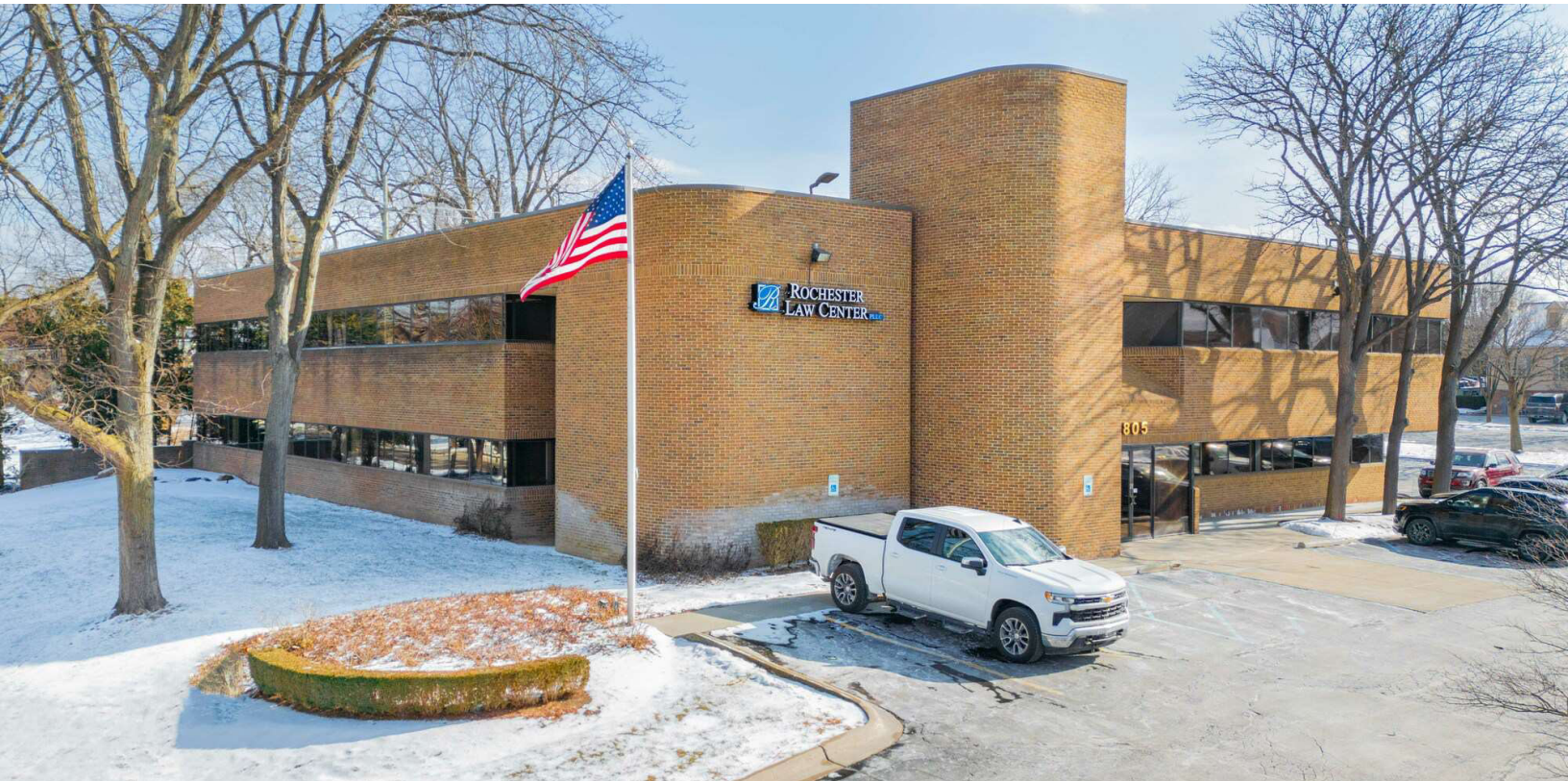


110 - 4,651 SF  
OFFICE



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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**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  
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# 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 Gross plus Electric
Suite 200	132 - 3,153 SF	Contact Listing Agent(s)
Suite 275	2,562 SF	\$18.00 SF/yr Gross plus Electric

### EXECUTIVE SUITES

SUITE	SIZE (SF)	LEASE RATE
Suite 105	110 SF	Starting at \$550/Month
Suite 107	110 SF	Starting at \$550/Month
Suite 108	110 SF	Starting at \$550/Month



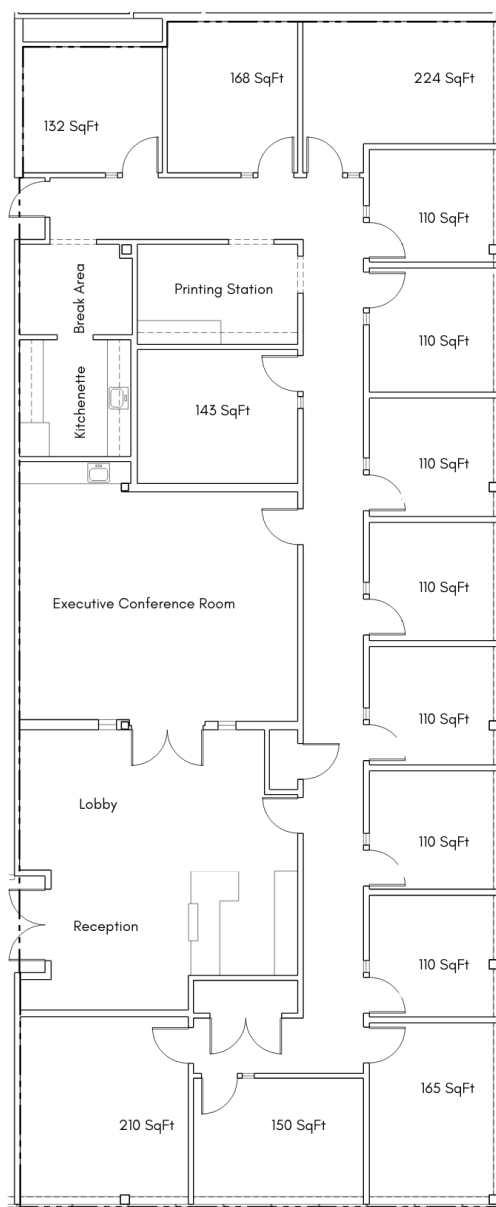
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## FOR LEASE

### Suite 100

4,001 USF/4,481 RSF



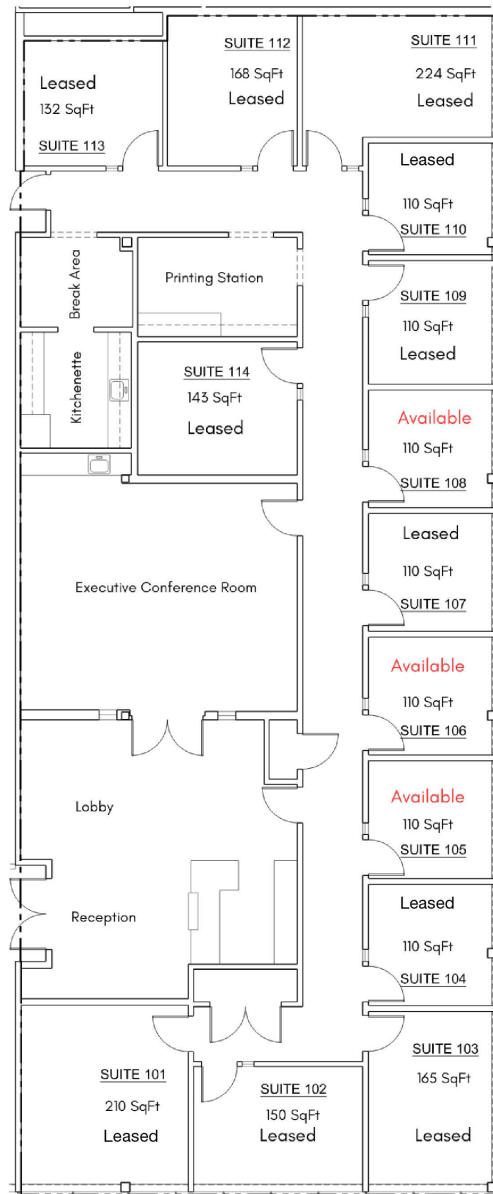


110 - 4,651 SF  
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## Rochester Executive Suites Suites 101 - 114



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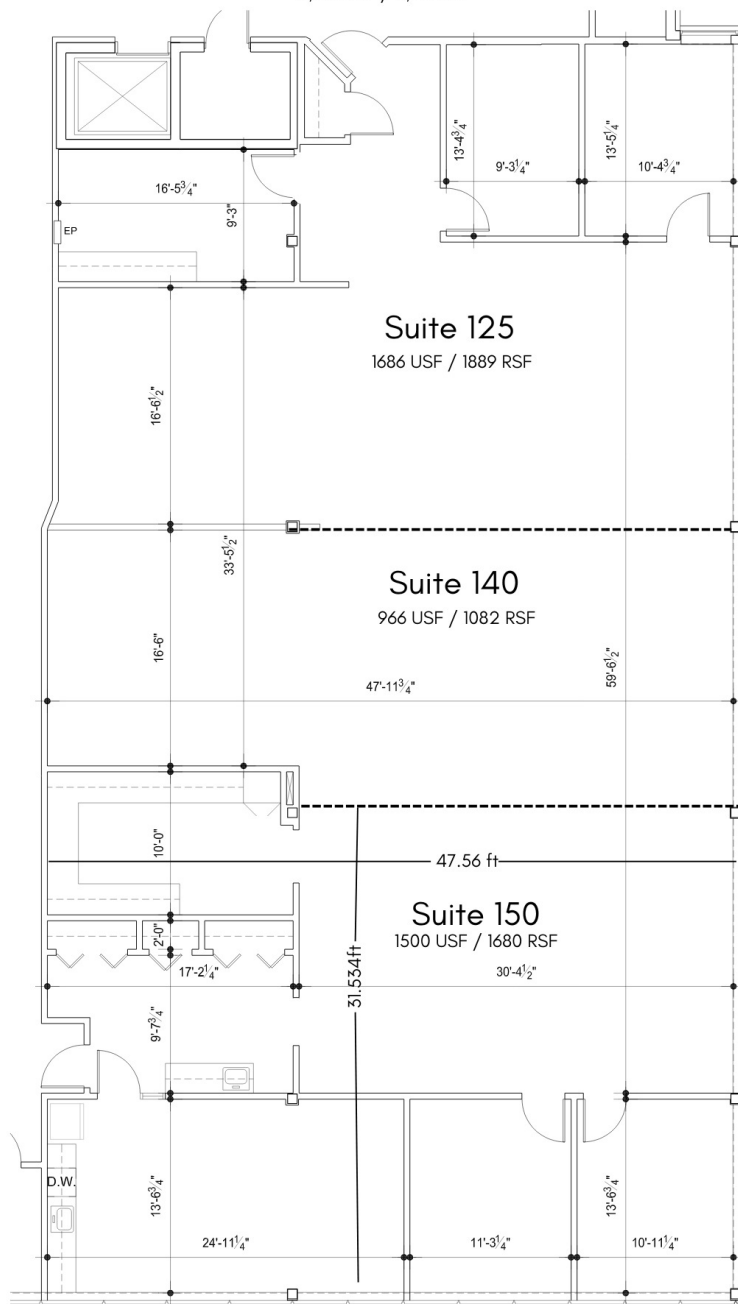
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Suite 125/140/150

4,153 USF / 4,651 RSF



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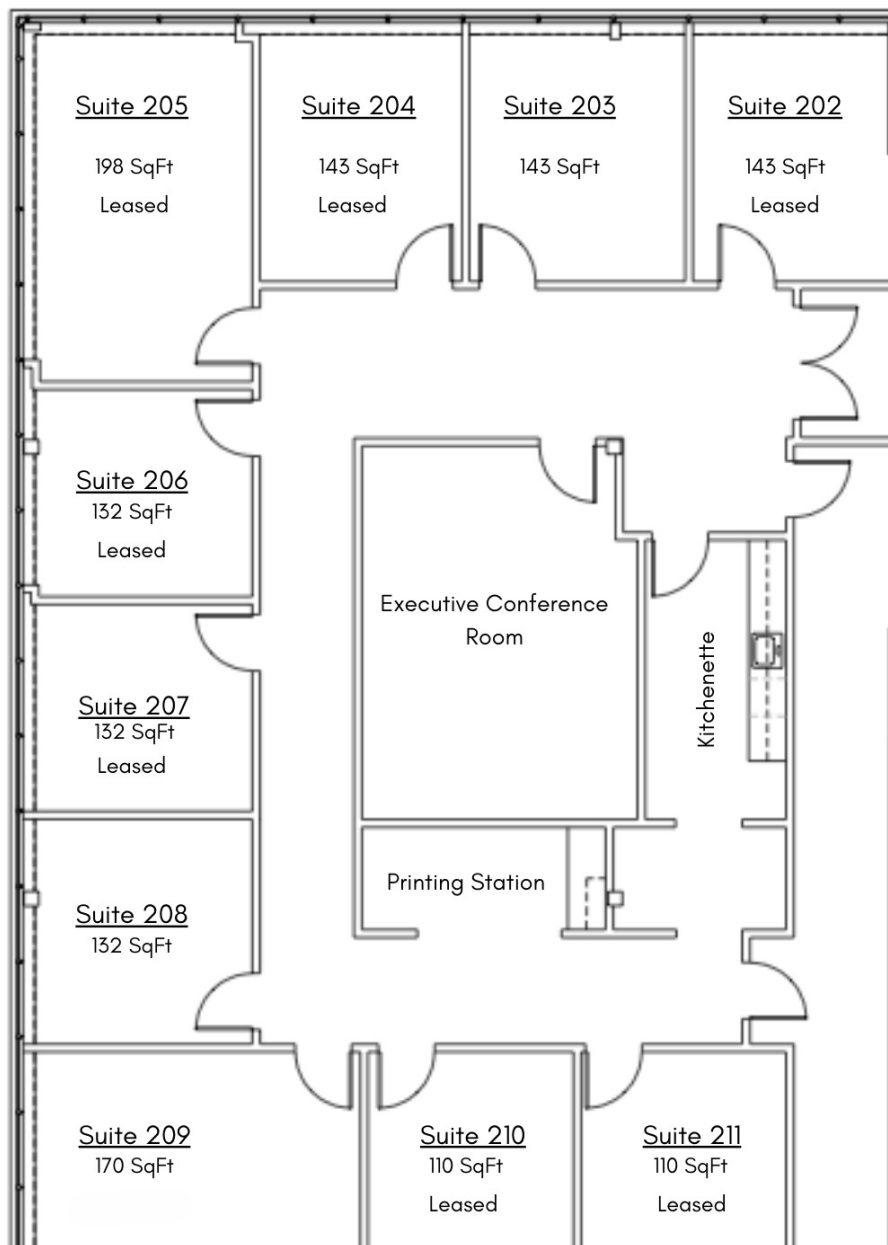
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## Rochester Executive Suites

Suites 202 - 211



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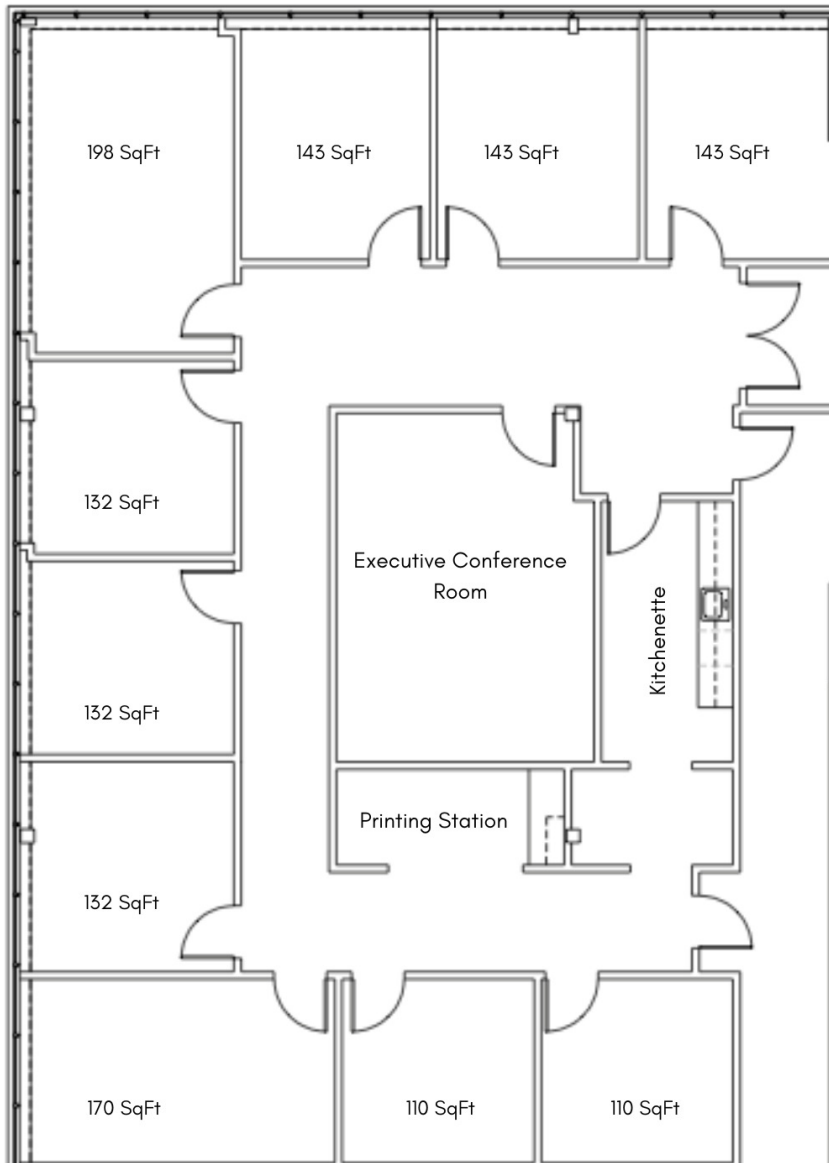
110 - 4,651 SF  
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FOR LEASE

## Suite 200

2,812 USF/3,153 RSF





Suite 275

Architectural floor plan showing the layout of a building. The plan includes the following rooms and dimensions:

- Conference Room:** 11'-11½" (width), 15'-13¼" (height).
- Kitchenette:** 11'-1¼" (width), 6'-4¾" (height).
- Reception:** 11'-11" (width), 16'-3" (height).
- Open Area:** 12'-5½" (width), 12'-6¼" (height), 12'-3½" (width), 7'-2" (height), 11'-3" (width), 15'-8" (height), 11'-4¾" (width), 11'-3" (height).
- Other Dimensions:** 3'-10½" (width), 20'-8" (height), 13'-11" (width), 13'-6¼" (height), 12'-3½" (width), 27'-2¼" (width), 13'-11" (width), 11'-4¾" (width), 11'-3" (height).



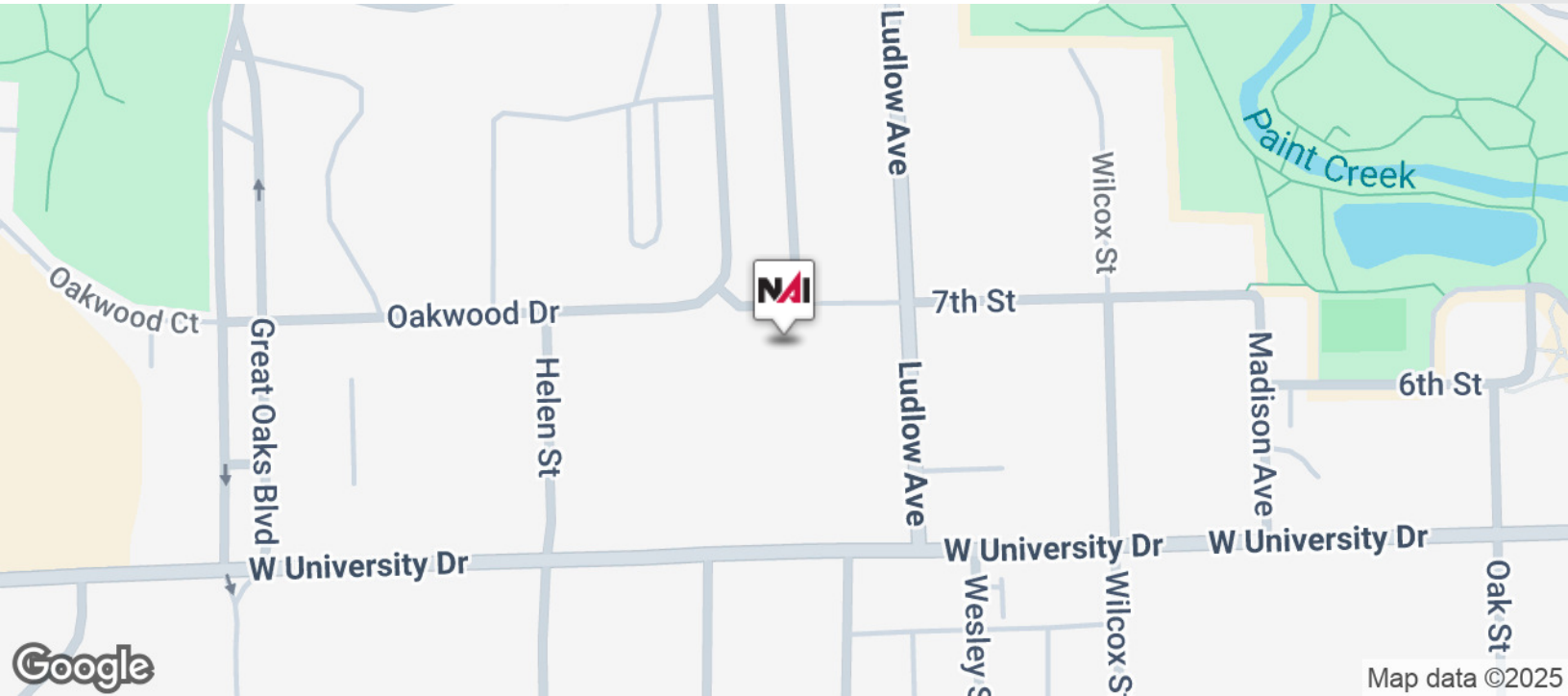
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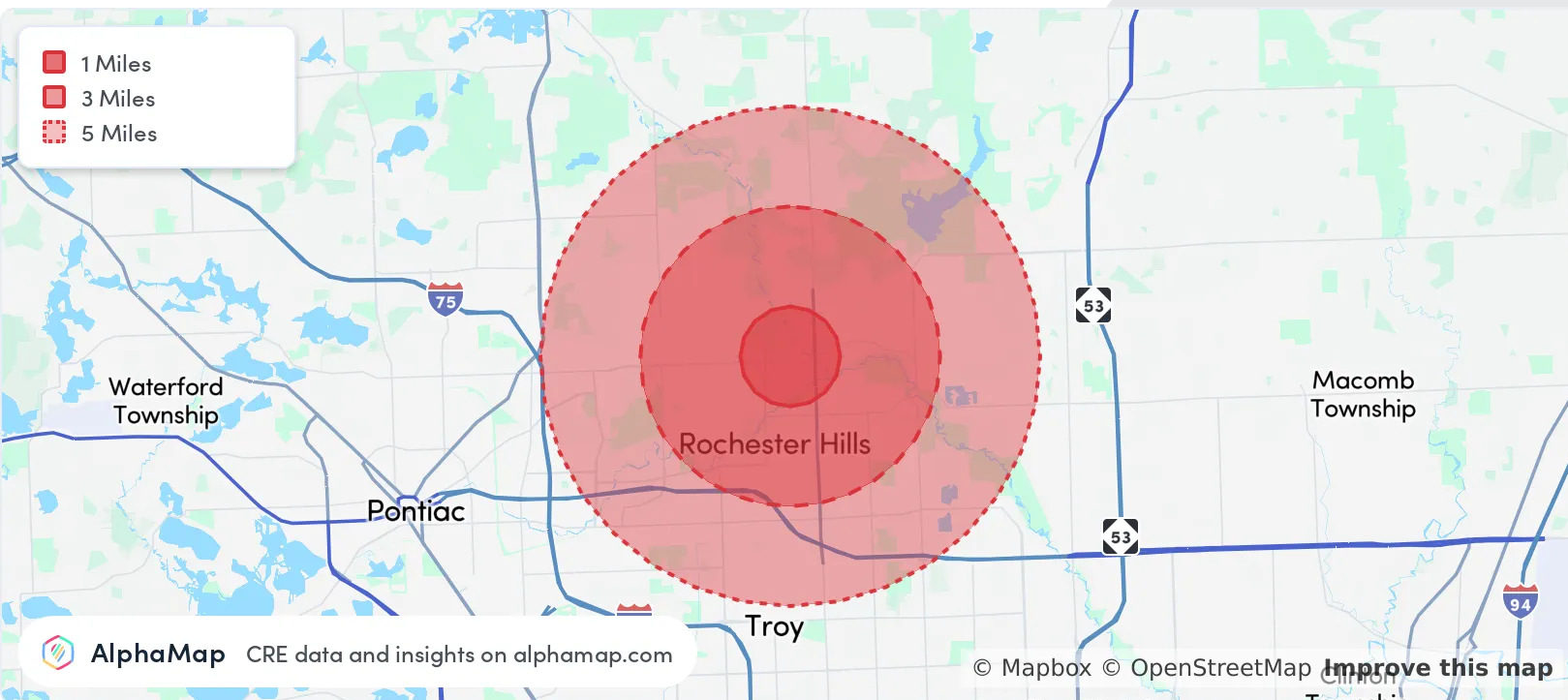
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,979	68,157	157,639
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,817	27,216	62,269
Persons per HH	2.1	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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