



FOR LEASE

MEDICAL & OFFICE BUILDING
Rochester, MI

PREMISES:

- Beautiful Georgian Style Building
- 20,652 Square Feet

AVAILABILITY:

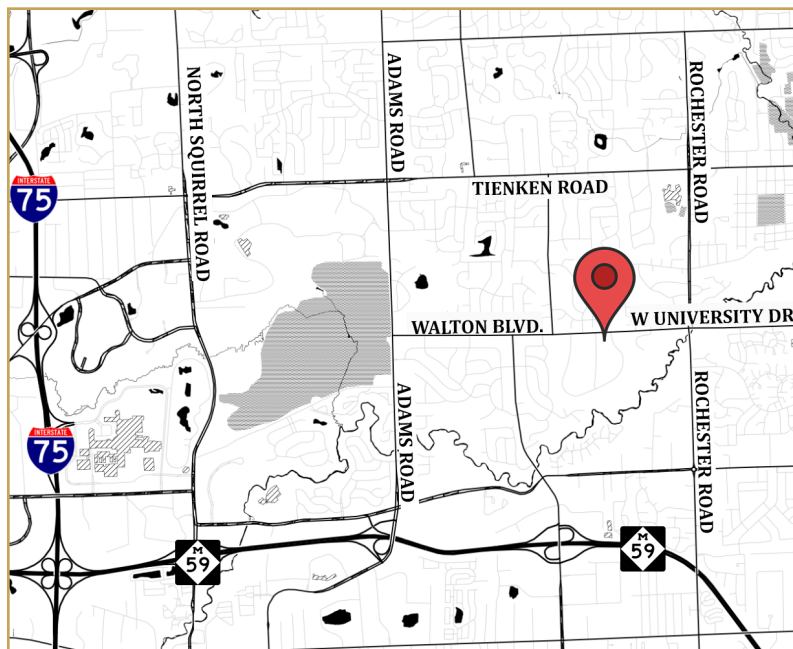
- Suite 300-5,986 Square Feet
- Suite 301-1,525 Square Feet
- Suite 302 - 760 Square Feet
- Suite 303-2,607 Square Feet

PROPERTY FEATURES:

- Zoned for Medical & Office Use
- Great Curbside Appeal
- Newly Renovated
- Located in the Heart of Rochester
- Walking Distance to Downtown Rochester
- On a Corner Lot within a High Traffic Area
- Prewired/data available throughout

NOW ZONED FOR MEDICAL!

*KNOWN AS ONE OF THE MOST BEAUTIFUL
BUILDINGS IN ROCHESTER*



FOR MORE INFORMATION:

Reem Akkad

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248.821.3101

LSI Lakestone
Investments

COMMERCIAL PROPERTY

(248) 821-3101

LakeStoneInvestments@gmail.com

PROPERTY INFORMATION



PROPERTY NAME: Rochester Office Building

LOCATION: 929 W University Drive

CITY: Rochester

COUNTY: Oakland

PROPERTY TYPE: Office

YEAR BUILT: 1989

LOCATION DESCRIPTION: W University, East of S Livernois

GROSS SF: 20,652

AVAILABLE SF: 5,986 SF

FLOORS: 3

MAX. AVAILABLE: 5,986 SF

PARKING: 69 Surface

MIN. AVAILABLE: 760 SF

ZONING: Office

PROPERTY DESCRIPTION:

Beautiful Georgian style office building under new ownership. Building renovations recently completed. Walking distance to Downtown Rochester.

ECONOMIC DATA

MIN RENTAL RATE: \$19.50

TERMS: +Elec.& Janitorial

MAX RENTAL RATE: \$20.50

LOAD FACTOR: 12%/6%

OPERATING EXPENSES:

PARTITION ALLOWANCE: Negotiable

ANNUAL ESCALATIONS: \$0.50

AGENT: Reem Akkad 248.821.3101

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.

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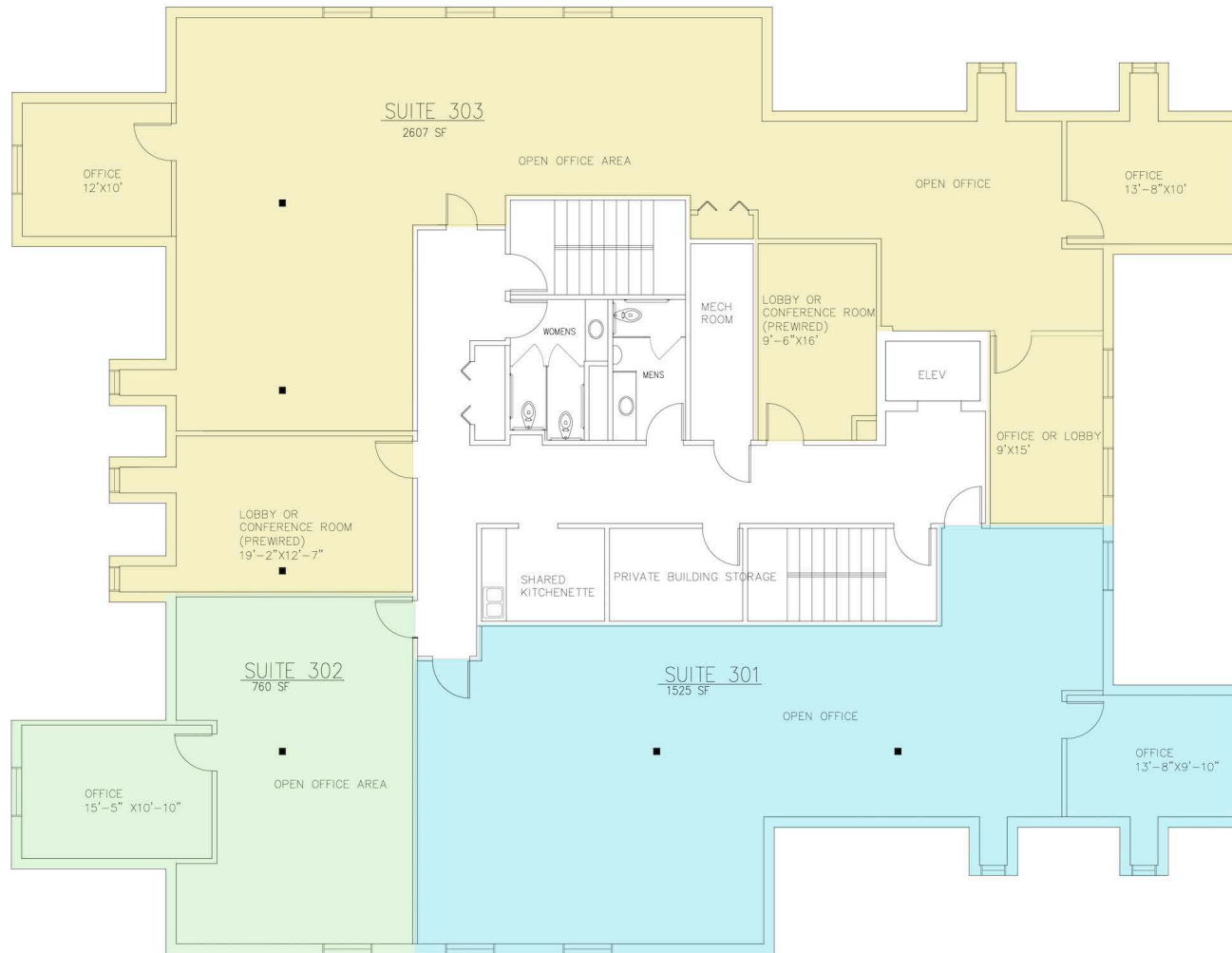
Rochester Office Building * 929 W University Drive * Rochester

SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Suite 300	5,986	\$19.50	Immediate
Suite 301	1,525	\$19.50	Immediate
Suite 302	760	\$20.50	Immediate
Suite 303	2,607	\$19.50	Immediate

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3rd Floor

Suite 300 (Entire Floor): 5986 RSF
/6% Load Factor

Suite 301: 1,525 RSF/12% Load Factor

Suite 302: 760 RSF/12% Load Factor

Suite 303: 2,607 RSF/12% Load Factor

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Medical & Office Building

929 W University Drive
Rochester, MI

3rd Floor - 5,986 RSF

(SF Calculations do not include Elevator,
Stairwell, & Building Storage area)

(Drawing Not to Scale)

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