

# FOR LEASE OR SALE

**2055 Crooks Road  
Rochester Hills, Michigan**



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<b>Total Building Size:</b>	15,168 Sq. Ft.
<b>Available Sq Ft:</b>	7,584-15,168 Rentable Sq. Ft.
<b>Floors:</b>	Two (2) Floors
<b>Land Size:</b>	1.28 Acres
<b>Rental Rate:</b>	Office: \$14.95 psf plus Utilities & Janitorial
<b>Escalations:</b>	\$.50 psf Bumps Annually
<b>Zoning:</b>	O-1: Office Business
<b>Year Built:</b>	1987: Renov; 2017
<b>Parking:</b>	62 + Spaces
<b>Price Per Square Ft:</b>	\$144.97/Ft
<b>Asking Price:</b>	\$2,199,000.00

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**For Further Information Please Contact:**  
**Chris Nagorski, SIOR**

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**Great Rochester Hills Location**

**Close access to M-59 Freeway**

**Possible Medical**

**Great Space that was recently  
updated**

**Monument and Building  
Signage**

