



# PILOT

## PROPERTY GROUP

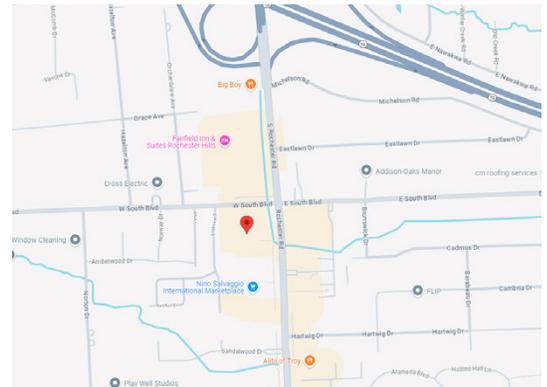
**6915 ROCHESTER ROAD, TROY, MI 48085**

### PROPERTY OVERVIEW:

6915 Rochester Rd offers a highly visible office opportunity at the signalized intersection of Rochester Road and S Blvd in Troy. The property provides excellent exposure along a major Oakland County corridor with convenient access to both Oakland and Macomb Counties, making it ideal for regional-serving businesses.

- Signalized corner with strong daily traffic and monument signage availability
- Direct access to Rochester Road, a primary north-south connector between Oakland and Macomb Counties
- Surrounded by dense, affluent residential neighborhoods and established commercial uses
- Easy connectivity to I-75, M-59, and major Troy, Rochester Hills, and Sterling Heights markets

Property Type: .....Office  
 Cross Streets: .....South Blvd and Rochester Road  
 Total Square Footage: .....11,100  
 Minimum Square Footage: .....640  
 Maximum Square Footage: .....5,291  
 Zoning: .....Office  
**Lease Rate: ..... \$17.95/SF Gross + Electric**  
 Rate includes janitorial services. Monument Signage Available!  
**Sale Price: ..... \$2,095,000 (\$188.74 psf)**



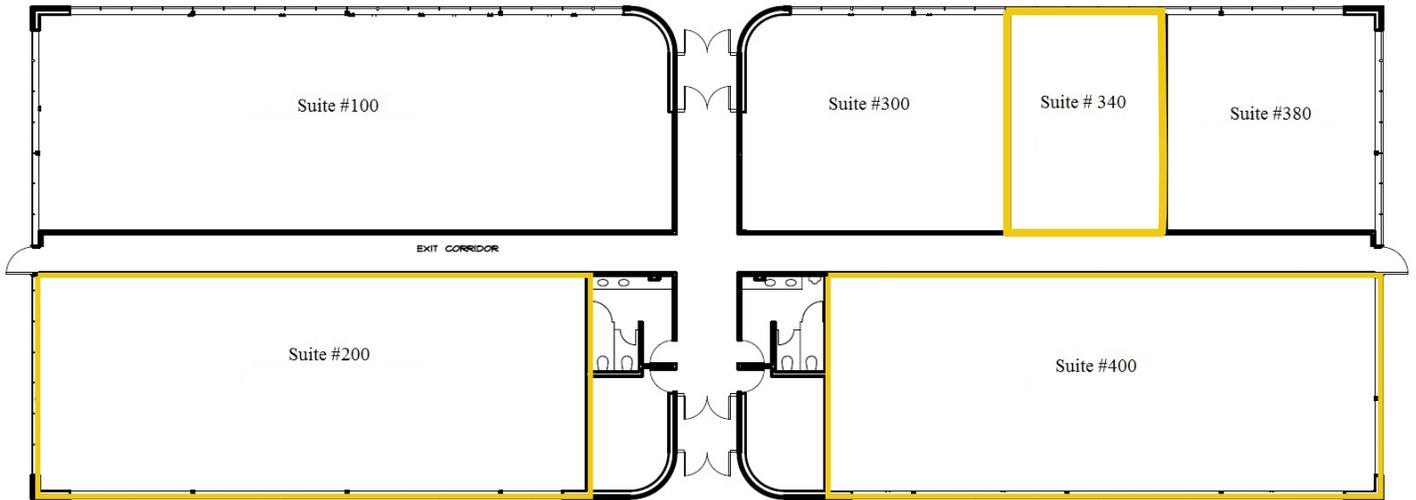
### AGENT CONTACT INFO

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## 6915 ROCHESTER RD FLOOR PLAN

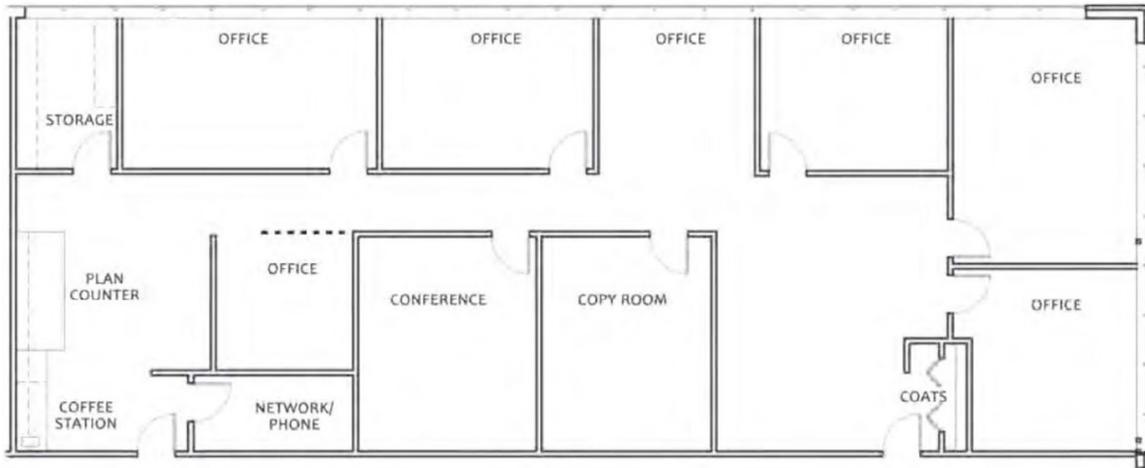


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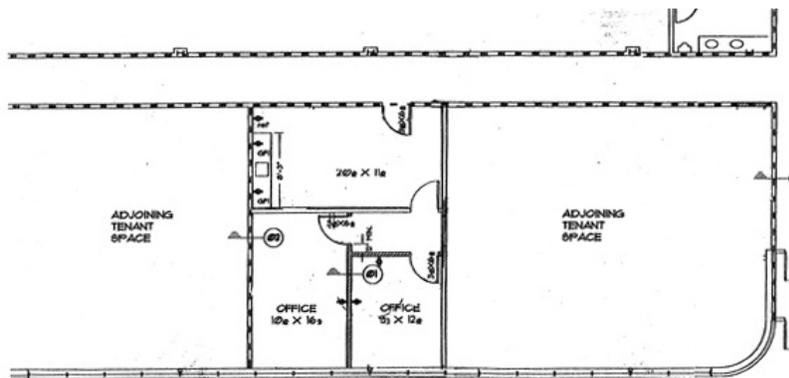
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## FLOORPLANS

### SUITE 200



### SUITE 340

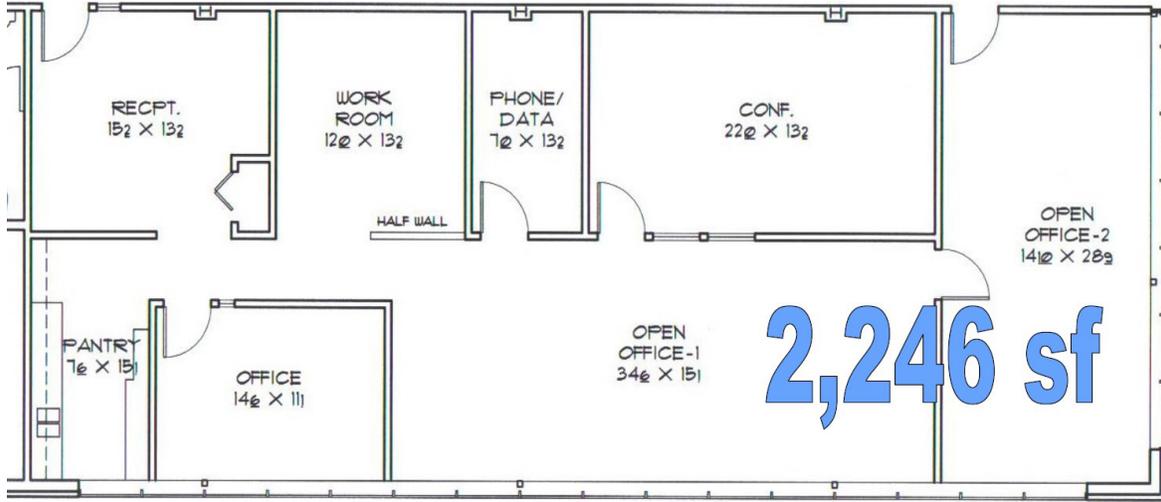


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**FLOORPLANS**

**SUITE 400**



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