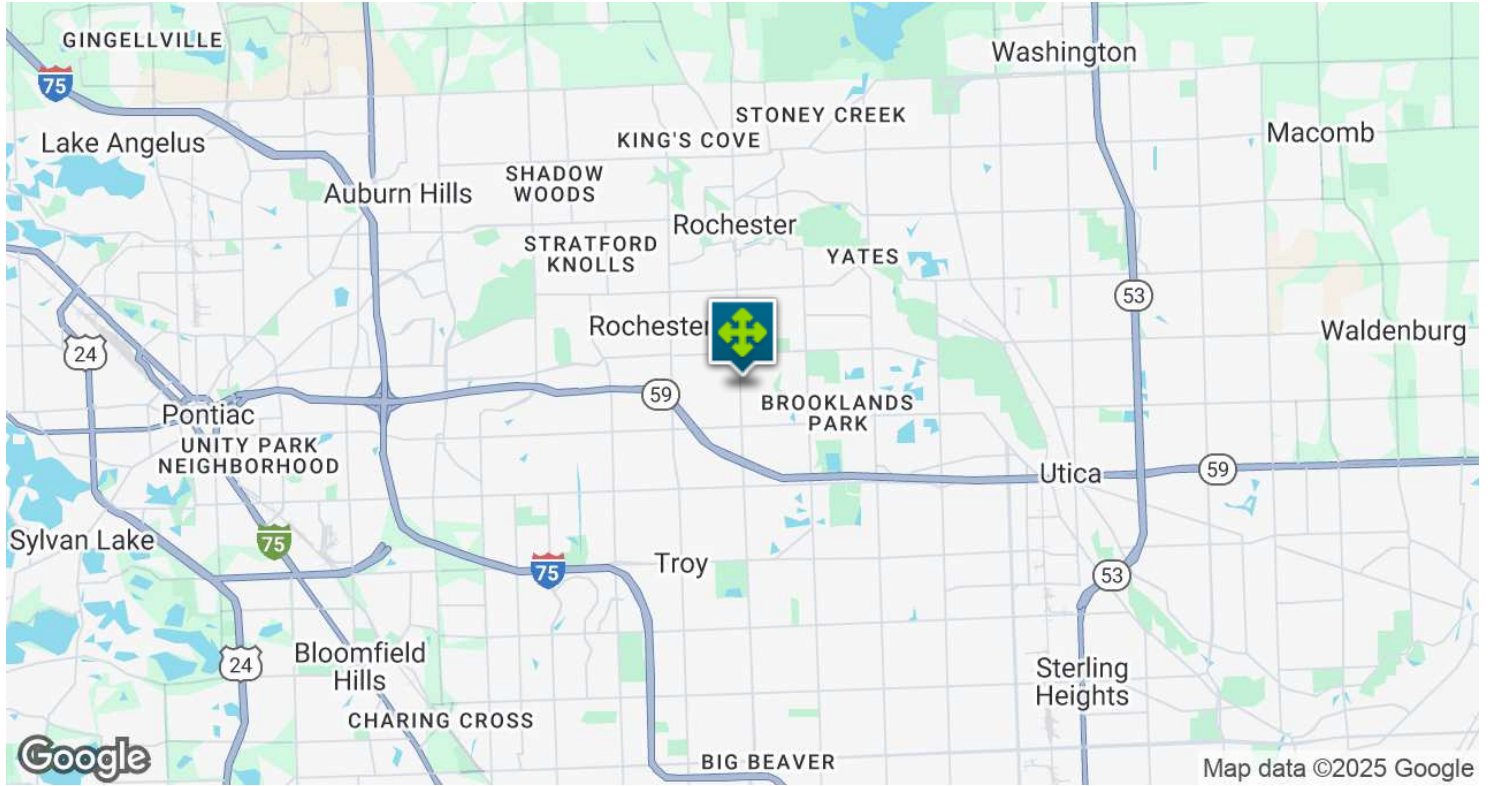


Chiropractic Suite | #105 | 2,060 SF



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LOCATION MAP



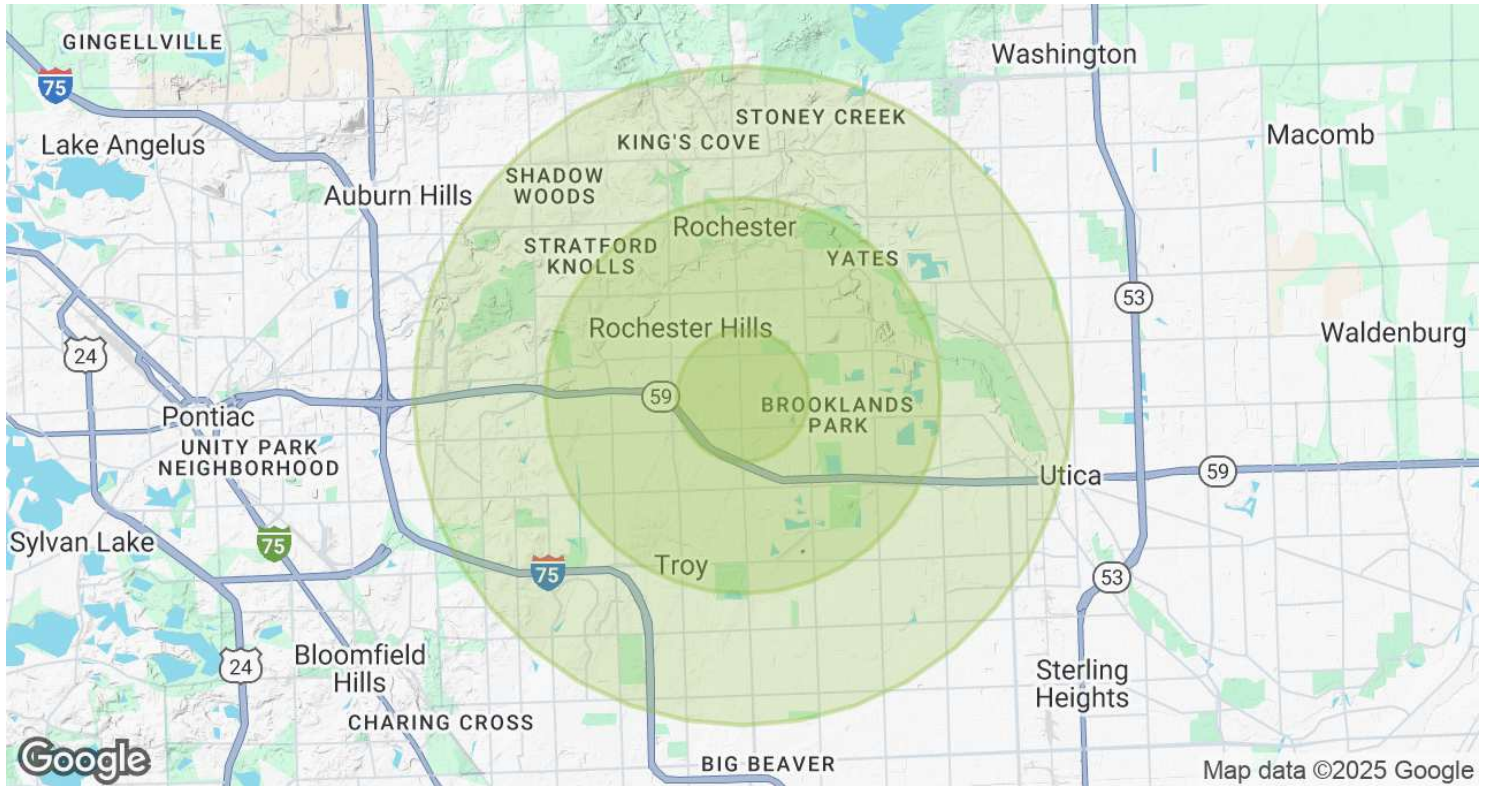
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2565

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,758	65,494	188,559
Average Age	39.4	41.0	42.9
Average Age (Male)	38.6	39.0	41.3
Average Age (Female)	39.4	43.0	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,570	27,678	76,471
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$104,073	\$106,093	\$112,587
Average House Value	\$208,355	\$252,592	\$283,744

* Demographic data derived from 2020 ACS - US Census

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FOR MORE INFORMATION, PLEASE CONTACT:



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