

PROPERTY FOR LEASE

# Lancaster Office Building

130 Hampton Circle Rochester Hills, MI 48307



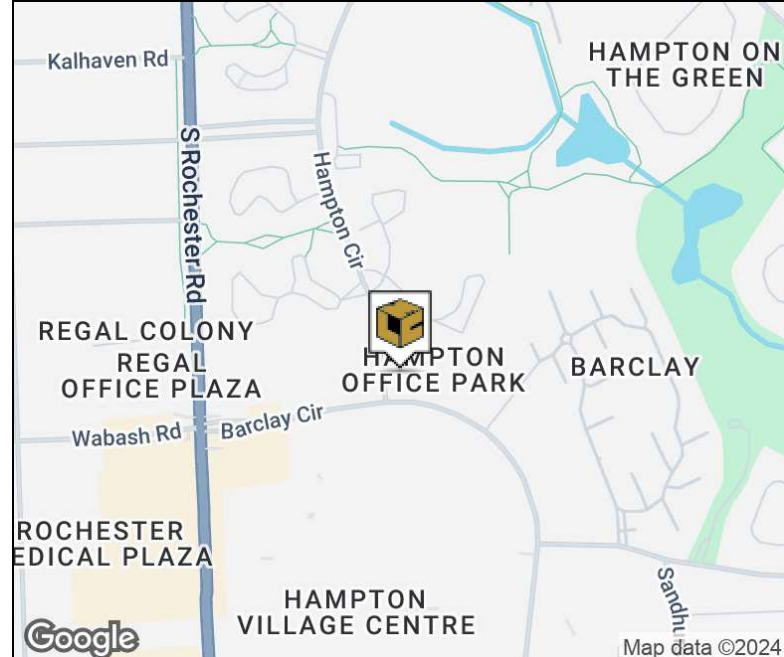
L. MASON CAPITANI  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- Under New Ownership & Management
- Office/Medical Use
- Up to 3,134 SF Available
- Minutes from Downtown Rochester & M-59
- Close Proximity to Troy Beaumont and Ascension Hospitals
- Located near Oakland County District Court



### FOR MORE INFORMATION:

#### Aaron Smith

Vice President  
248.637.3515  
asmith@lmcap.com

#### Robert Gojcaj

Sales Associate  
248.637.7783  
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CONNECT WITH US

248.637.9700 | [www.LMCap.com](http://www.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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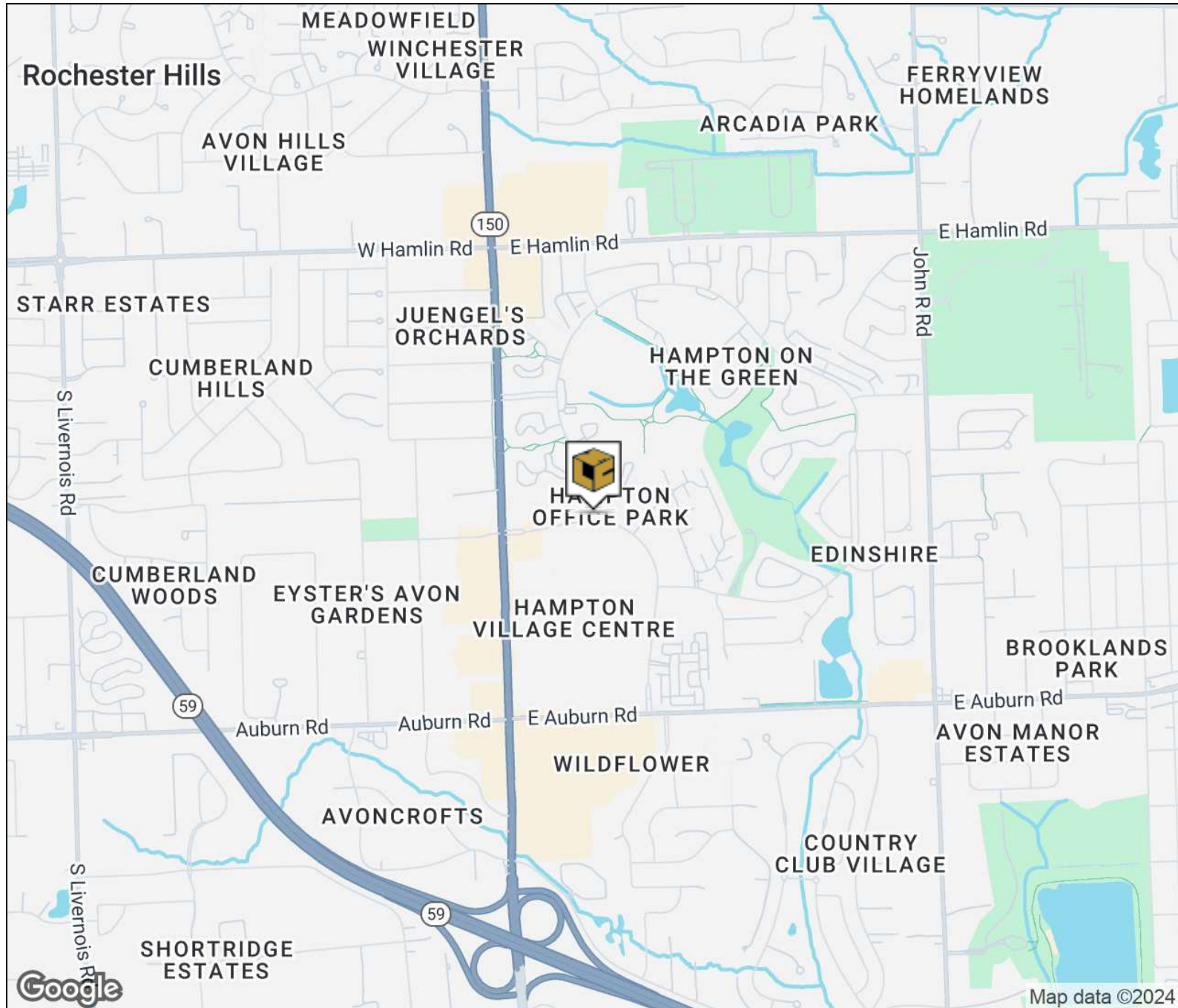
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## LOCATION MAP



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## OFFICE PROPERTY DETAILS

### Location Information

Street Address	130 Hampton Circle
City, State, Zip	Rochester Hills, MI 48307
County	Oakland
Cross-Streets	-
Nearest Highway	M-59

### Building Information

Building Size	10,212 SF
Building Class	C
Occupancy %	64
Tenancy	Multiple
Number of Floors	1
Year Built	1987
Gross Leasable Area	10,212 SF
Load Factor	-
Annual Escalations	\$0.50
Partition Allowance	Negotiable

Lease Rate

**\$17.00 SF/yr  
Gross +  
Gas/Elec/Jani.**

### Property Information

Property Type	Office
Property Subtype	Medical
APN #	15-26-303-001

### Parking & Transportation

Parking Type	Surface
Parking Ratio	5

### Available Suites

Suite 100 - 2,387 SF	\$17.00 Gross + Gas/Elec. & Jani.
Suite 110 - 747 SF	\$17.00 Gross + Gas/Elec. & Jani.
Suite 120 - 544 SF	\$17.00 Gross + Gas/Elec. & Jani.
Suite 100-110 - 3,134 SF	\$17.00 Gross + Gas/Elec. & Jani.

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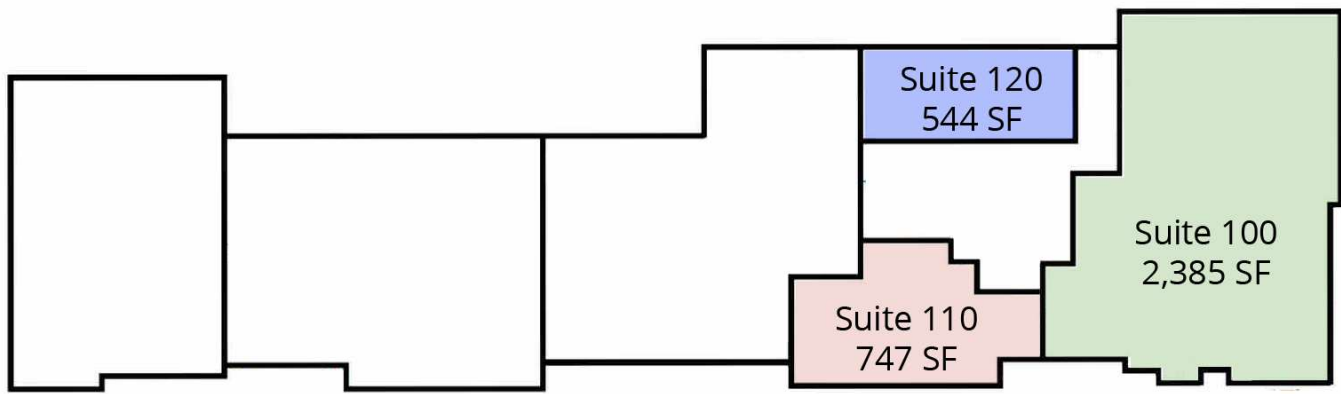
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## LEASE SPACES



### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Available
Suite 100	Available	2,387 SF	Gross + Gas/Elec. & Jani.	\$17.00 SF/yr	Immediate
Suite 110	Available	747 SF	Gross + Gas/Elec. & Jani.	\$17.00 SF/yr	Immediate
Suite 120	Available	544 SF	Gross + Gas/Elec. & Jani.	\$17.00 SF/yr	December 2024
Suite 100-110	Available	3,134 SF	Gross + Gas/Elec. & Jani.	\$17.00 SF/yr	Immediate

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