

1135 W. University Rd. Rochester Hills, MI

OFFICE SPACE FOR LEASE

- Premier Medical Office space with 1,000 to 11,000 SF available.
- Campus is within walking distance of downtown Rochester.
- Second-to-none referral base with a diverse mix of Tenants.
- Welcoming and experienced ownership and management.
- Ample free surface and covered parking garage steps away from main entrance
- Private reserved spaces are available.
- Main entrance renovations complete with South entry to follow.
- Timeshare suites are available.
- Connected to Ascension Rochester allowing easy entry as needed.
- On-site pharmacy located on the first floor.
- Designated Physician parking area.
- Great opportunity for Urgent Care, Dermatology, OBGYN, Urologist, Plastic/General Surgery, etc.
- Creative incentives for Family Practice and General Surgery
- Turn Key TI Available
- Free Valet - Patient and Visitor Parking coming soon
- \$20.00/NNN First Generation Space
- \$19.00/NNN Second/Third Generation Space



CONTACT US

248-710-8000

691 N. Squirrel Rd, Suite 290

Auburn Hills, MI 48326

www.team-core.com



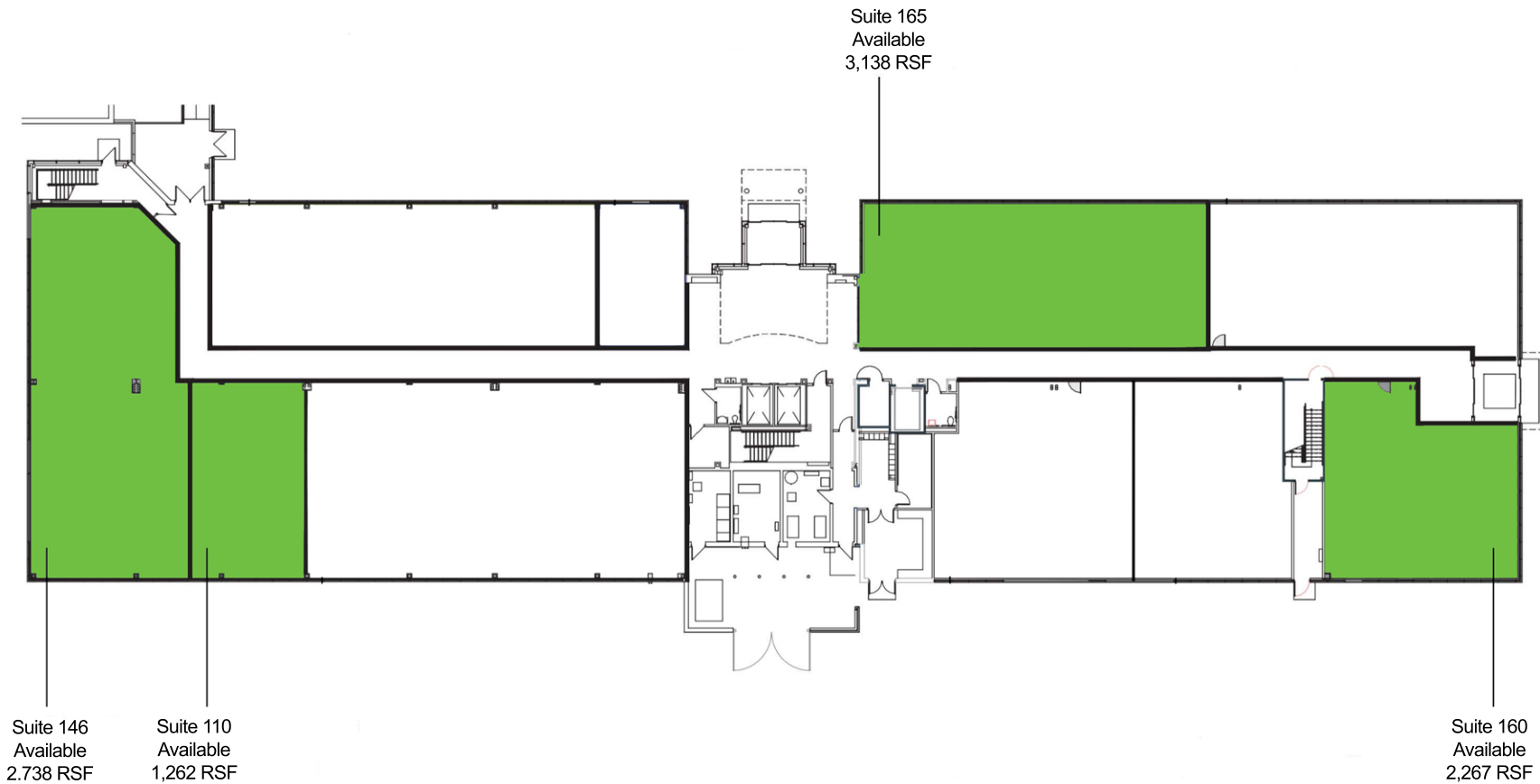
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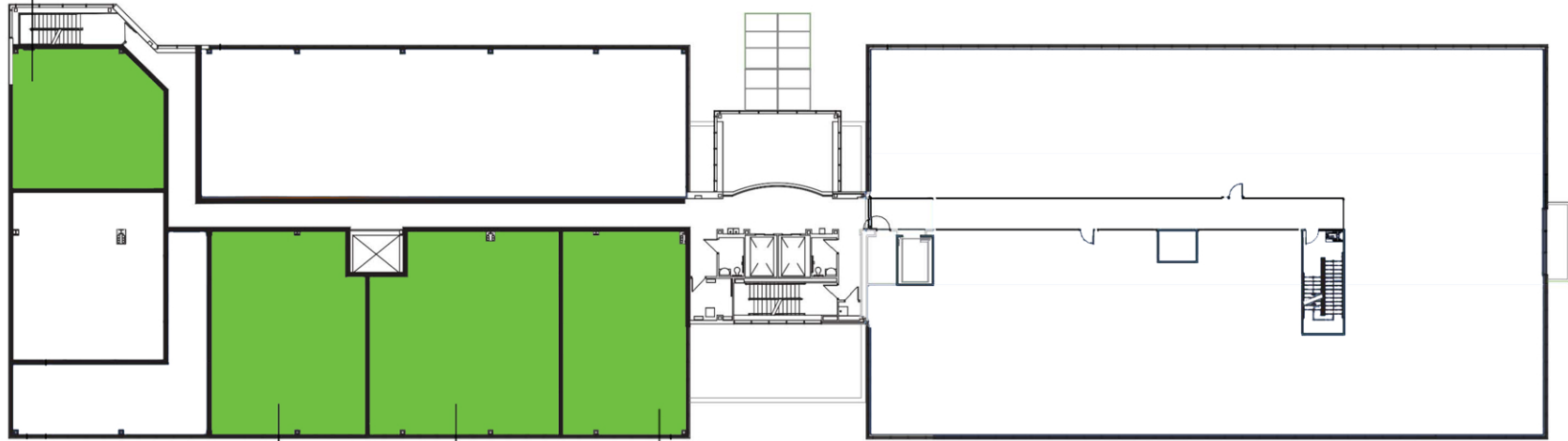


1135 University Dr.
Rochester, MI 48307

1st Floor
For More Information Please Call:
248.710.8000



Suite 246
Available
1,249 RSF



Suite 220
Available
1,894 RSF

Suite 210
Available
2,282 RSF

Suite 200
Available
1,552 RSF

DO NOT SCALE

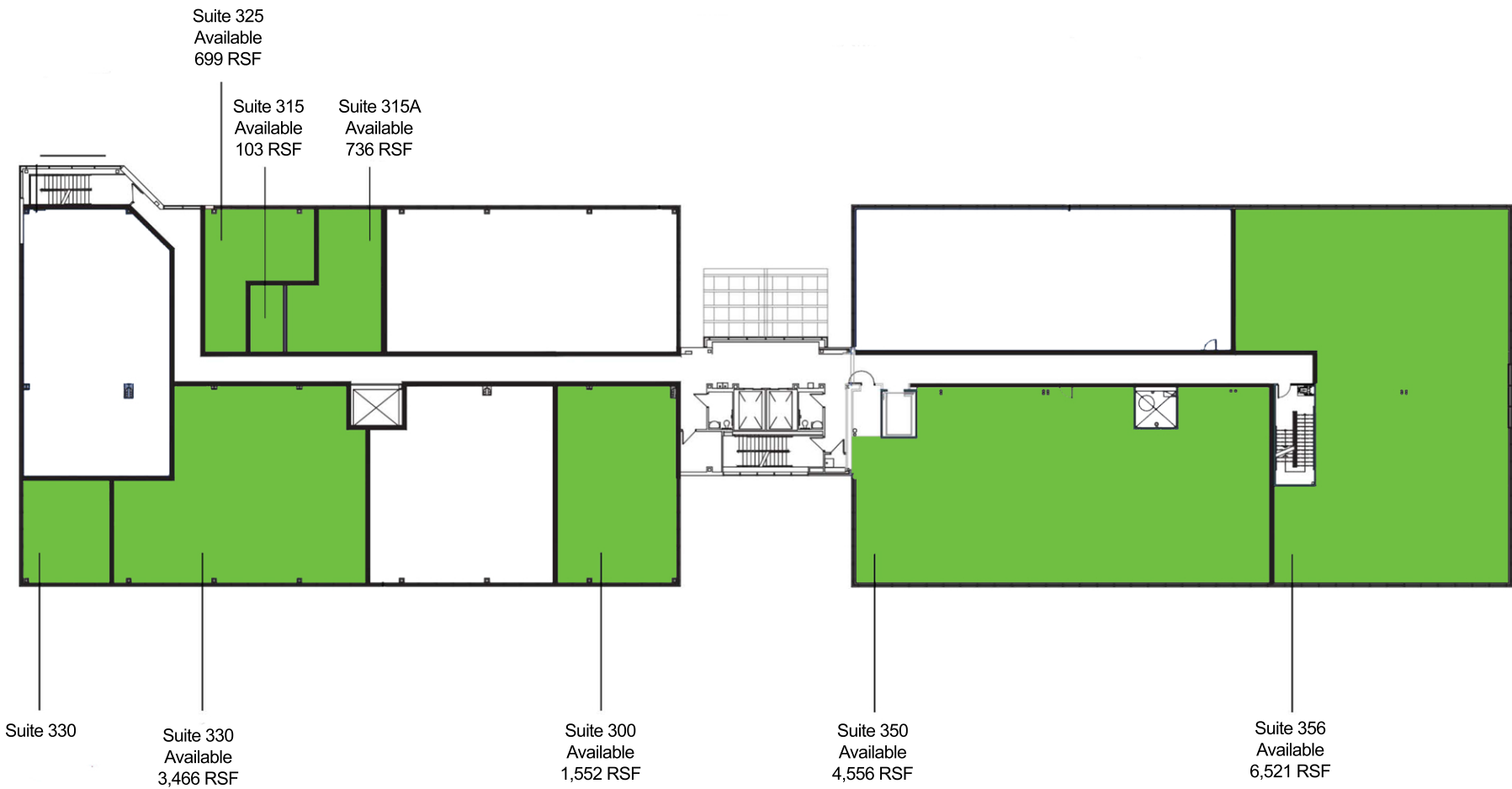


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2nd Floor
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NORTH



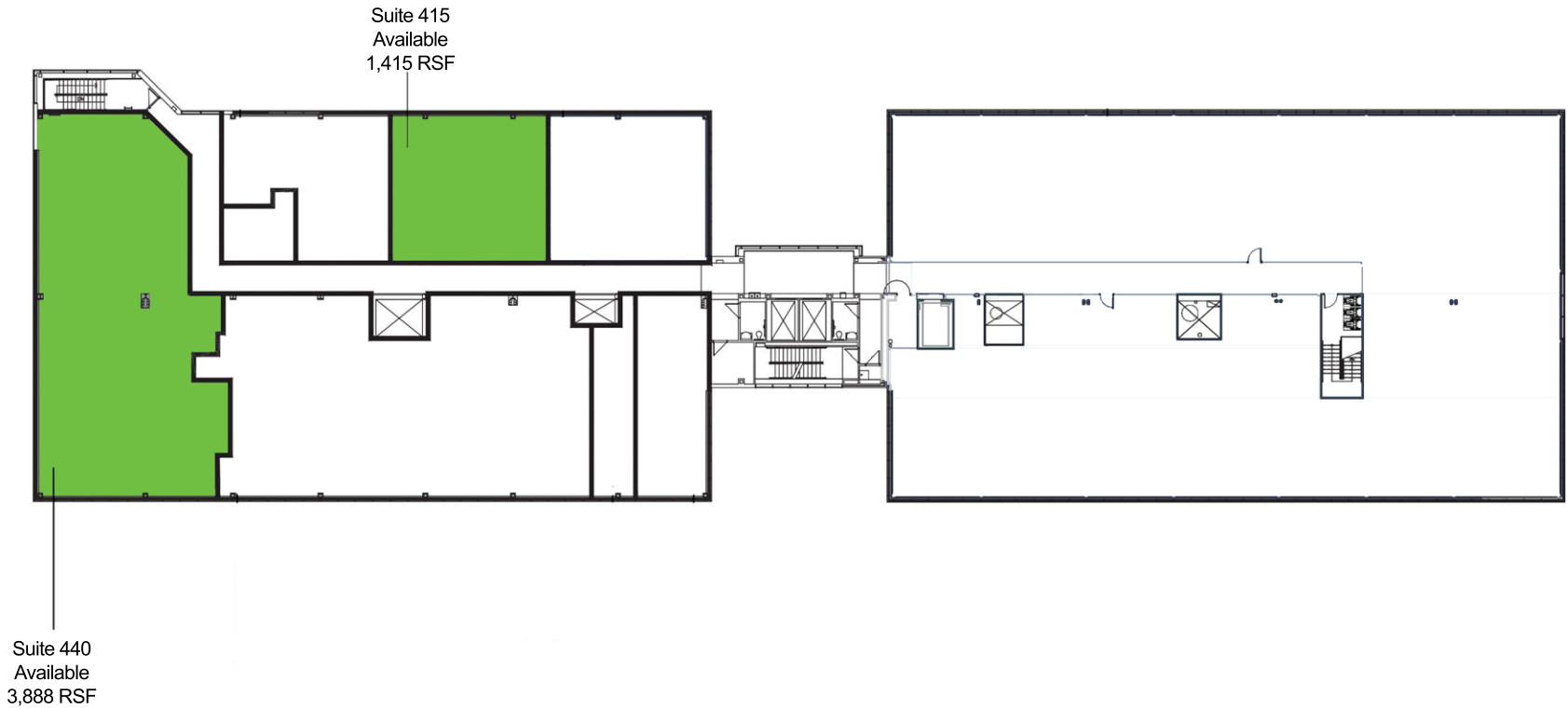
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1135 University Dr.
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3rd Floor
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1135 University Dr.
Rochester, MI 48307

4th Floor
For More Information Please Call:
248.710.8000

