

135 Barclay Circle

Rochester Hills, MI

*Barclay Circle
Medical Building*

- Medical Suites in Turn-Key Condition
- Up to 7,966 SF Available
- Single-Story Building
- Close & Abundant Parking
- Professionally Managed Property
- Close Proximity to Area Hospitals

OFFICE/MEDICAL BUILDING FOR LEASE

FOR MORE INFORMATION:

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248.637.9700 | LMCap.com

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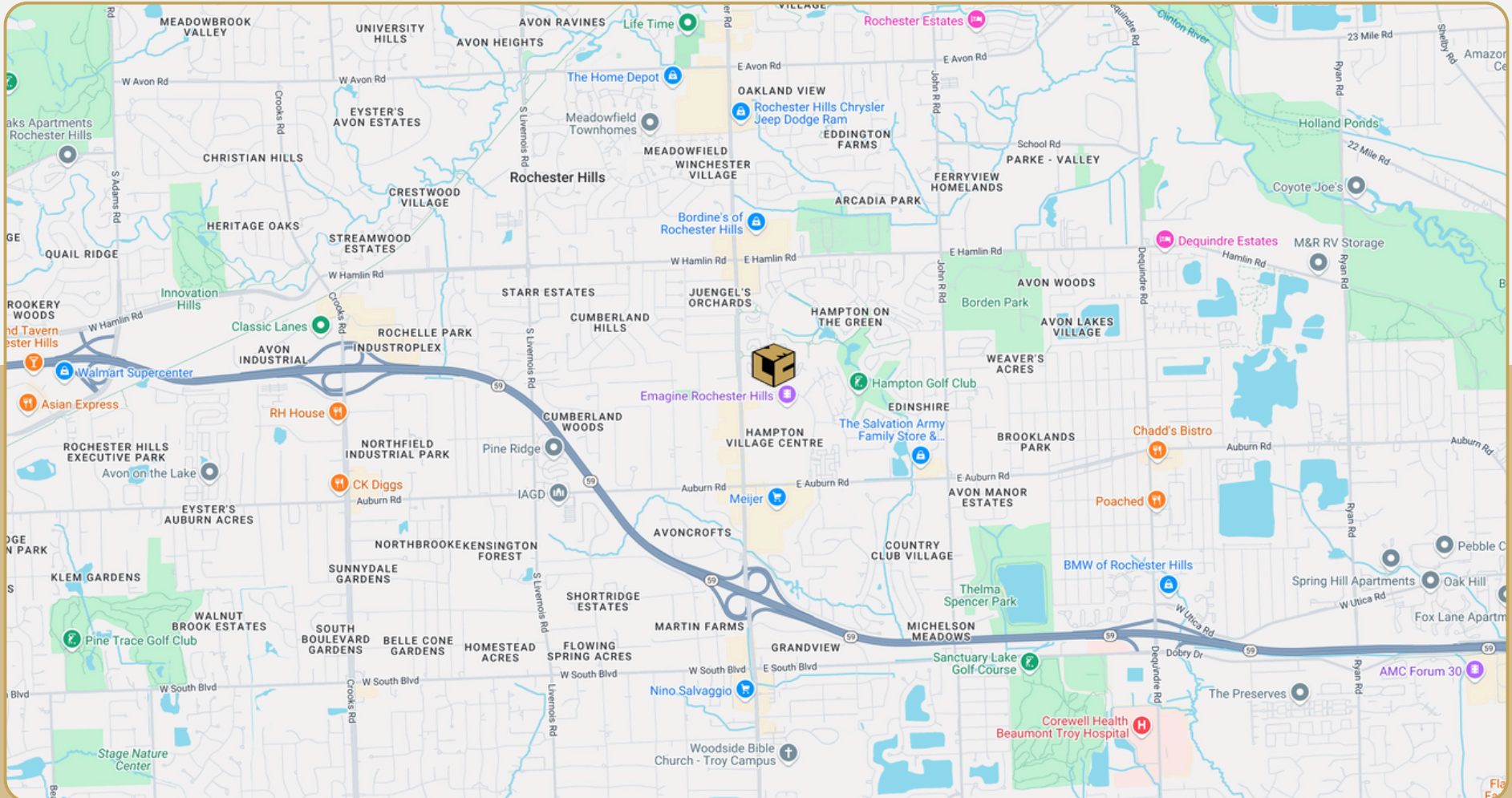
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Office Property Details:

Details:

Location Description: Barclay Circle/Rochester Rd

Building Type: Office

Class: B

Zoning: OB

Floors: 1

Year Built: 1985

Year Renovated: 2005

Gross SF: 15,266 SF

Total Rentable SF: 15,266 SF

Available SF: 9,893 SF

Min/Max SF: 6,717 SF - 7,966 SF

Acres: 1.71

Multitenant: Yes

Parcel ID: 15-26-301-015

Property Description: Fully functional medical suites, ready for occupancy in well-maintained property.

Economic

Min/Max Rental Rate: \$19.50/SF

Rental Terms: + NNN

Annual Escalations: \$0.50/SF

Load Factor: 11%

Occupancy: Immediate

Parking: Surface

Partition Allowance: Negotiable

Signage: Monument

Status: Existing

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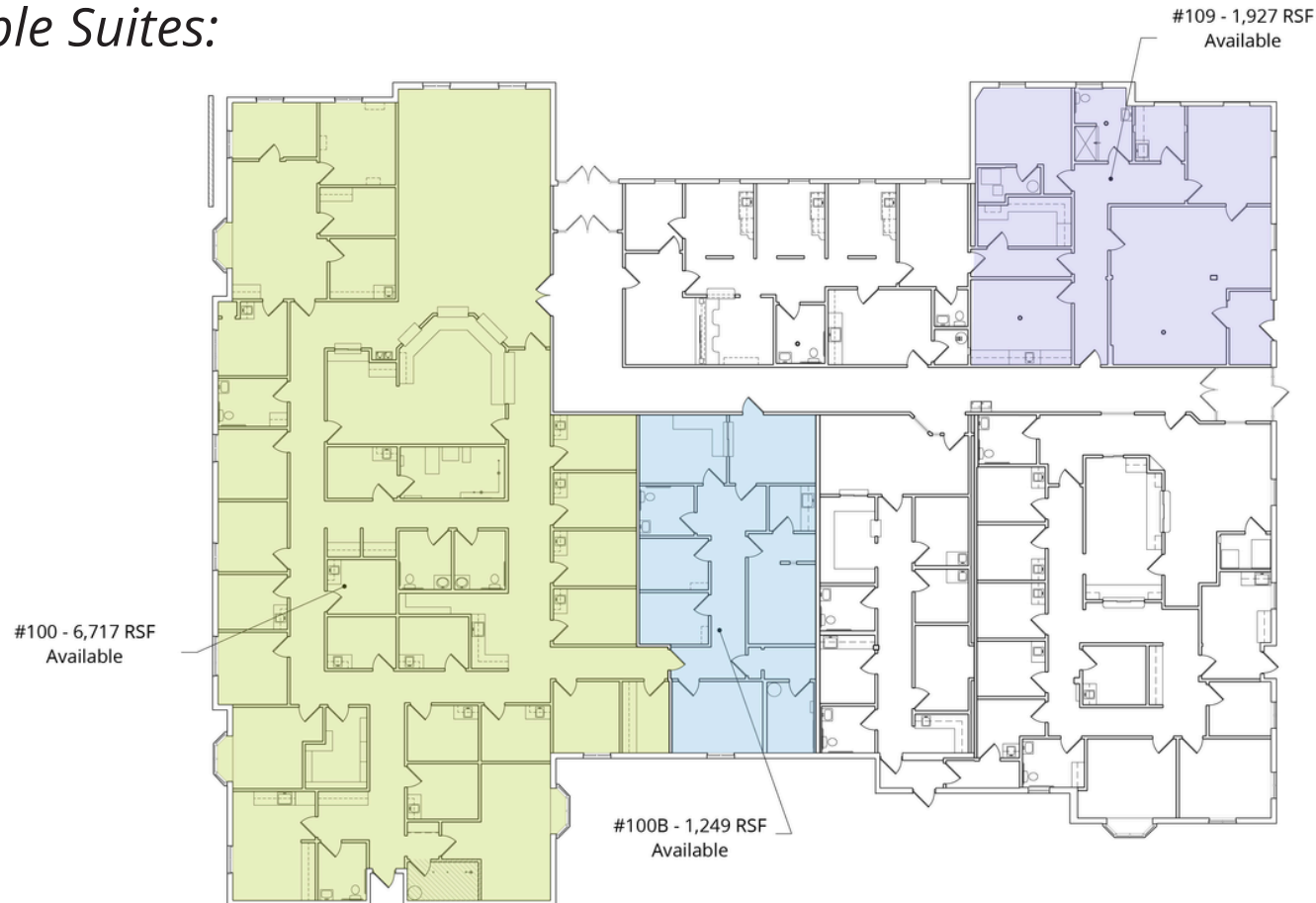
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Available Suites:



Suite Number	Square Footage	Date Available
100	6,717 SF	Immediately
100B	1,249 SF	Immediately

Suite Number	Square Footage	Date Available
100/100B	7,966 SF	Immediately
109	1,927 SF	Immediately

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