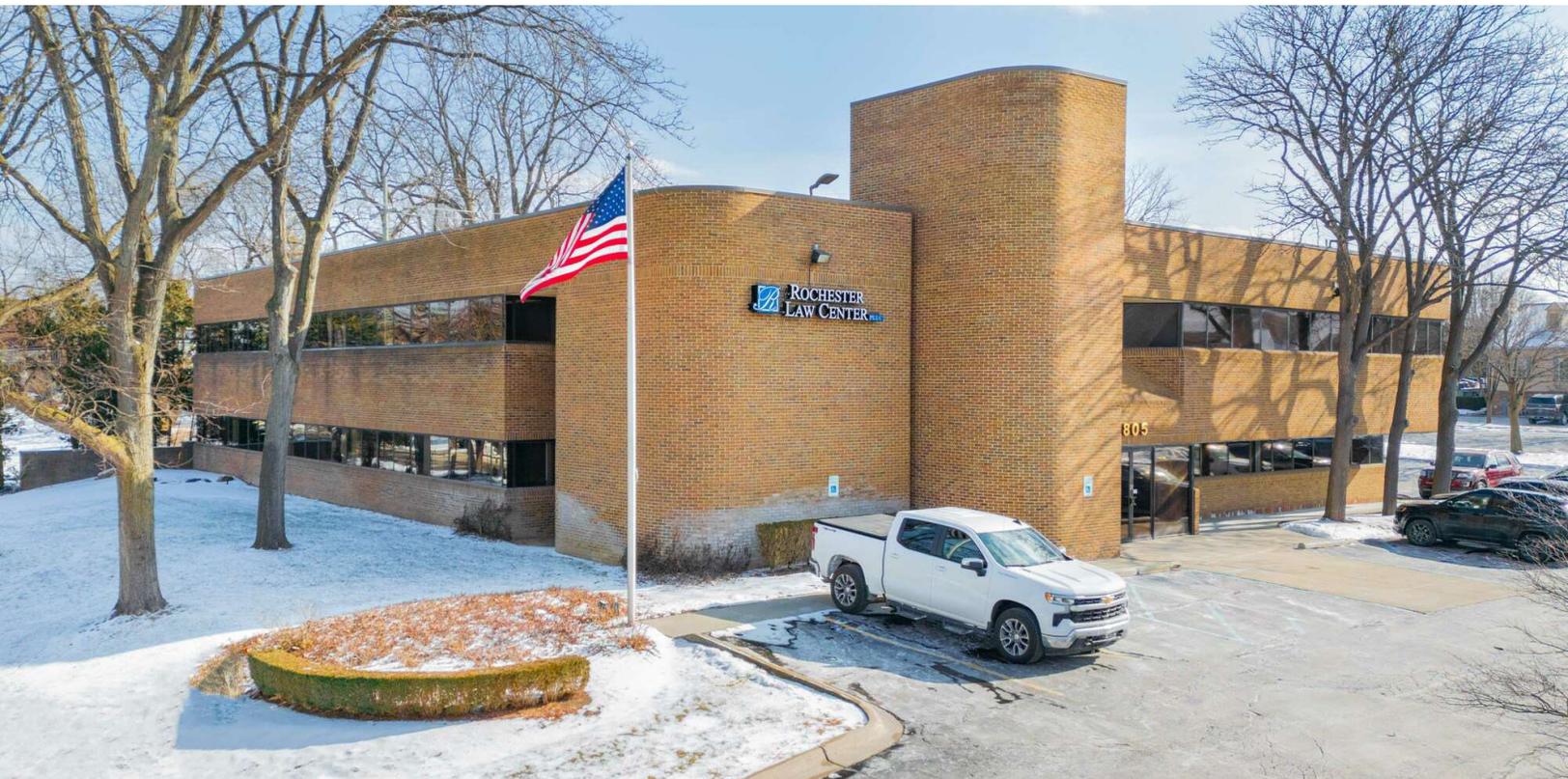


110 - 4,651 SF  
OFFICE



FOR LEASE



## 805 Oakwood Dr

Rochester, Michigan 48307

### Property Highlights

- Close Proximity to Downtown Rochester and the Paint Creek Trail System
- Newly Renovated Well Maintained Building with Long Term Tenants
- Ample Parking Available (66 spaces available)
- Starting at \$18.00 PSF Gross + Electric
- Full Service Executive Office Spaces Available - See Flyer Below for More Information!

### OFFERING SUMMARY

Lease Rate:	\$18.00 Gross + Electric
Available SF:	110 -4,651 SF
Building Size:	22,182 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,817	27,216	62,269
Total Population	9,979	68,157	157,639
Average HH Income	\$129,509	\$160,527	\$151,423

### TRAFFIC COUNTS

University Dr	23,685 CPD
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**NAI Farbman**

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

**Brandon Ben-Ezra**

Leasing and Sales Associate | 947.517.6226  
ben-ezra@farbman.com

**Gavin Mills**

Leasing and Sales Associate | 908.304.4534  
mills@farbman.com

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**TURNKEY PRIVATE OFFICES.  
FLEXIBLE LEASING**

**FOR LEASE**



FOR SMALL BUSINESS OWNERS, REMOTE EMPLOYEES, AND SELF-EMPLOYED PROFESSIONALS THAT WANT A QUIET, PROFESSIONAL SETTING TO GROW THEIR BUSINESS

## ● ● ● **BENEFITS & FEATURES** ● ● ●

- Fully Furnished Private Offices
- Grand Lobby and Reception
- High Speed Internet
- Free On-Site Parking
- Flexible Leasing Options
- Executive Conference Rooms
- Prestigious Business Address
- On-Site Copying and Printing
- 24/7 Secure Office Building
- No Long Term Commitments

**LIMITED AVAILABILITY!**

***SCHEDULE A TOUR TODAY!***

# 110 - 4,651 SF OFFICE



## FOR LEASE



# 110 - 4,651 SF OFFICE



## FOR LEASE

### AVAILABLE SPACES

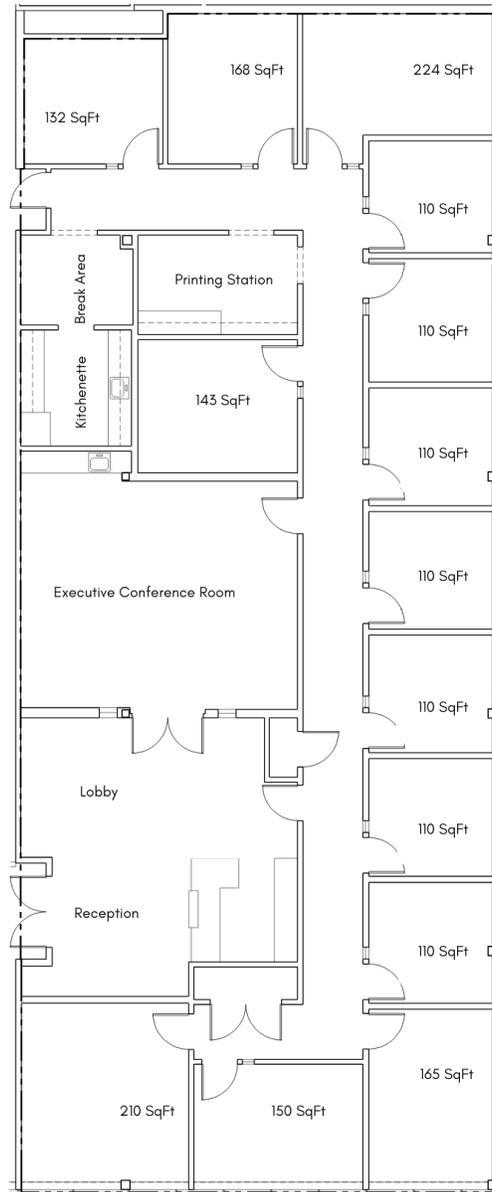
SUITE	SIZE (SF)	LEASE RATE
Suite 100	110 - 4,481 SF	Contact Listing Agent(s)
Suite 150	1,082 - 4,651 SF	\$18.00 SF/yr
Suite 200	132 - 3,153 SF	Contact Listing Agent(s)
Suite 275	2,562 SF	\$18.00 SF/yr
Suite 102	150 SF	\$850 per month
Suite 106	110 SF	\$550 per month
Suite 208	132 SF	\$750 per month

# 110 - 4,651 SF OFFICE



## FOR LEASE

### Suite 100 4,001 USF/4,481 RSF

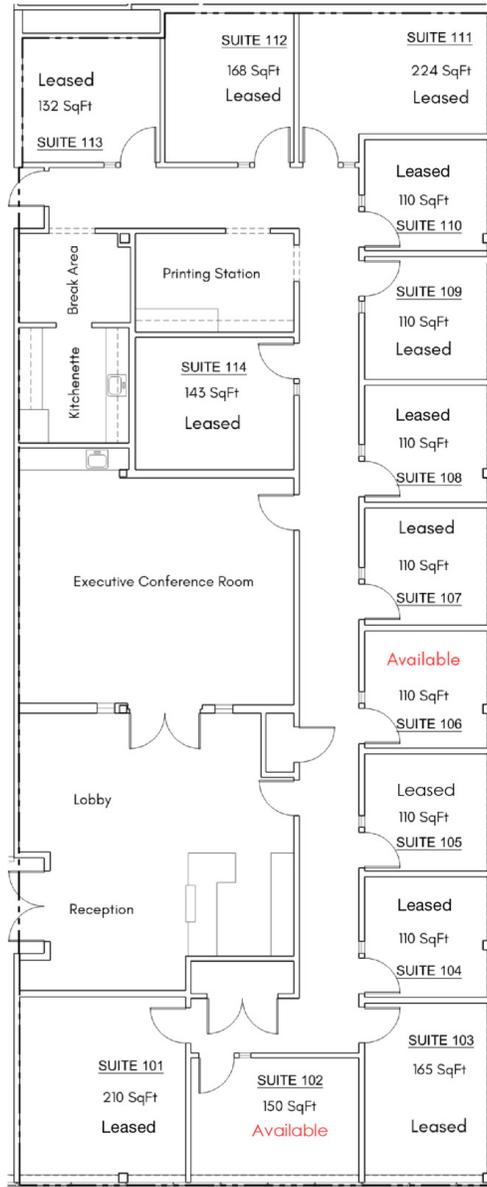


# 110 - 4,651 SF OFFICE



## FOR LEASE

### Rochester Executive Suites Suites 101 - 114



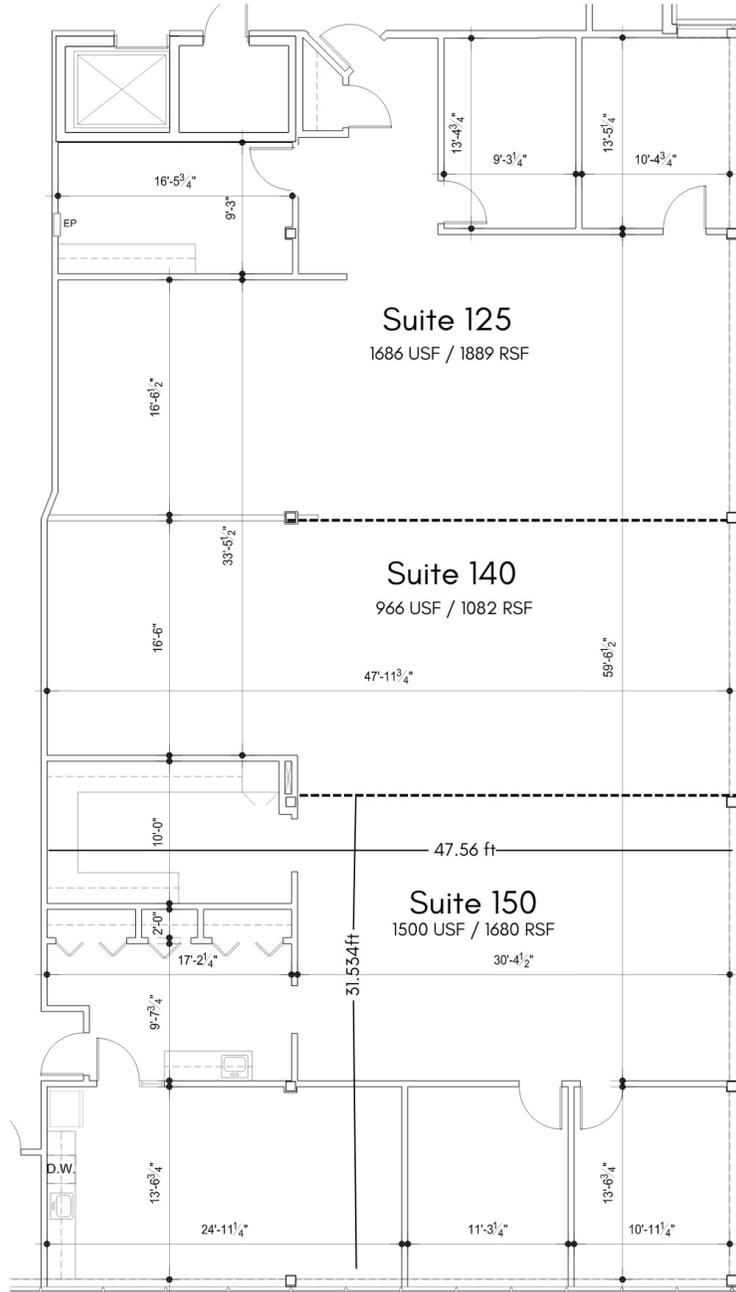
# 110 - 4,651 SF OFFICE



## FOR LEASE

### Suite 125/140/150

4,153 USF / 4,651 RSF



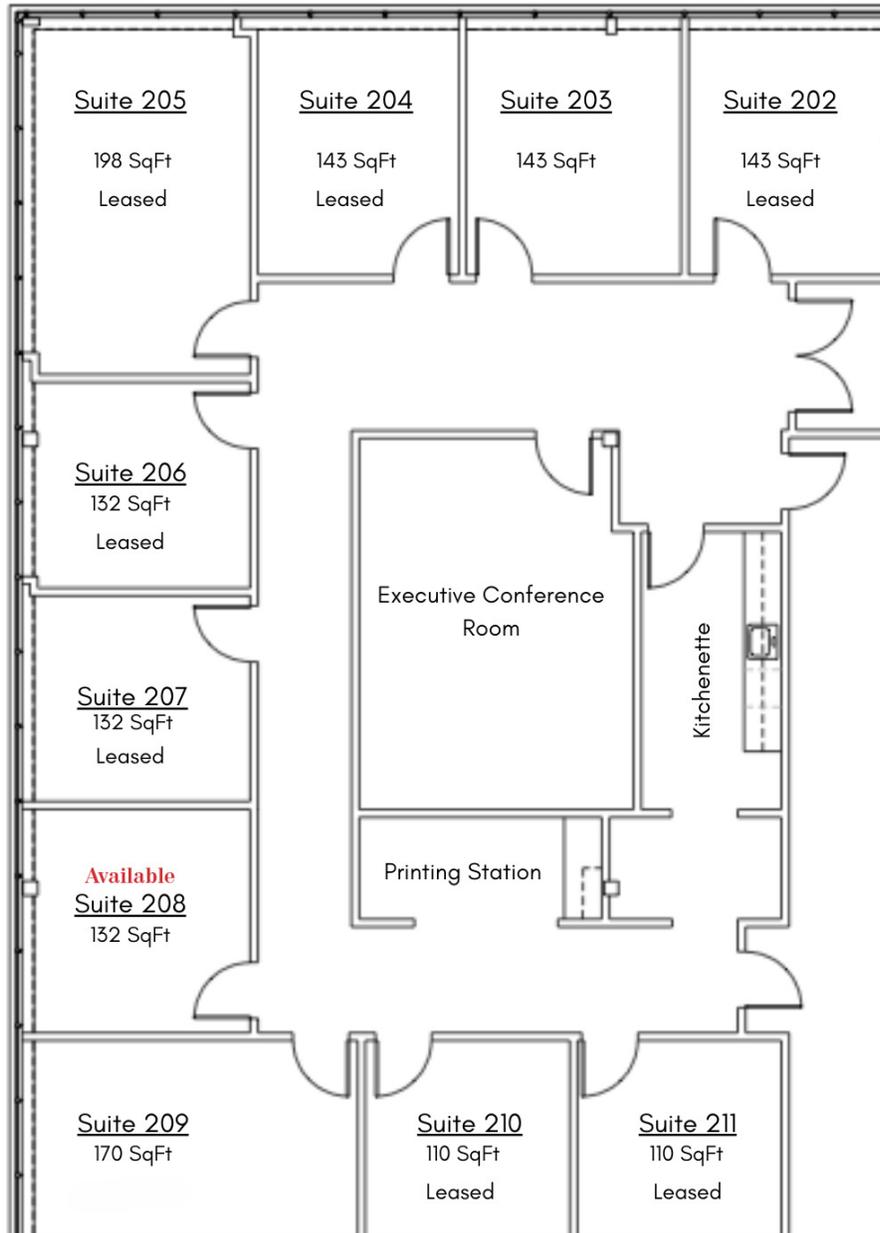
110 - 4,651 SF  
OFFICE



FOR LEASE

## Rochester Executive Suites

Suites 202 - 211



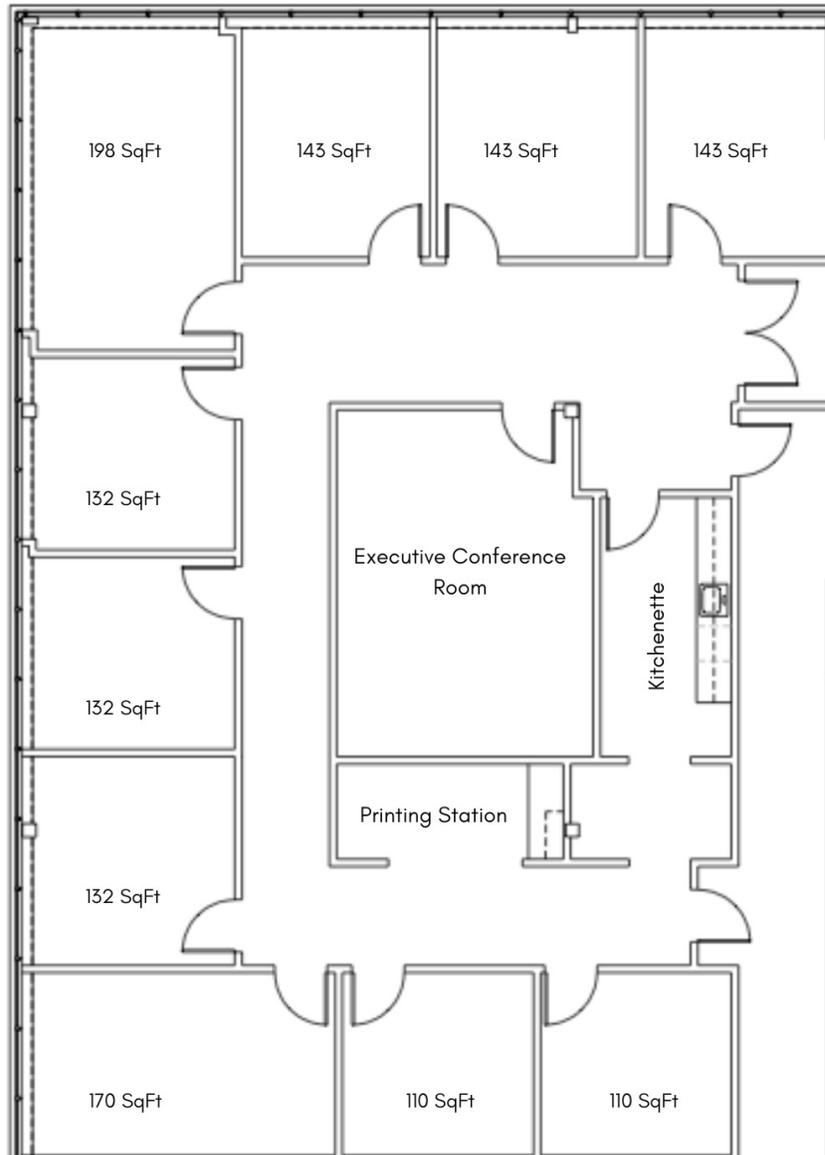
# 110 - 4,651 SF OFFICE



## FOR LEASE

### Suite 200

2,812 USF/3,153 RSF

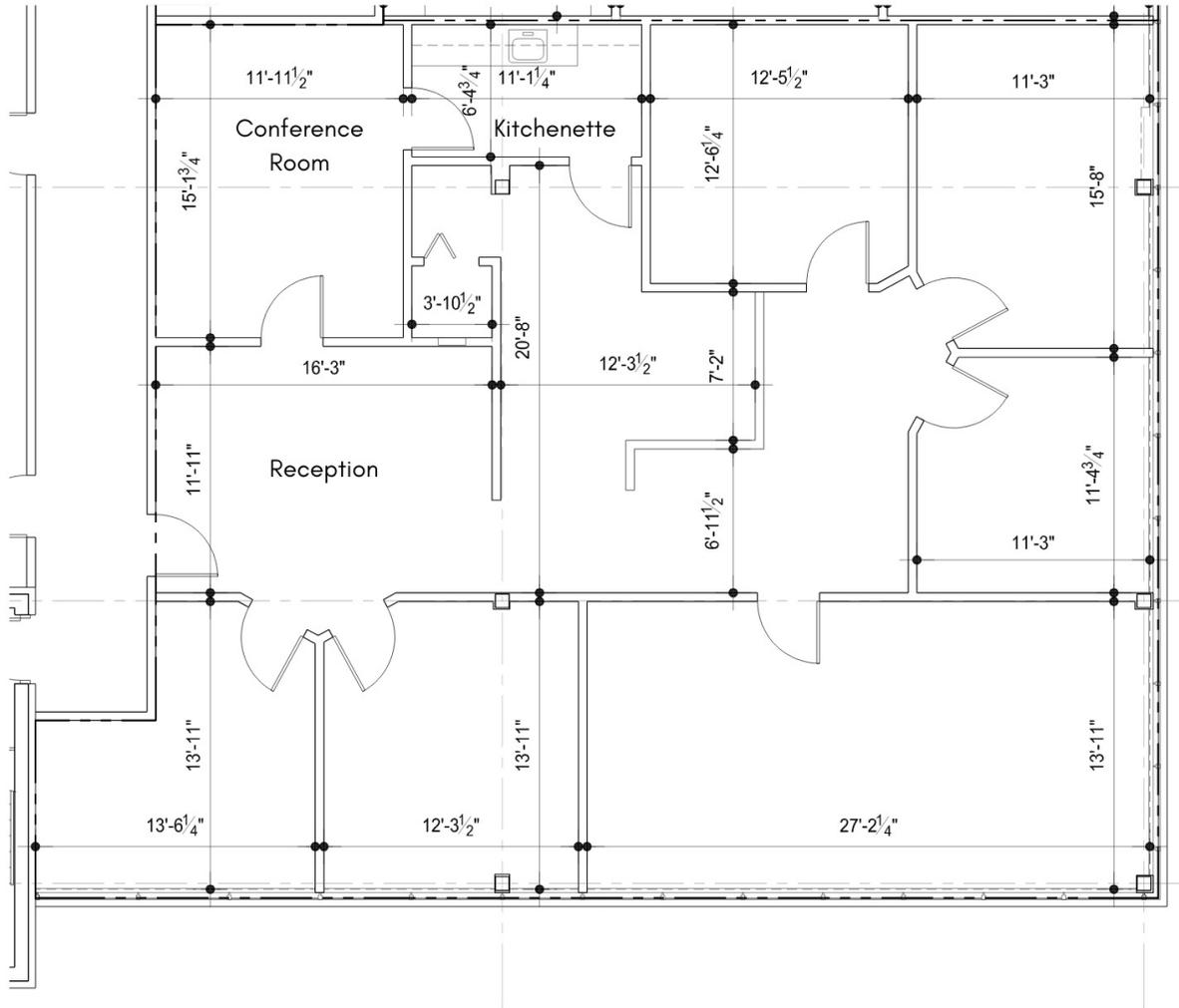


110 - 4,651 SF  
OFFICE



FOR LEASE

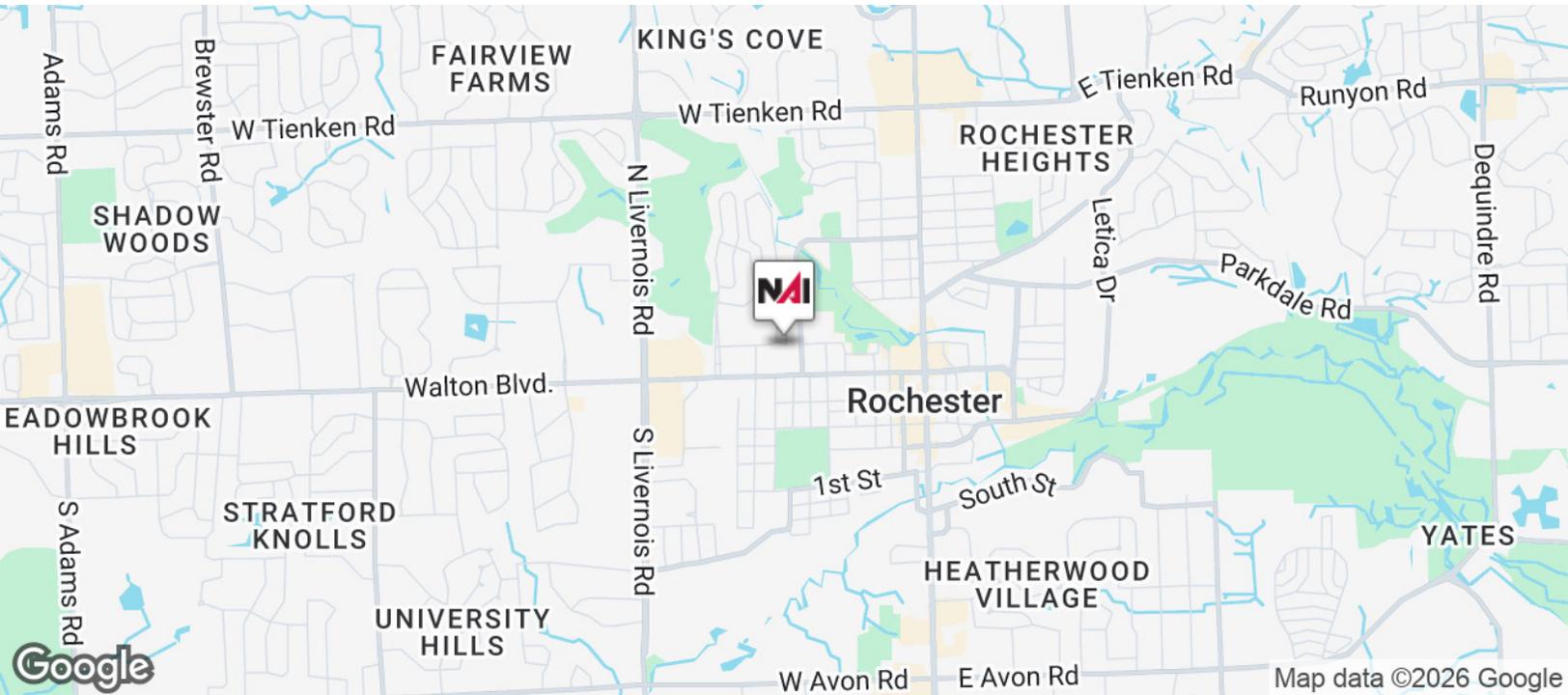
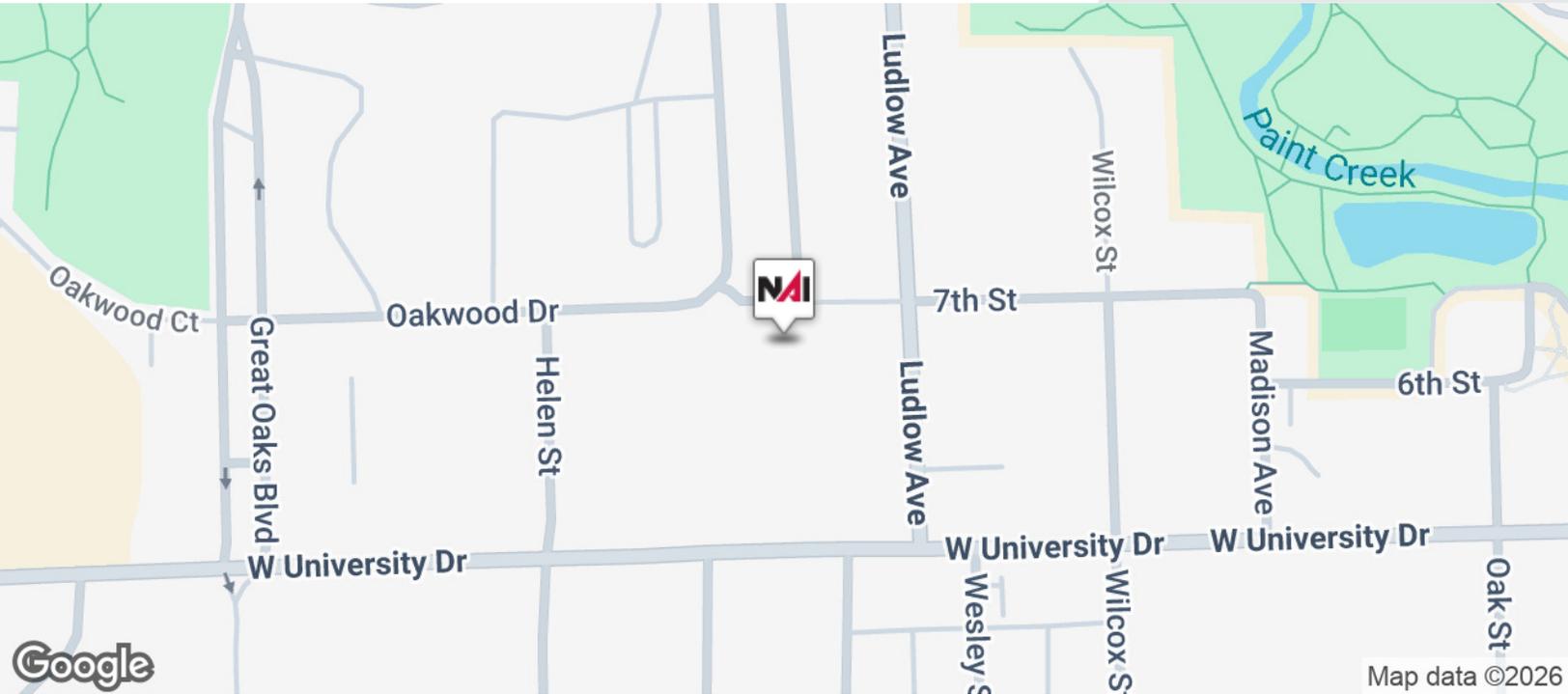
Suite 275  
2,280 USF/2,562 RSF



110 - 4,651 SF  
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FOR LEASE



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**Brandon Ben-Ezra**

Vice President | 947.517.6226  
ben-ezra@farbman.com

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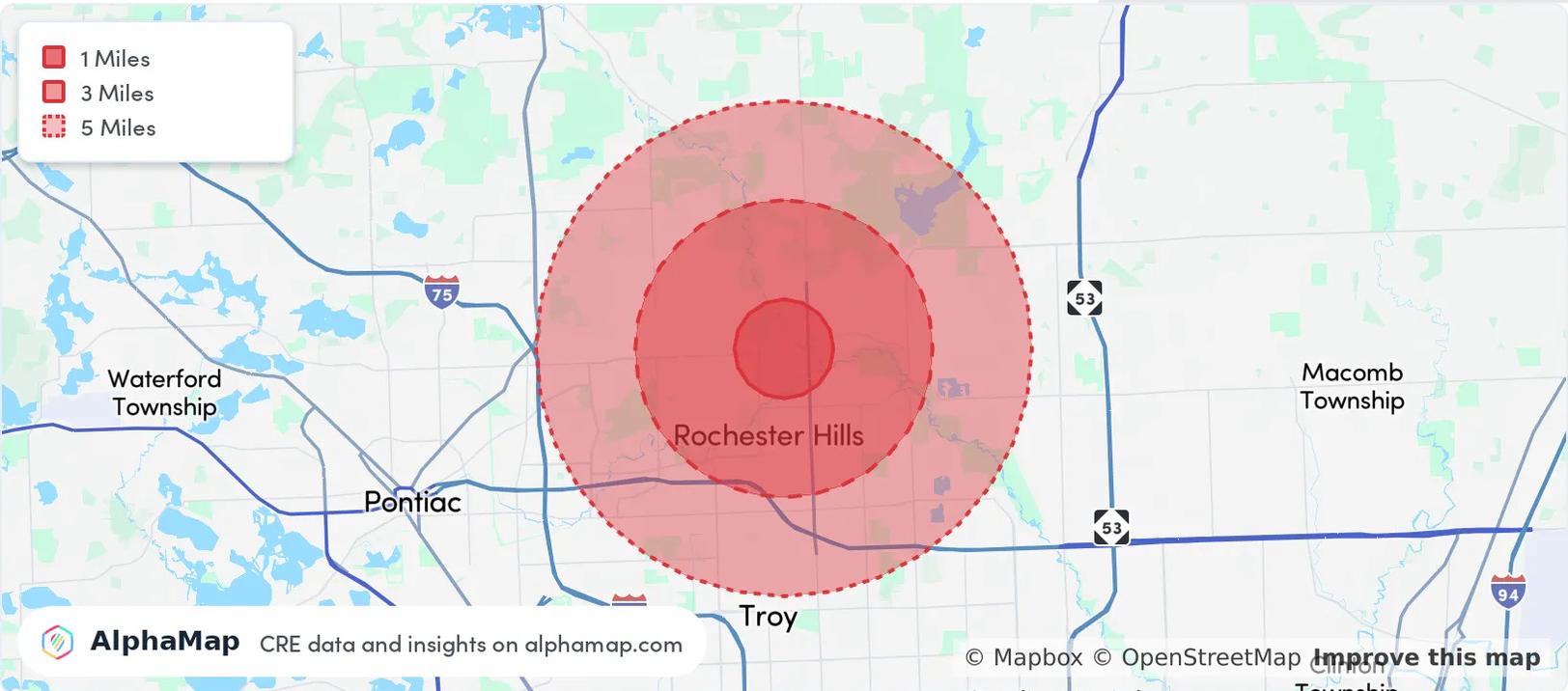
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# 110 - 4,651 SF OFFICE



## FOR LEASE



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,979	68,157	157,639
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,817	27,216	62,269
Persons per HH	2.1	2.5	2.5
Average HH Income	\$129,509	\$160,527	\$151,423
Average House Value	\$447,110	\$445,174	\$430,929
Per Capita Income	\$61,670	\$64,210	\$60,569



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