

PROPERTY FOR LEASE

Barclay Circle Medical Building

135 Barclay Cir Rochester Hills, MI 48307



LIBERTY
PROPERTY & ASSET MANAGEMENT

PROPERTY SUMMARY



*Barclay Circle
Medical Building*

Property Highlights

- Medical Suite in Turn-Key Condition
- Up to 3,416 SF Available
- Single Story Building
- Close & Abundant Parking
- Professionally Managed Property
- Close Proximity to Area Hospitals



FOR MORE INFORMATION:

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CONNECT WITH US

248.637.9700 | 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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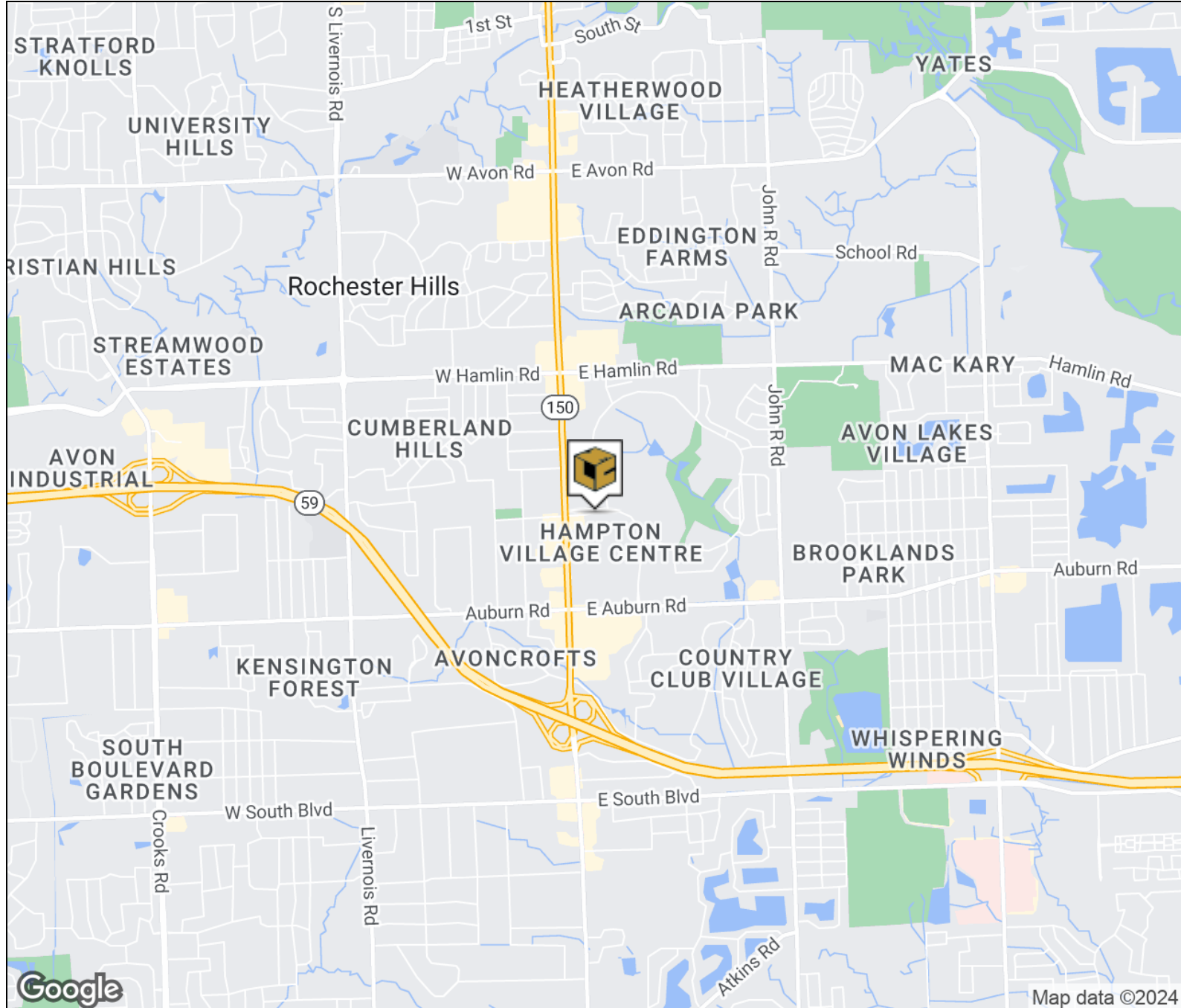
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LOCATION MAP



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SUITE 104



135 BARCLAY CIRCLE - ROCHESTER HILLS
SUITE 104 FLOOR PLAN

1-15-24

SCALE: 1/8" = 1'-0"

PREPARED BY METRO CAD GROUP



L. MASON CAPITANI
CORFAC INTERNATIONAL

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MEDICAL/OFFICE PROPERTY DETAILS

Location Information

Street Address	135 Barclay Cir
City, State, Zip	Rochester Hills, MI 48307
County	Oakland
Cross-Streets	Barclay Circle/Rochester Road
Nearest Highway	M-59

Building Information

Building Size	14,396 SF
Building Class	B
Occupancy %	-
Tenancy	Multiple
Number of Floors	1
Year Built	1985
Gross Leasable Area	14,396 SF
Load Factor	13.0%
Annual Escalations	3.0%
Partition Allowance	Negotiable

Lease Rate

\$19.50 SF/yr NNN

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	OB
Lot Size	73,418 SF
APN #	15-26-301-015

Parking & Transportation

Parking Type	Surface
Parking Ratio	6.91

Available Suites

Suite 104 - 3,416 SF	\$19.50 NNN
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