

# 1,266-10,119 SF MEDICAL / OFFICE



## FOR LEASE



## 1135 W University Drive

Rochester, Michigan 48307

### Property Highlights

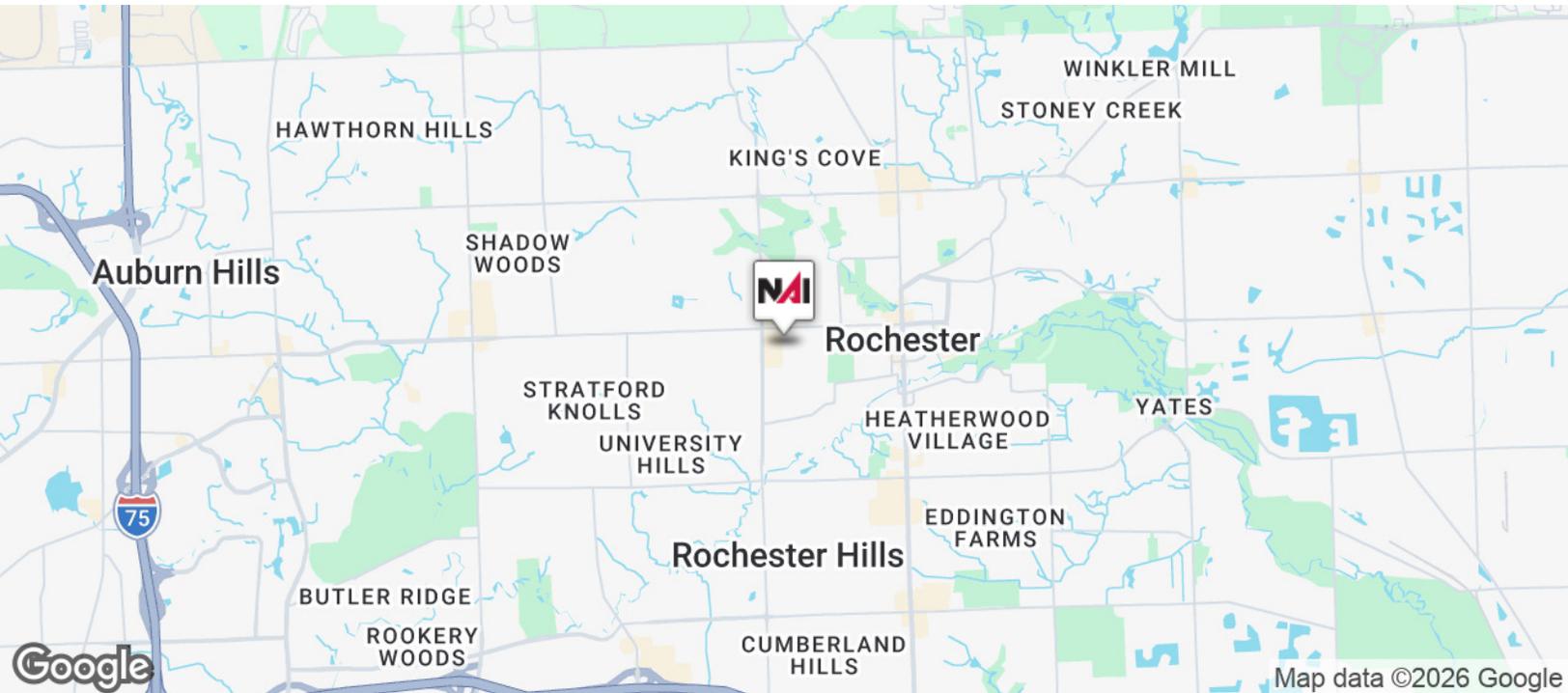
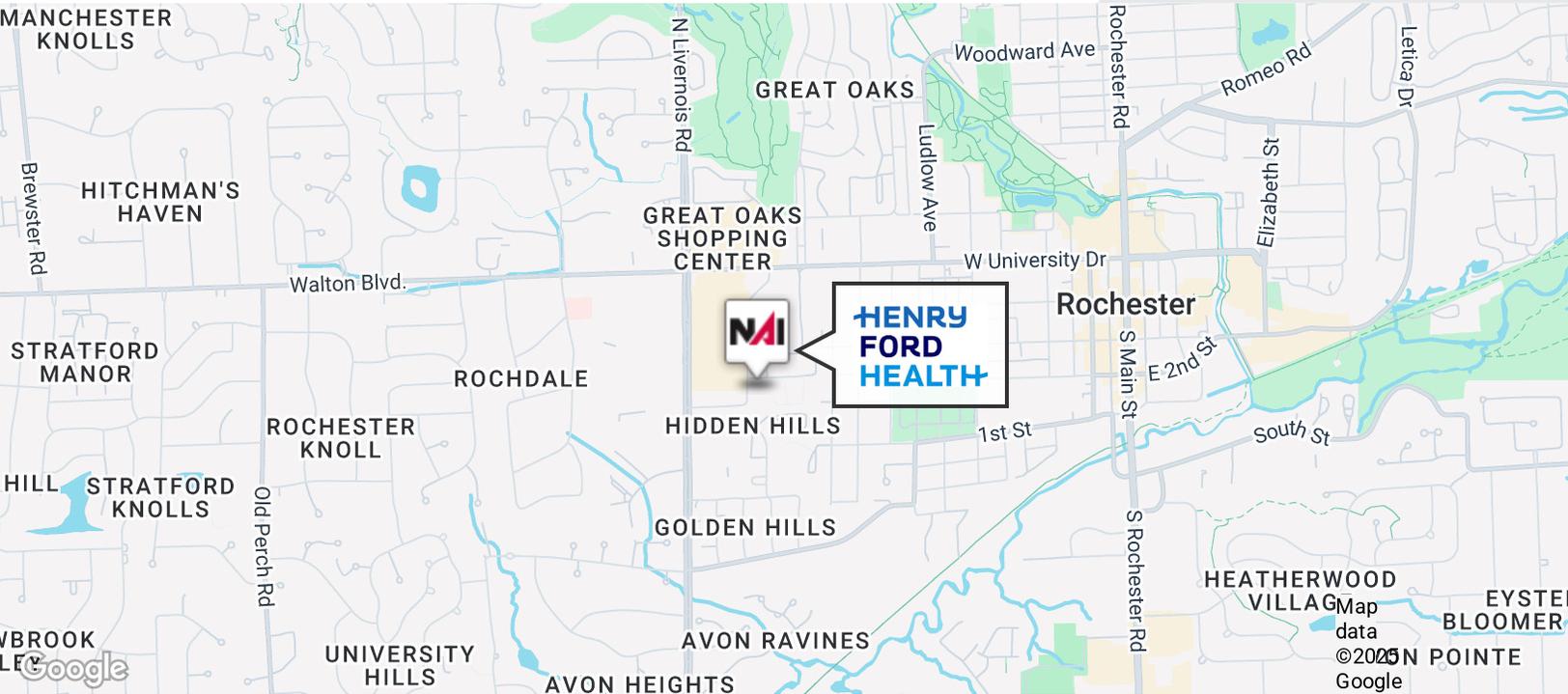
- Ready-to-Go Medical Suites from 1,266-10,119 SF
- Great location at a major intersection - University Drive and S Livernois Road
- Building has multiple entrances as well as a walkway to Henry Ford Providence Rochester with large corridors and space for patients to wait within the building
- Ample free surface and covered parking garage steps away from main entrance with a designated Physician Parking area
- Pharmacy located on-site on the first floor
- Professionally Managed with On-Site Maintenance
- Great Payor Mix



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Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

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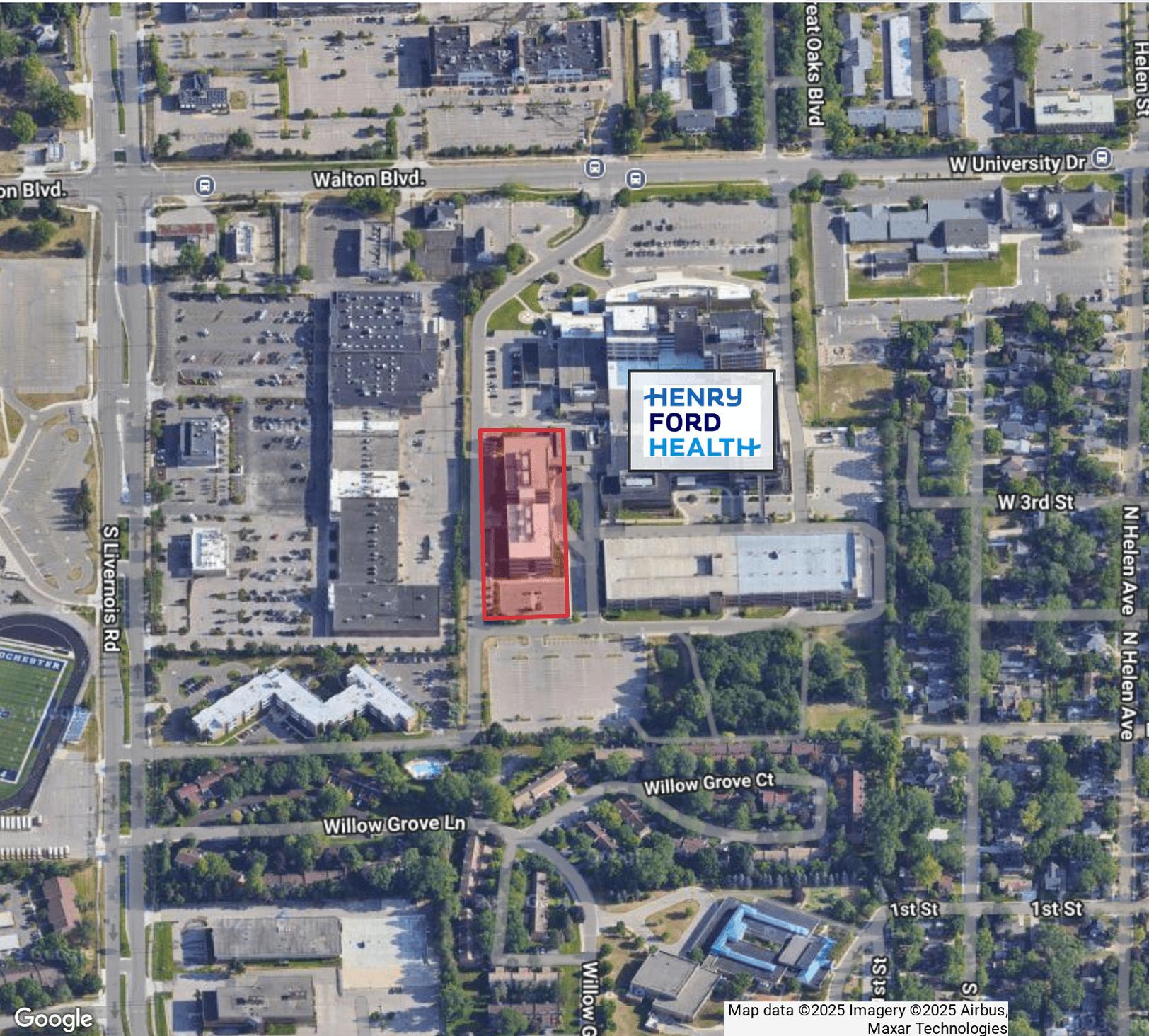
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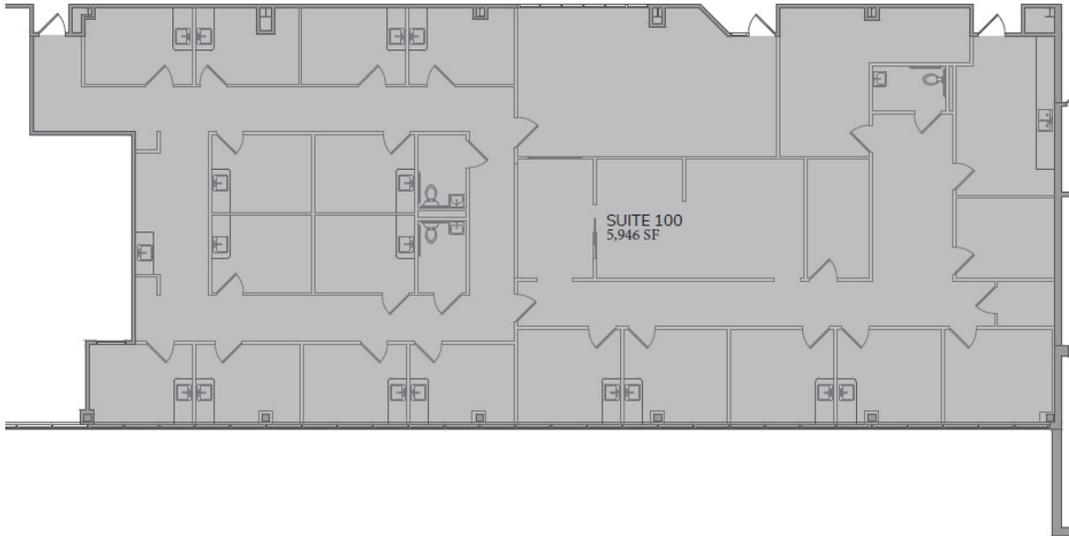
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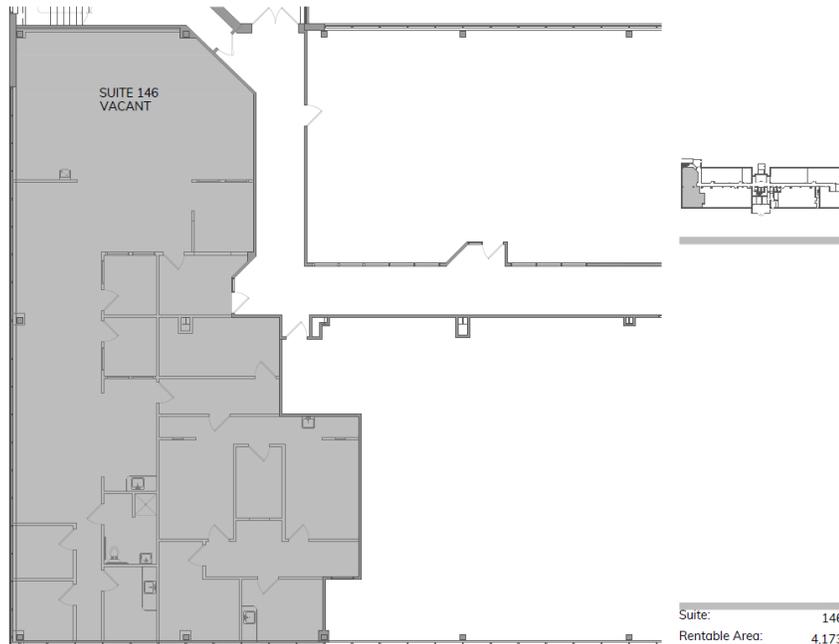
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### 1st Floor



Suite 100 and 146 can be combined for a total of 10,119 SF

Suite:	100
Occupant Area:	5,071
Rentable Area:	5,946



Suite:	146
Rentable Area:	4,173

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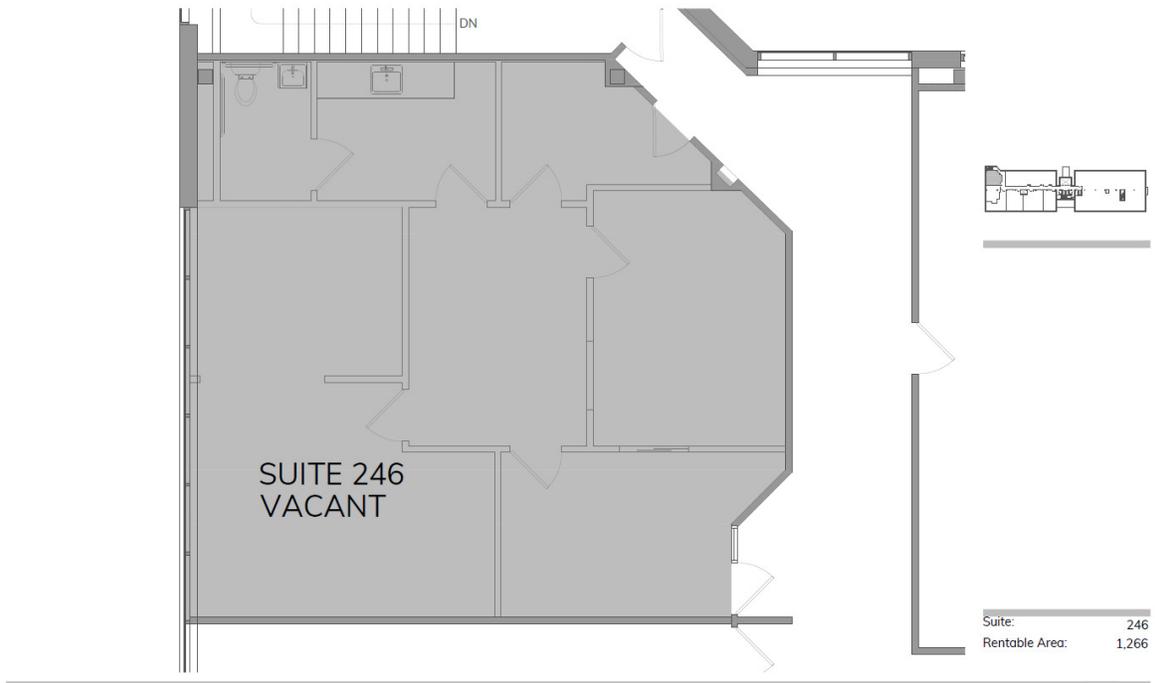
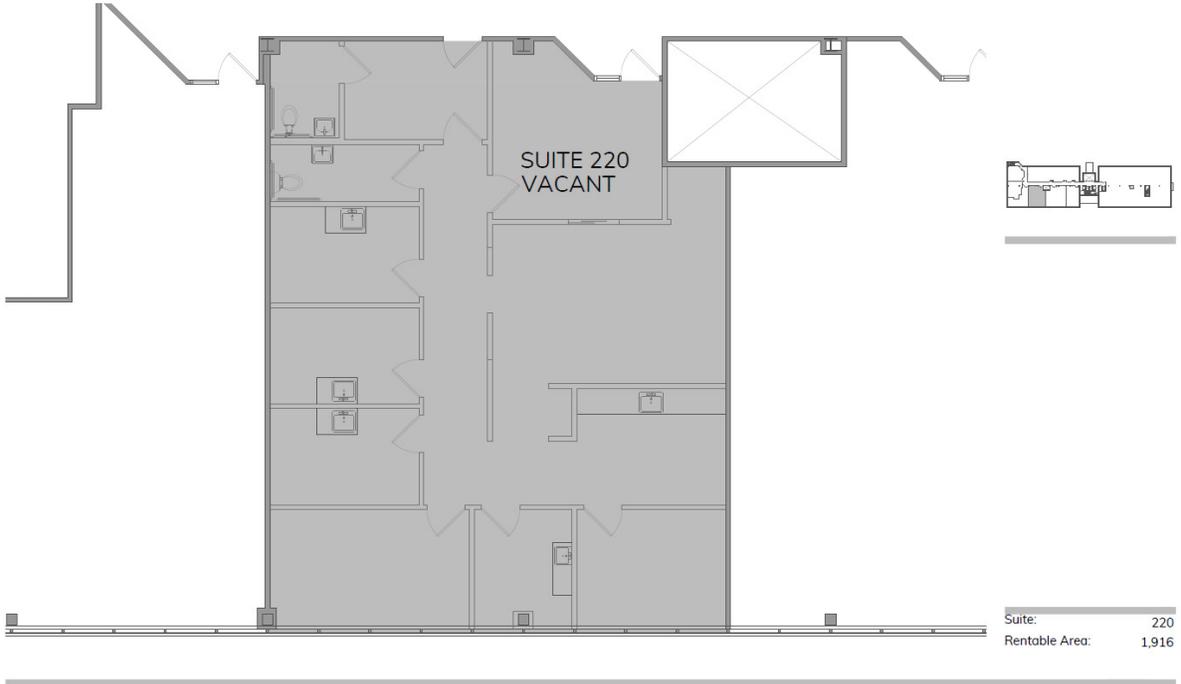
### Suite 100 & 146 - 10,119 SF



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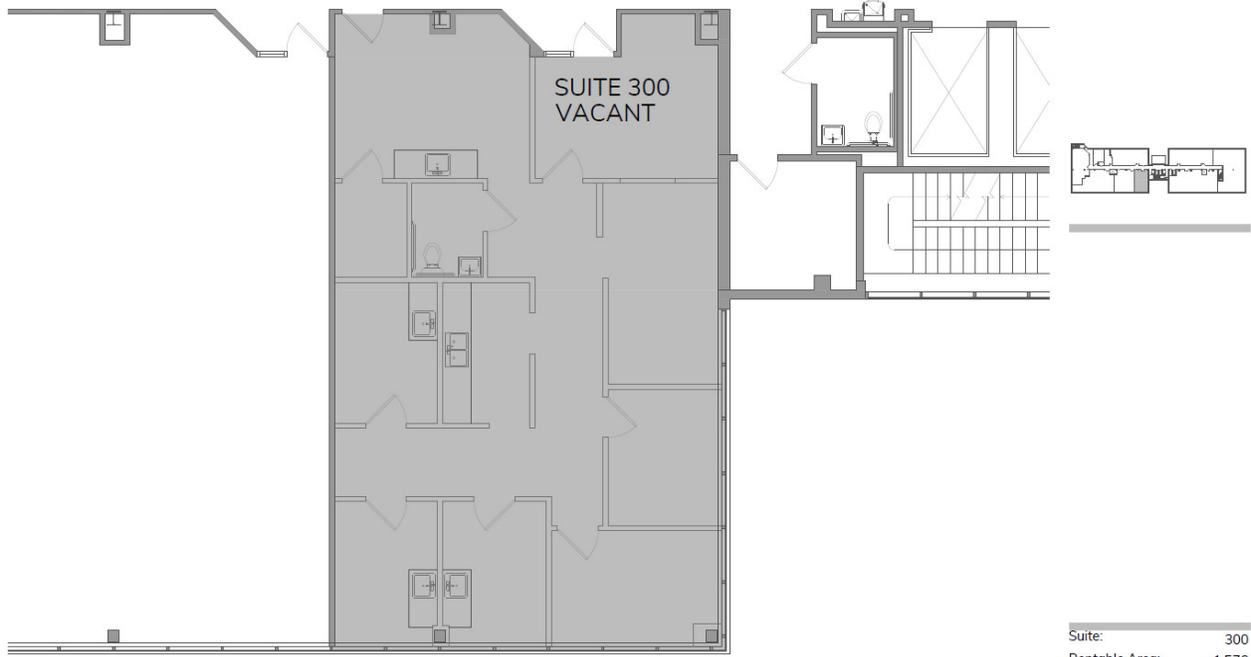
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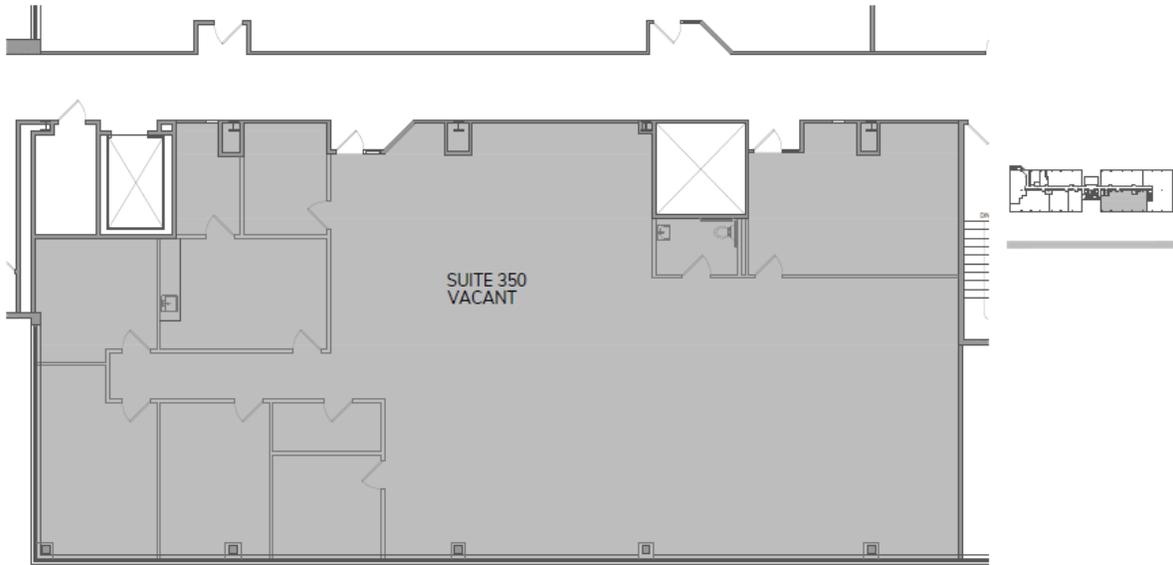
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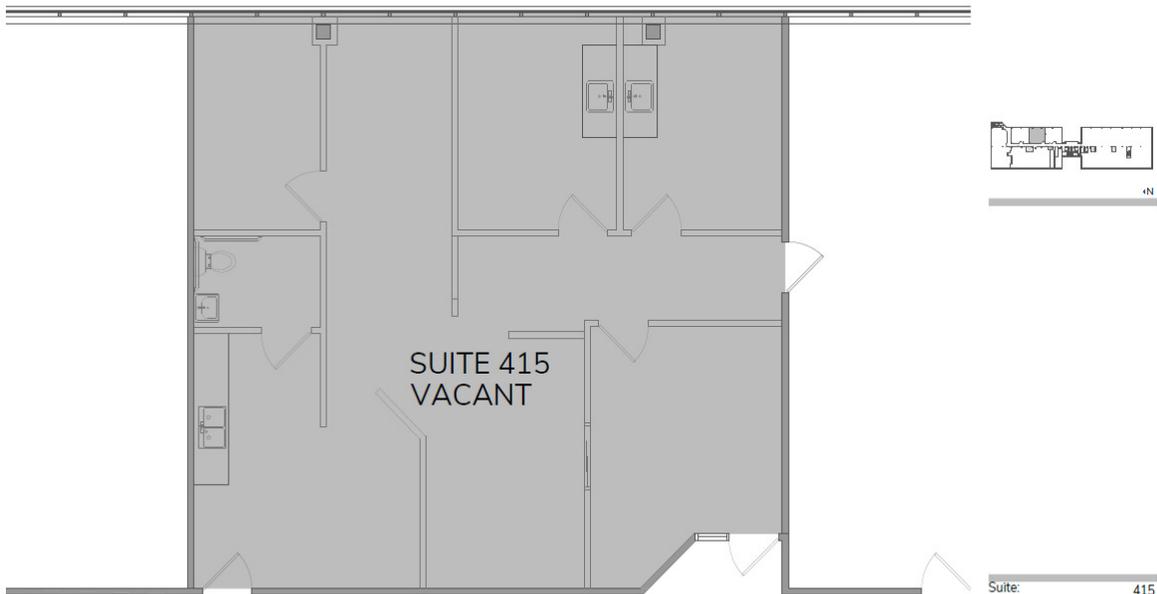
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Suite:	350
Rentable Area:	5,086

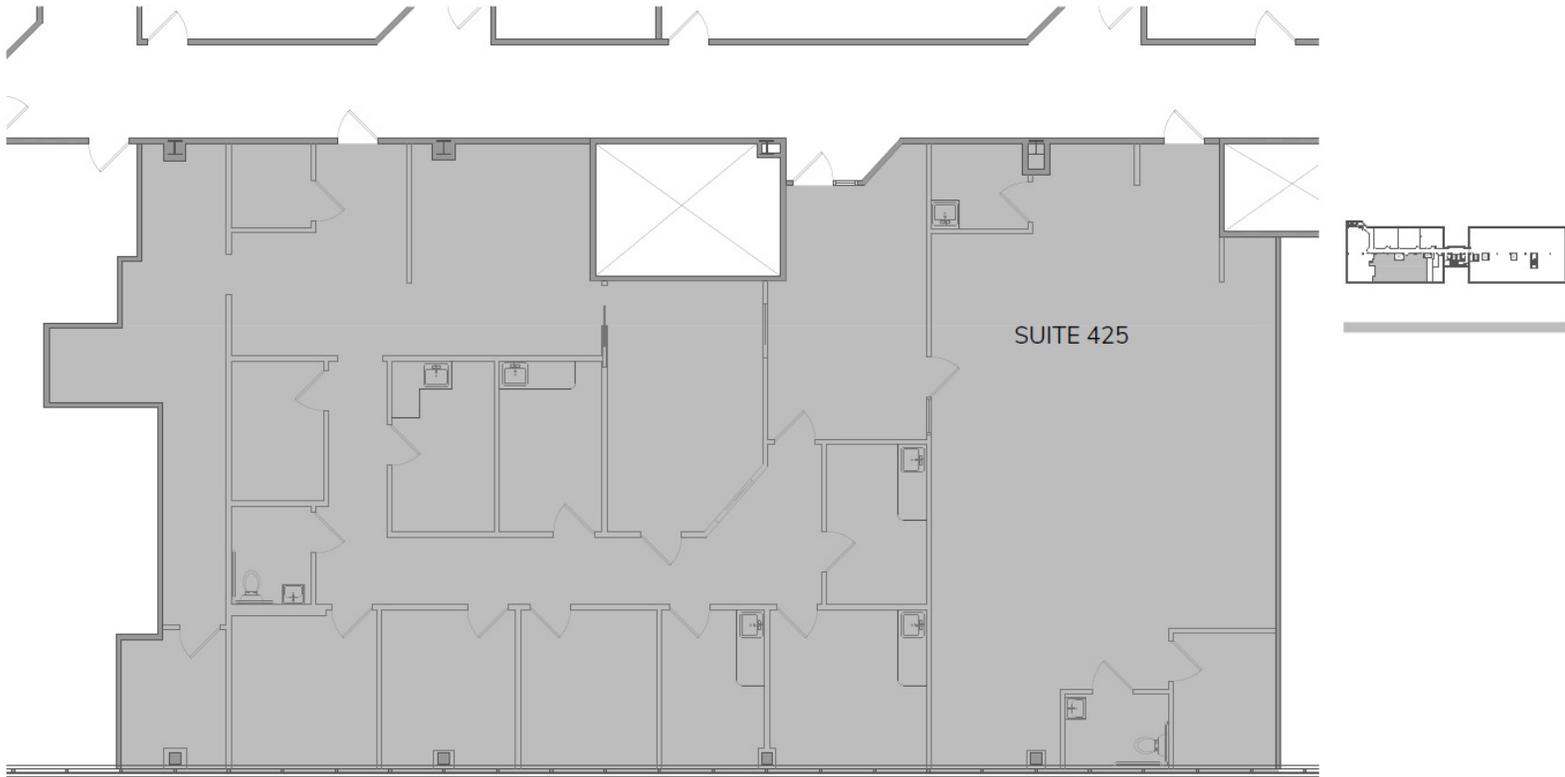


Suite:	415
Rentable Area:	1,451

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Suite:	425
Rentable Area:	4,480