

Rochester Professional Building
OFFICE PROPERTY // FOR LEASE

MEDICAL SUITES FOR LEASE AT ROCHESTER PROFESSIONAL BUILDING

2565 ROCHESTER ROAD
ROCHESTER HILLS, MI 48307



- 2,060 SF Medical Suite
- Signage on Rochester Road
- Great windows in each suite
- Immediate occupancy
- Ample & convenient parking

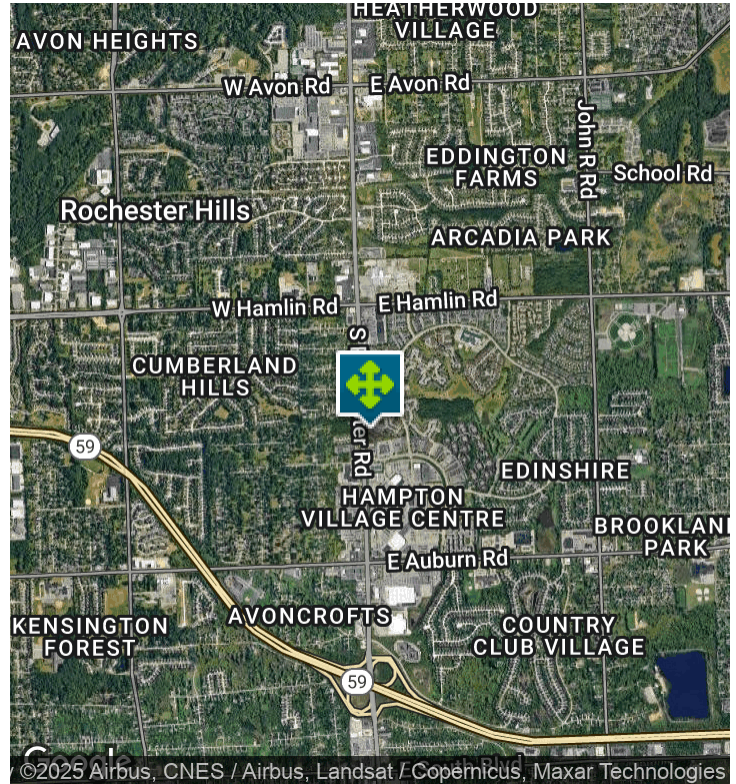


26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$18.00 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	10,992 SF
Available SF:	2,060 SF
Lot Size:	1.17 Acres
Number of Units:	2
Year Built:	1983
Zoning:	Office
Market:	Rochester Hills
Submarket:	Rochester / Rochester Hills

PROPERTY OVERVIEW

Medical suites for immediate occupancy in a high-profile location. Chiropractic suite with massage rooms. Psychology/Counseling suite with 2 therapy rooms--new carpet & paint.

LOCATION OVERVIEW

Located on the east side of Rochester Rd, just north of W Auburn Rd. This is a popular medical office & retail district serving North Troy & Rochester with quick access to M-59 and I-75.

PROPERTY HIGHLIGHTS

- 2,060 SF Medical Suite
- Signage on Rochester Road
- Great windows in each suite
- Immediate occupancy
- Ample & convenient parking



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Corporate & Investment Real Estate

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Dan Blugerman, CCIM SENIOR ASSOCIATE

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LEASE SPACES



LEASE INFORMATION

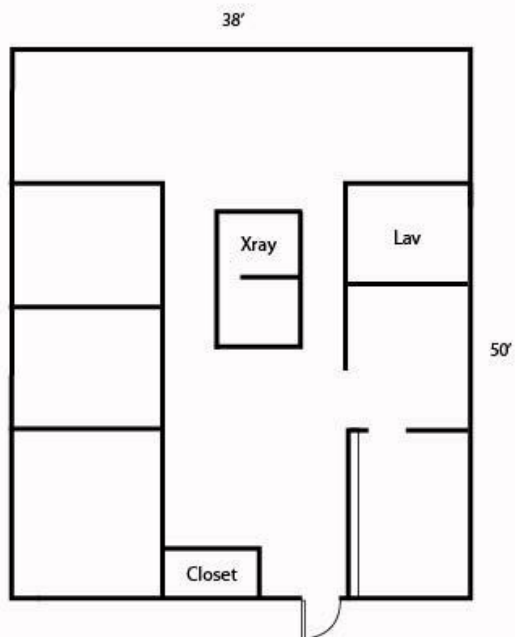
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,060 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2565 Rochester Rd, Ste 105	Available	2,060 SF	Modified Gross	\$18.00 SF/yr

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ADDITIONAL PHOTOS



Chiropractic Suite | #105 | 2,060 SF



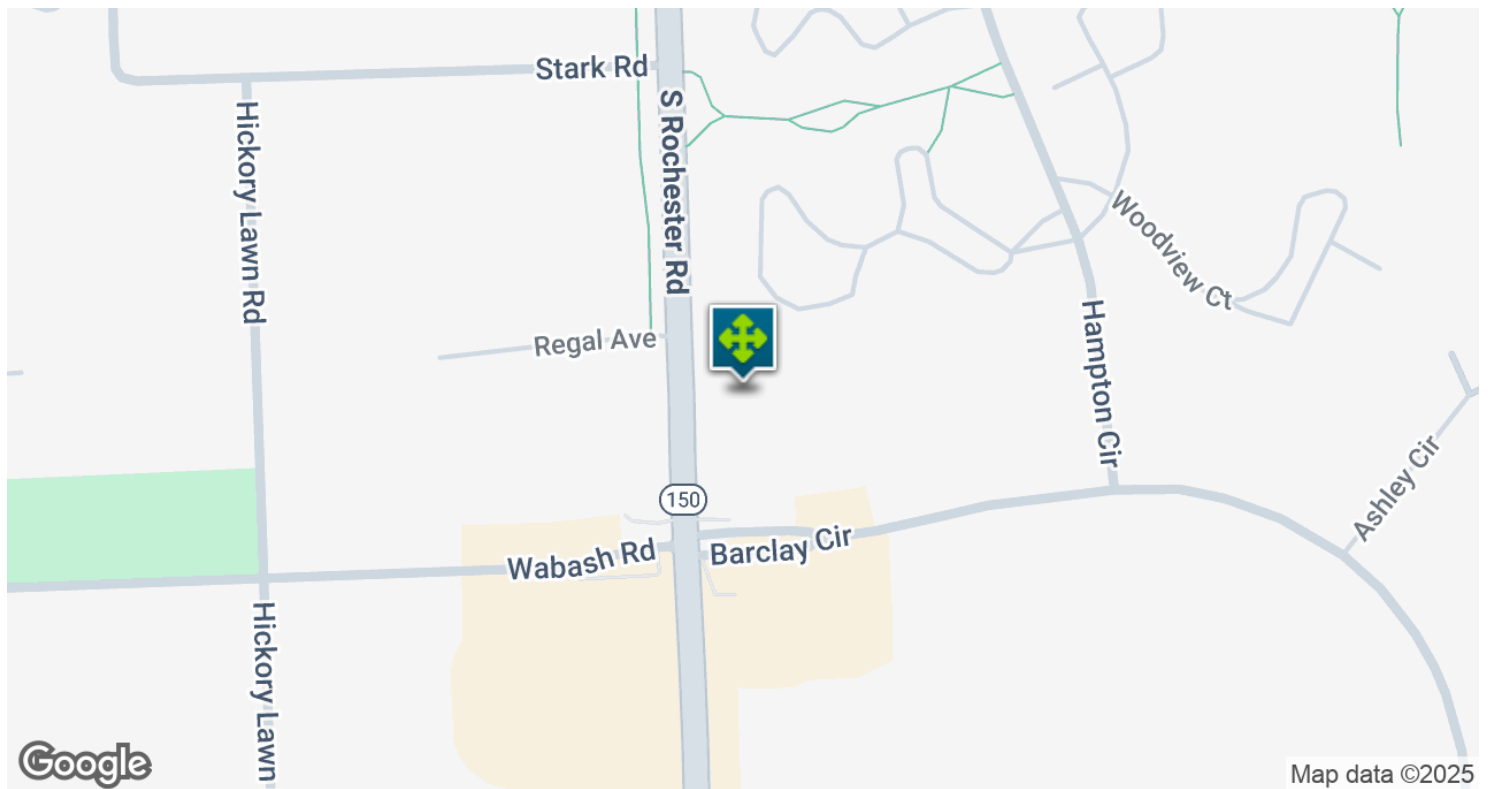
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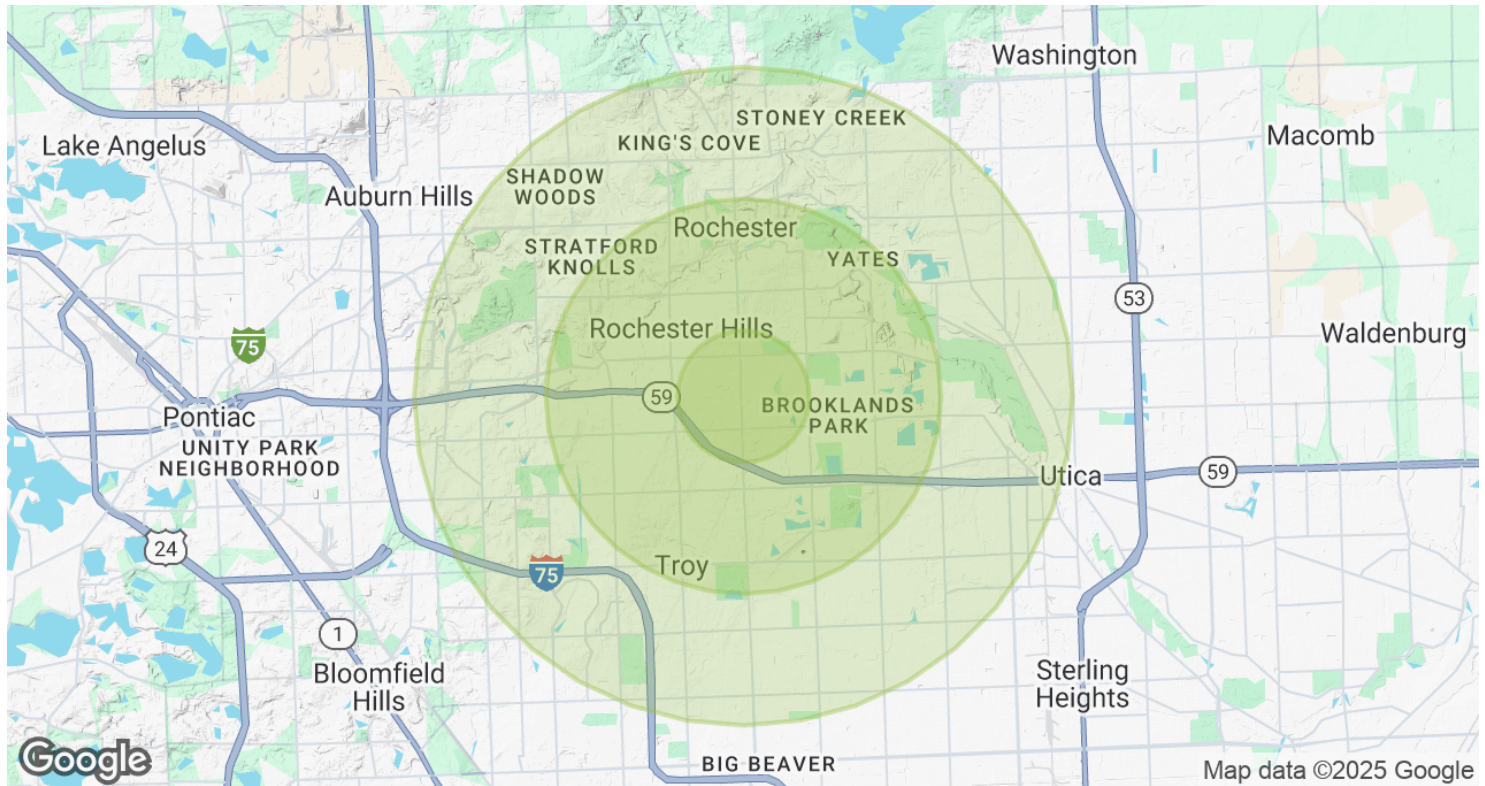
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,758	65,494	188,559
Average Age	39.4	41.0	42.9
Average Age (Male)	38.6	39.0	41.3
Average Age (Female)	39.4	43.0	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,570	27,678	76,471
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$104,073	\$106,093	\$112,587
Average House Value	\$208,355	\$252,592	\$283,744

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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