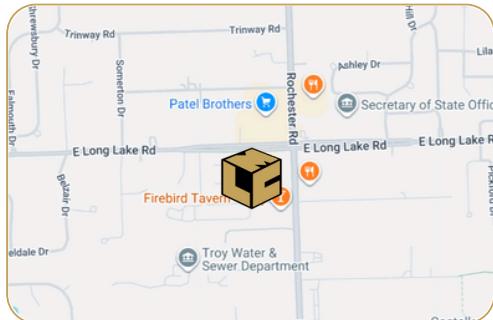


# 4893-4897 Rochester Road

Troy, MI

- Direct Suite Entry
- Beautifully Landscaped Grounds
- Individual Suite Control of HVAC
- Expansive & Convenient Parking
- Close Proximity to I-75 & M-59



## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

Aaron Smith  
Vice President  
248.637.3515  
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Mike Elle  
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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



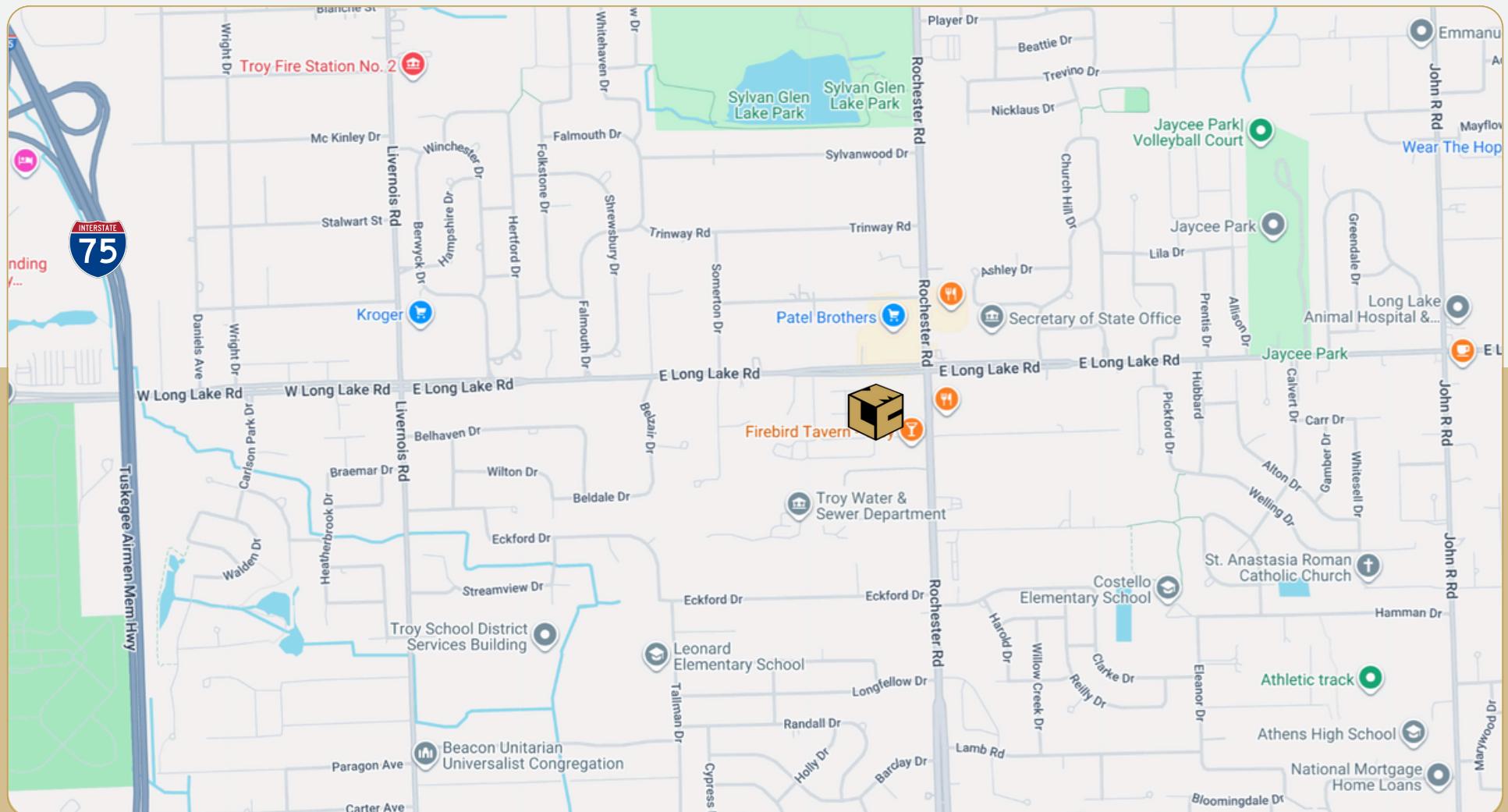
 **L. MASON CAPITANI**  
CORFAC INTERNATIONAL

# 4893-4897 Rochester Road

Troy, MI



L. MASON CAPITANI  
CORFAC INTERNATIONAL



248.637.9700 | [LMCap.com](http://LMCap.com)

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# 4893-4897 Rochester Road

Troy, MI



## Office Property Details:

### Details:

**Location Description:** Rochester Road & Long Lake

**Building Type:** Office

**Class:** B

**Zoning:** Office

**Floors:** 1

**Year Built:** 1992

**Gross SF:** 10,836 SF

**Total Rentable SF:** 10,836 SF

**Available SF:** 2,130 SF

**Acres:** 8.1.17

**Multitenant:** Yes

**Parcel ID:** 20-15-201-048

**Property Description:** -

### Economic:

**Min/Max Rental Rate:** \$15.95/SF

**Rental Terms:** + Gas, Electric, Jan.

**Annual Escalations:** \$0.50/SF

**Load Factor:** 0.0%

**Occupancy:** Immediate

**Parking:** 4/1,000

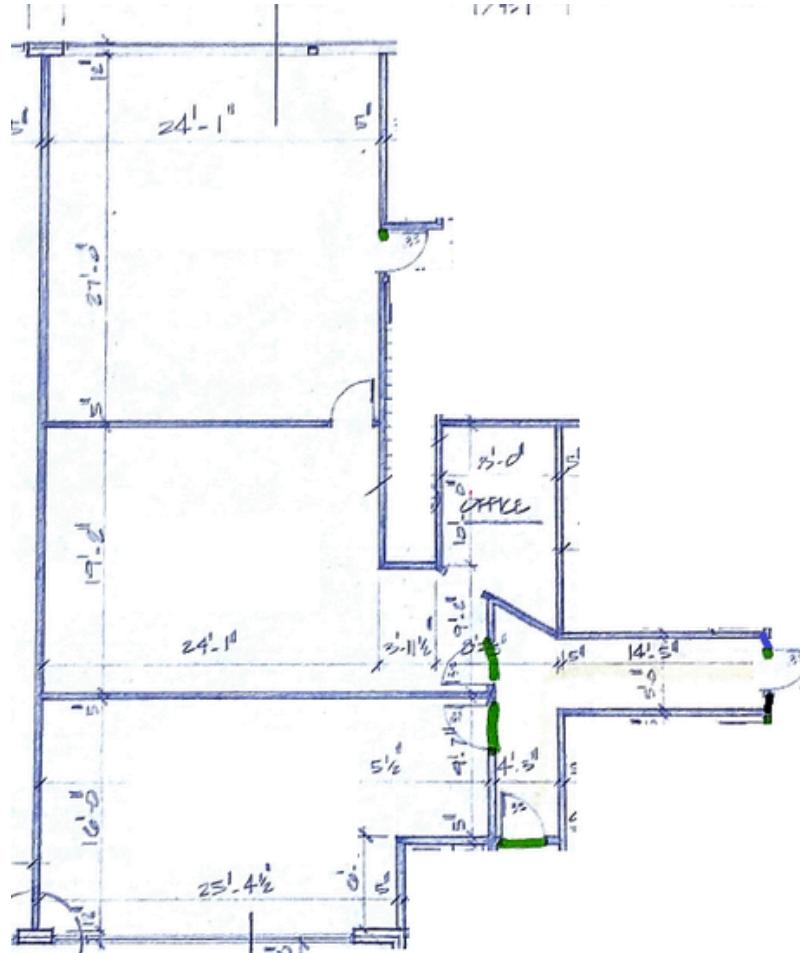
**Partition Allowance:** Negotiable

**Signage:** -

**Status:** Existing

# 4893-4897 Rochester Road

Troy, MI



Suite Number	Square Footage
4897 Rochester Road - Suite A	2,130 SF

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