



**1760 E AUBURN RD**  
**ROCHESTER, MI 48307**

**PROPERTY HIGHLIGHTS:**

- For Lease - 1st Floor Retail Space in brand new Rochester Hills Condo Development - The Gerald
- Available Space from ±1,131- 7,552 SF
- First Generation retail space in the fast developing Auburn Rd Downtown Corridor
- Easy Access to all major freeways via M-59
- Minutes from Corewell Health Troy Beaumont Hospital
- Located in a densely populated area with strong retail demographics
- Asking Rent - \$26 PSF + NNN

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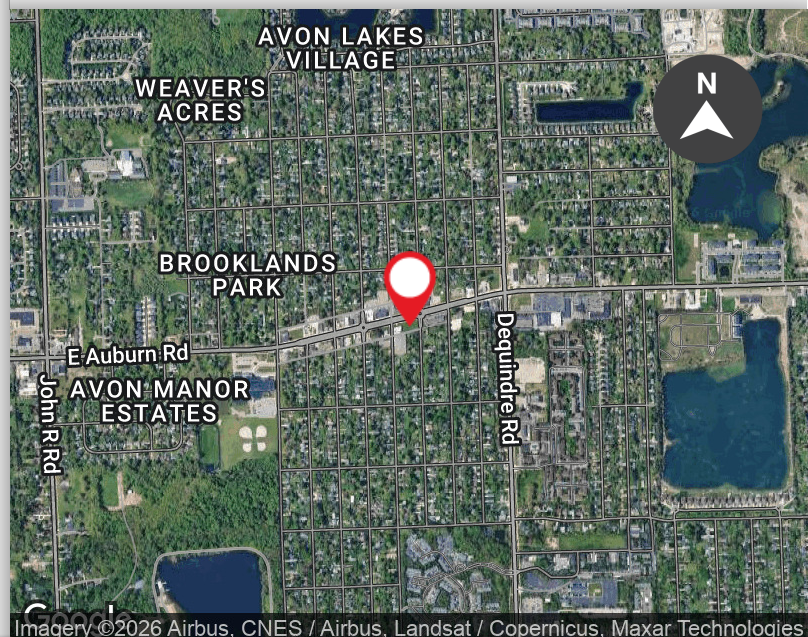
FOR MORE INFORMATION PLEASE CONTACT:



**JOEL KESTENBERG**  
joel.kestenberg@freg.com

**248.324.2000**

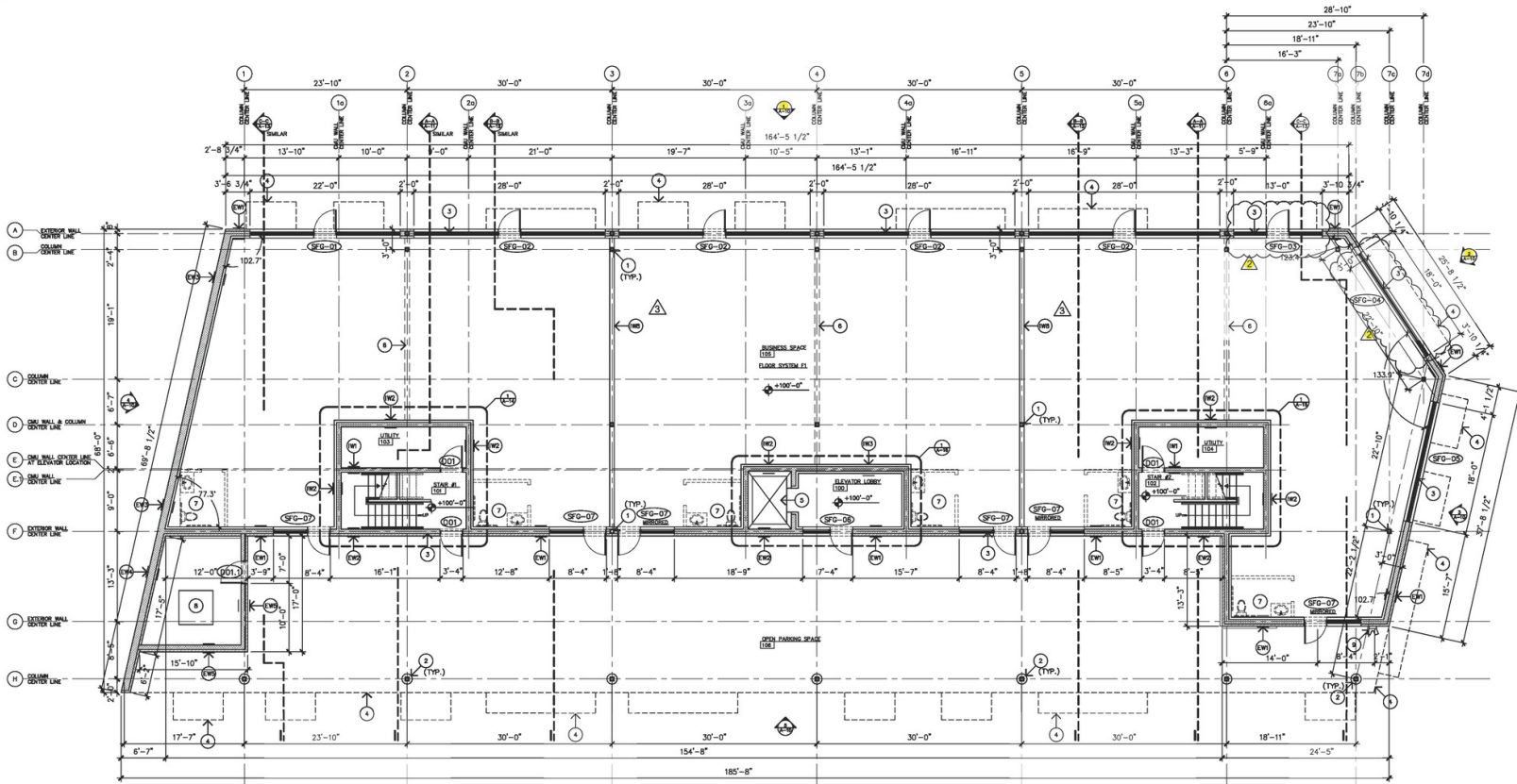
**eCODE 156**



# THE GERALD RETAILER MAP



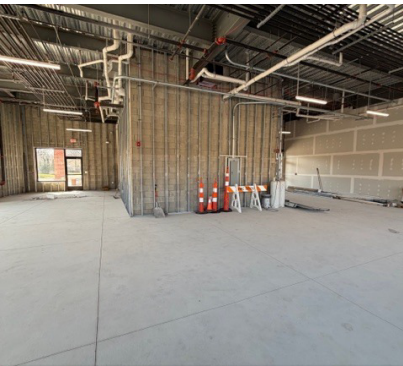
# THE GERALD PROPERTY FLOOR PLAN



SYSTEMS NOTES:



**FIRST FLOOR PLAN**  
1/8" = 1'-0"



# THE GERALD PROPERTY **AVAILABILITY**

## AVAILABLE SUITES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
101	\$26.00 SF/yr	NNN	1,260 SF
102	\$26.00 SF/yr	NNN	1,203 SF
103	\$26.00 SF/yr	NNN	1,250 SF
104	\$26.00 SF/yr	NNN	1,225 SF
105	\$26.00 SF/yr	NNN	1,131 SF
106	\$26.00 SF/yr	NNN	1,483 SF