

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.



L. MASON CAPITANI
CORFAC INTERNATIONAL
CELEBRATING 60 YEARS

LIBERTY
PROPERTY & ASSET MANAGEMENT



705-725-745 Barclay Circle

Rochester Hills, MI



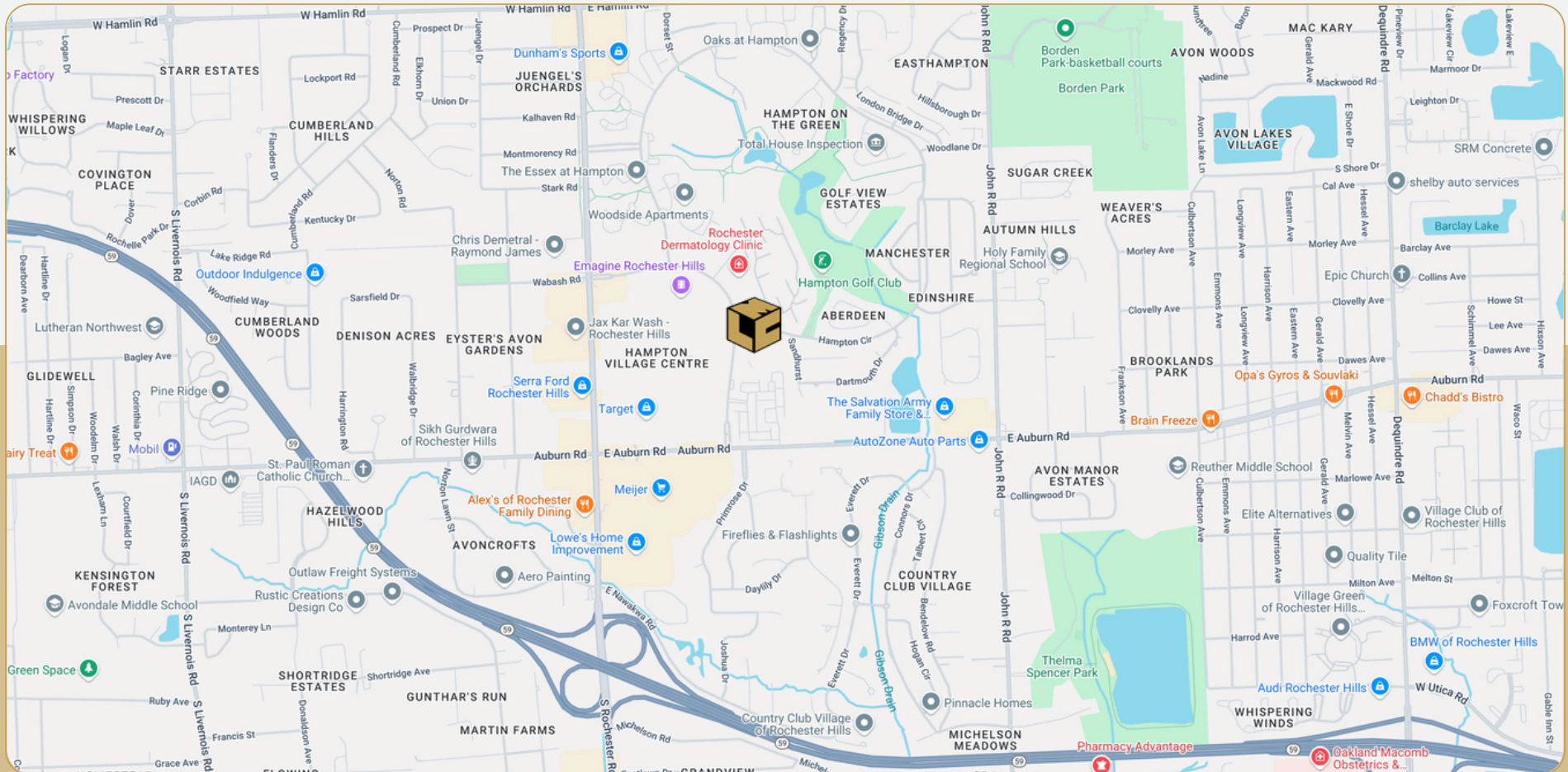
L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT



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.

705-725-745 Barclay Circle

Rochester Hills, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

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: 2,527 SF

Min/Max SF: 699 - 1,043 SF

Acres: 4.85

Multitenant: 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

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.

705-725-745 Barclay Circle

Rochester Hills, MI



L. MASON CAPITANI

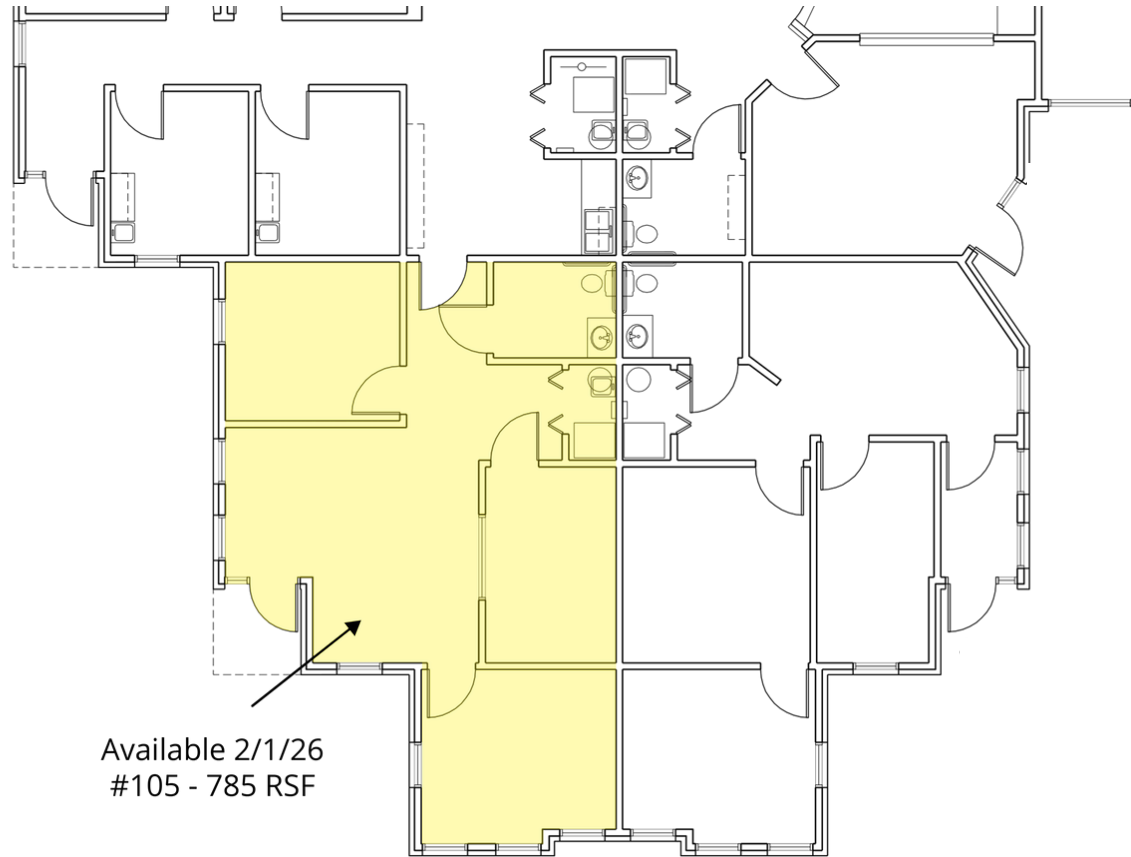
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

705 Barclay Vacancy



Available 2/1/26
#105 - 785 RSF

Suite Number	Square Footage
105	785 SF

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.

705-725-745 Barclay Circle

Rochester Hills, MI



L. MASON CAPITANI

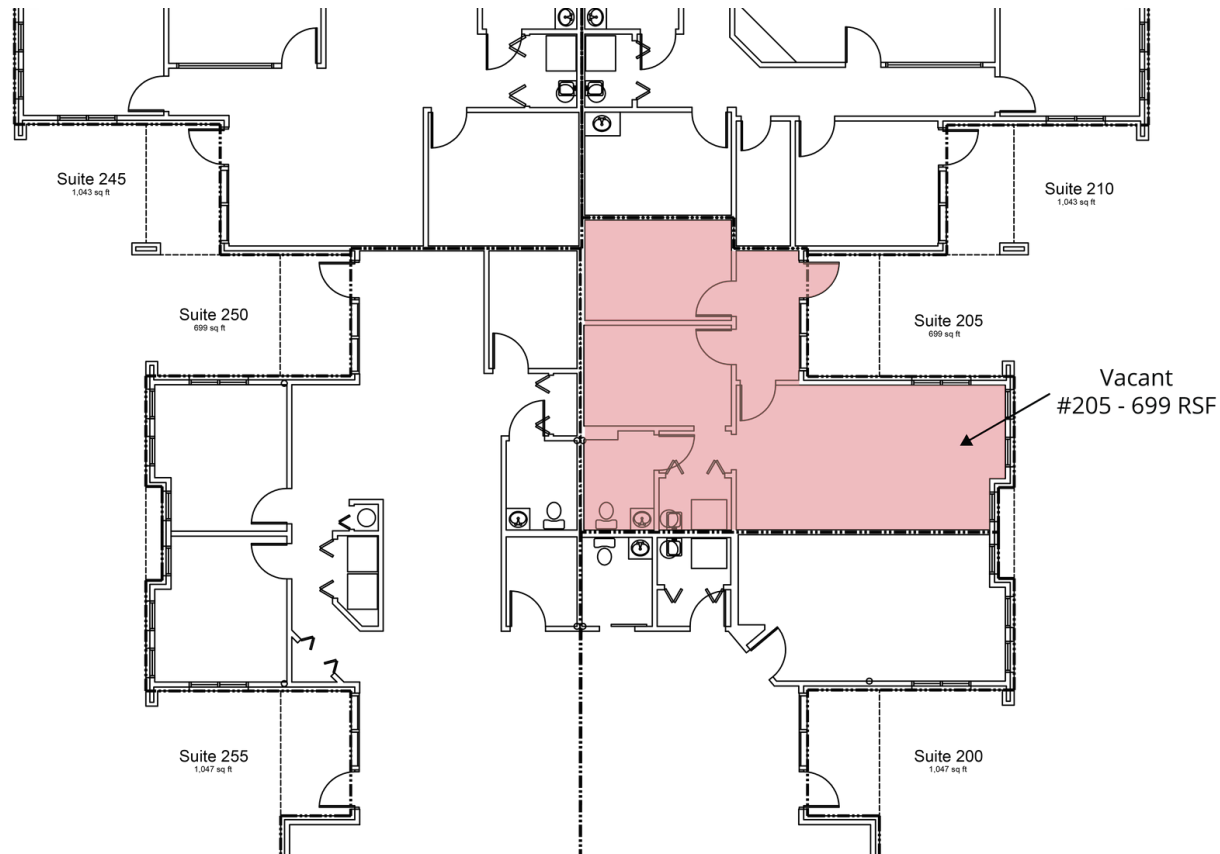
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

725 Barclay Vacancy



Suite Number	Square Footage
205	699 SF

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.

705-725-745 Barclay Circle

Rochester Hills, MI



L. MASON CAPITANI

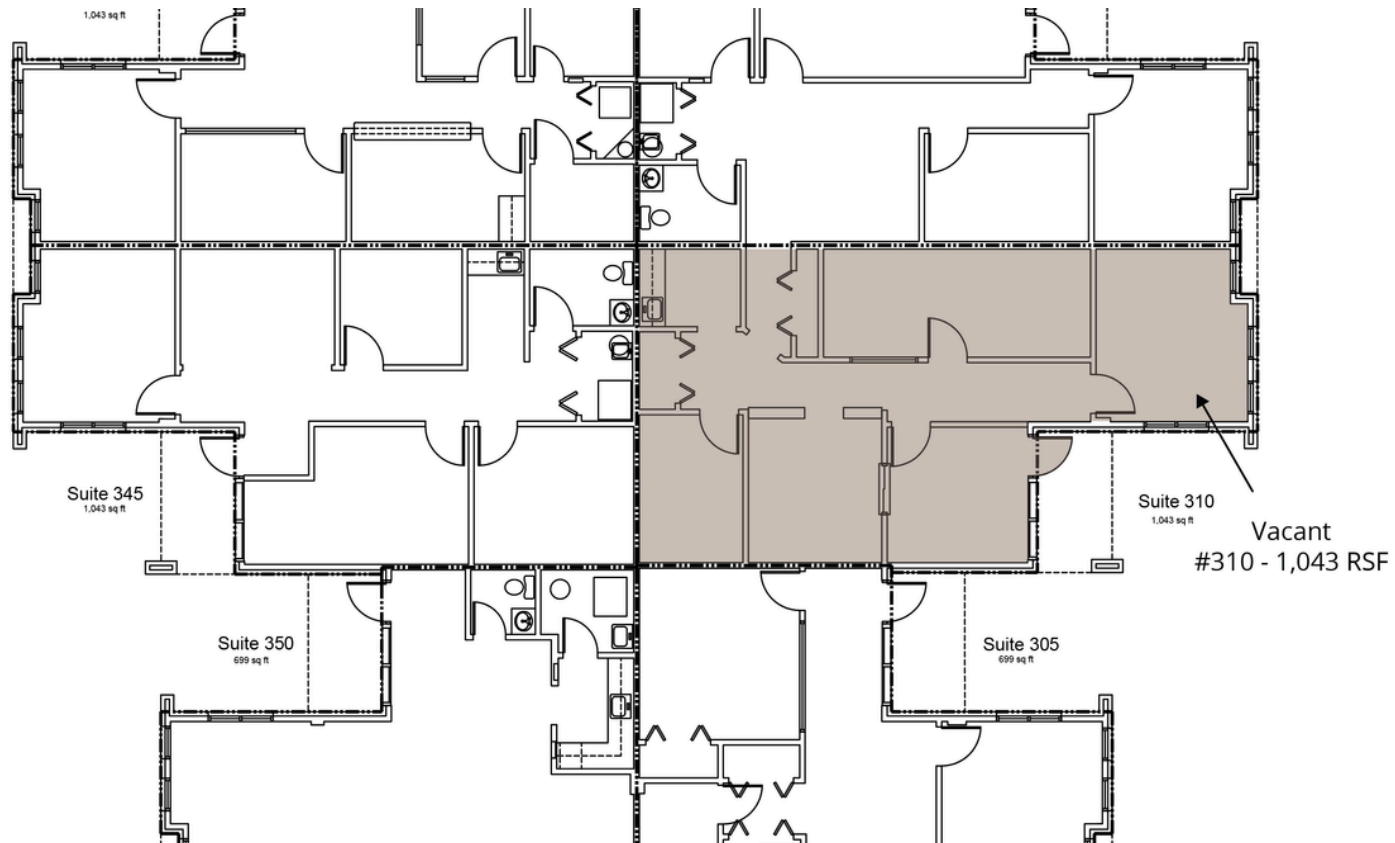
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

745 Barclay Vacancy



Suite Number	Square Footage
310	1,043 SF

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.