

705-725-745 Barclay Circle

Rochester Hills, MI

Hampton Professional Park

- Single Story Three Building Office/Medical Complex
- Direct Control Over HVAC Systems
- Convenient Access to M-59 & I-75
- Professionally Managed & Operated
- Close Proximity to Troy Beaumont and Ascension Hospitals
- Operable Windows Provide Fresh Air
- Adjacent to Oakland County District Court
- Stable Ownership
- Best Rental Value in Rochester Hills

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Aaron Smith
Vice President
248.637.3515
asmith@LMCap.com

Robert Gojcaj
Vice President
248.637.7783
rgojcaj@LMCap.com

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



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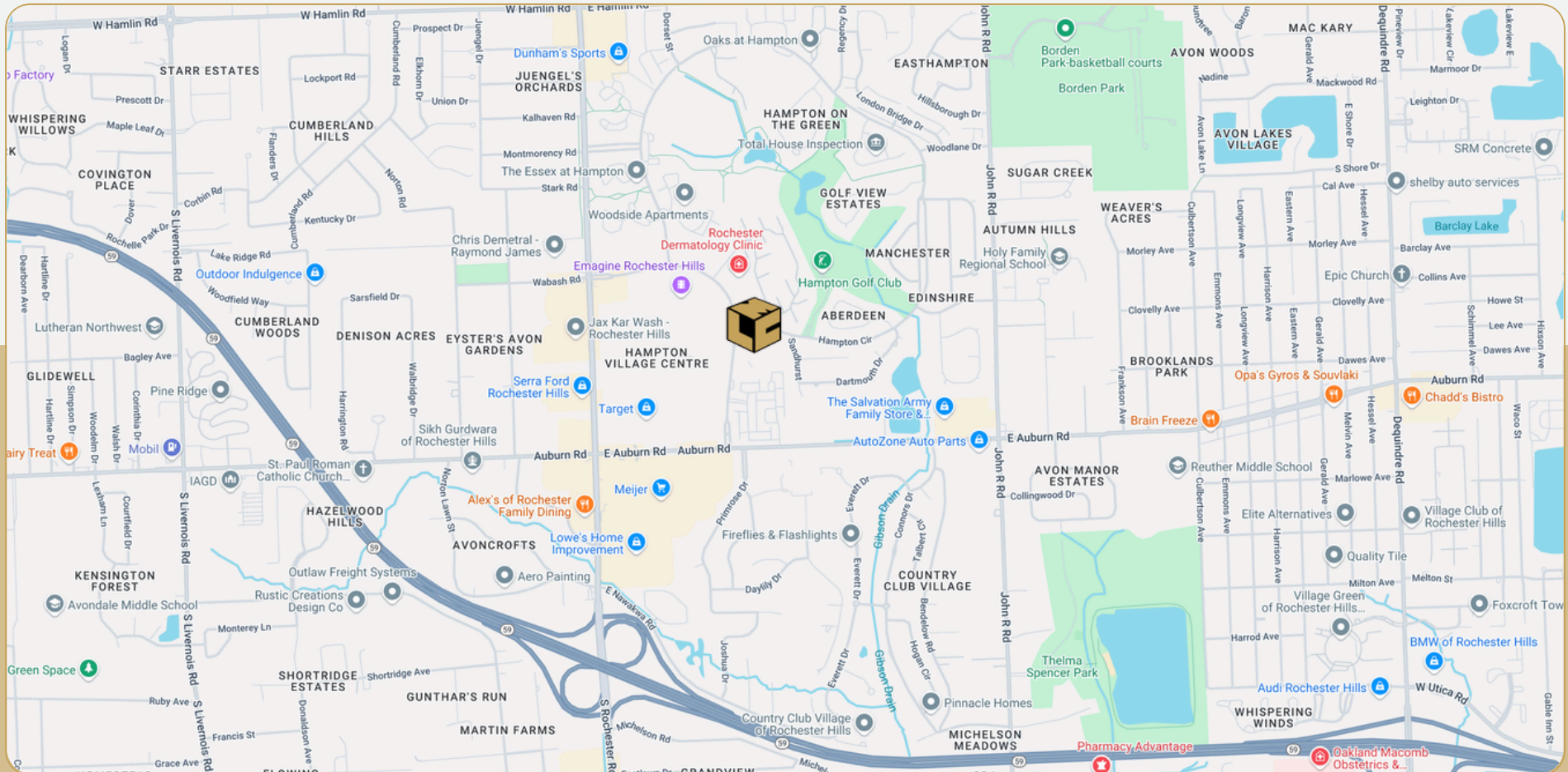
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Office Property Details:

Details:

Location Description: Barclay Circle & Auburn Rd

Building Type: Office

Class: B

Zoning: Office

Floors: 5

Year Built: 1989

Gross SF: 31,063 SF

Total Rentable SF: 31,063 SF

Available SF: 699 SF

Acres: 4.85

Mulitenant: Yes

Parcel ID: 15-26-376-006

Property Description: Professionally managed three-building medical/general office park. Renovations complete. Best leasing value in Rochester Hills!

Economic:

Min/Max Rental Rate: \$17.50/SF

Rental Terms: + Utilities

Annual Escalations: \$0.50/SF

Load Factor: 0.0%

Occupancy: Immediate

Parking:: 4.03/1,000 Spaces

Partition Allowance: Negotiable

Signage: At Suite Entrance

Status: Existing

Operating Expenses: \$5.50

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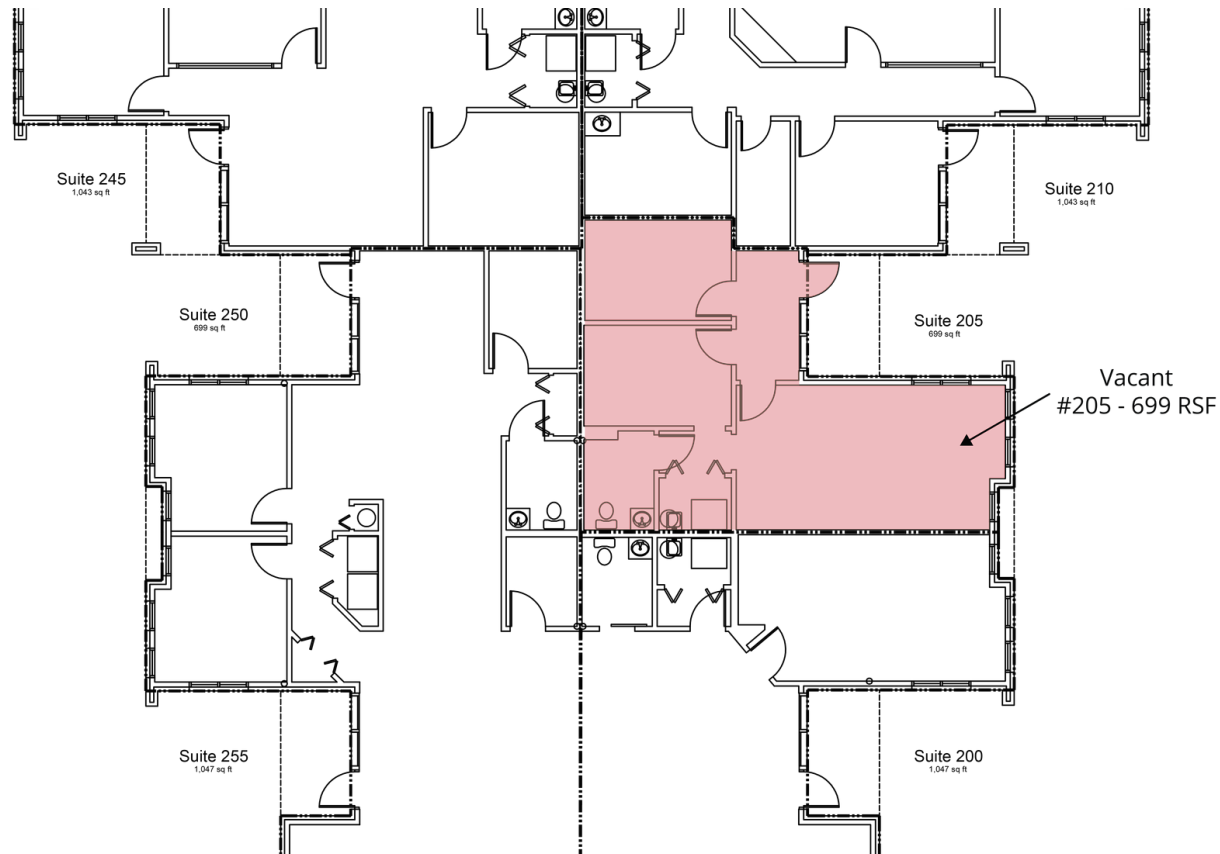
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725 Barclay Vacancy



Suite Number	Square Footage
205	699 SF

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