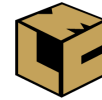


PROPERTY FOR LEASE

# Millrace

236 Mill Street Rochester, MI 48307



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

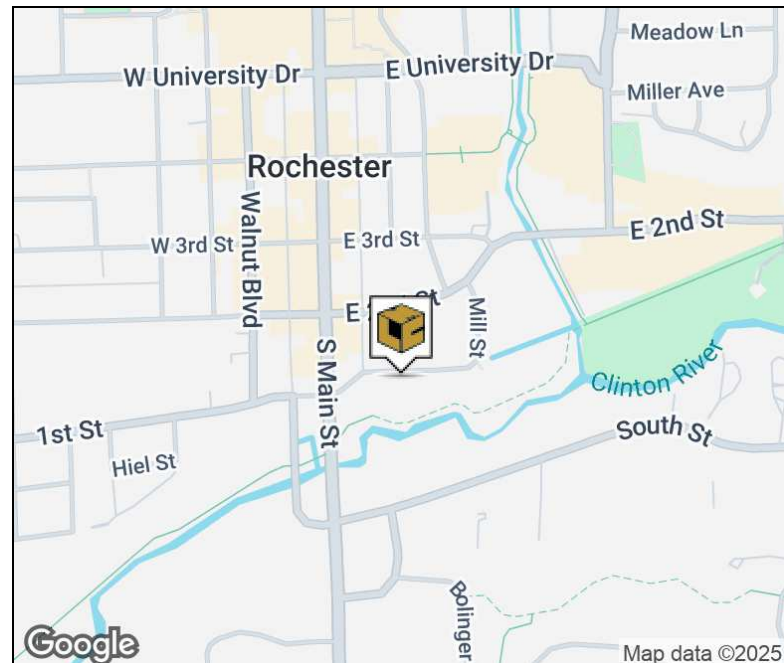
## PROPERTY SUMMARY

**PRICE REDUCED!**



### Property Highlights

- Up to 4,720 Square Feet Available
- Well Appointed Office Suite
- Downtown Rochester, MI Location
- Mixed Use Development
- 1st Floor Suite with Direct Entry
- Professionally Managed
- Close Proximity to Restaurants, Shops & Trails/Parks



### FOR MORE INFORMATION:

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248.637.7795  
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**Aaron Smith**  
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CONNECT WITH US

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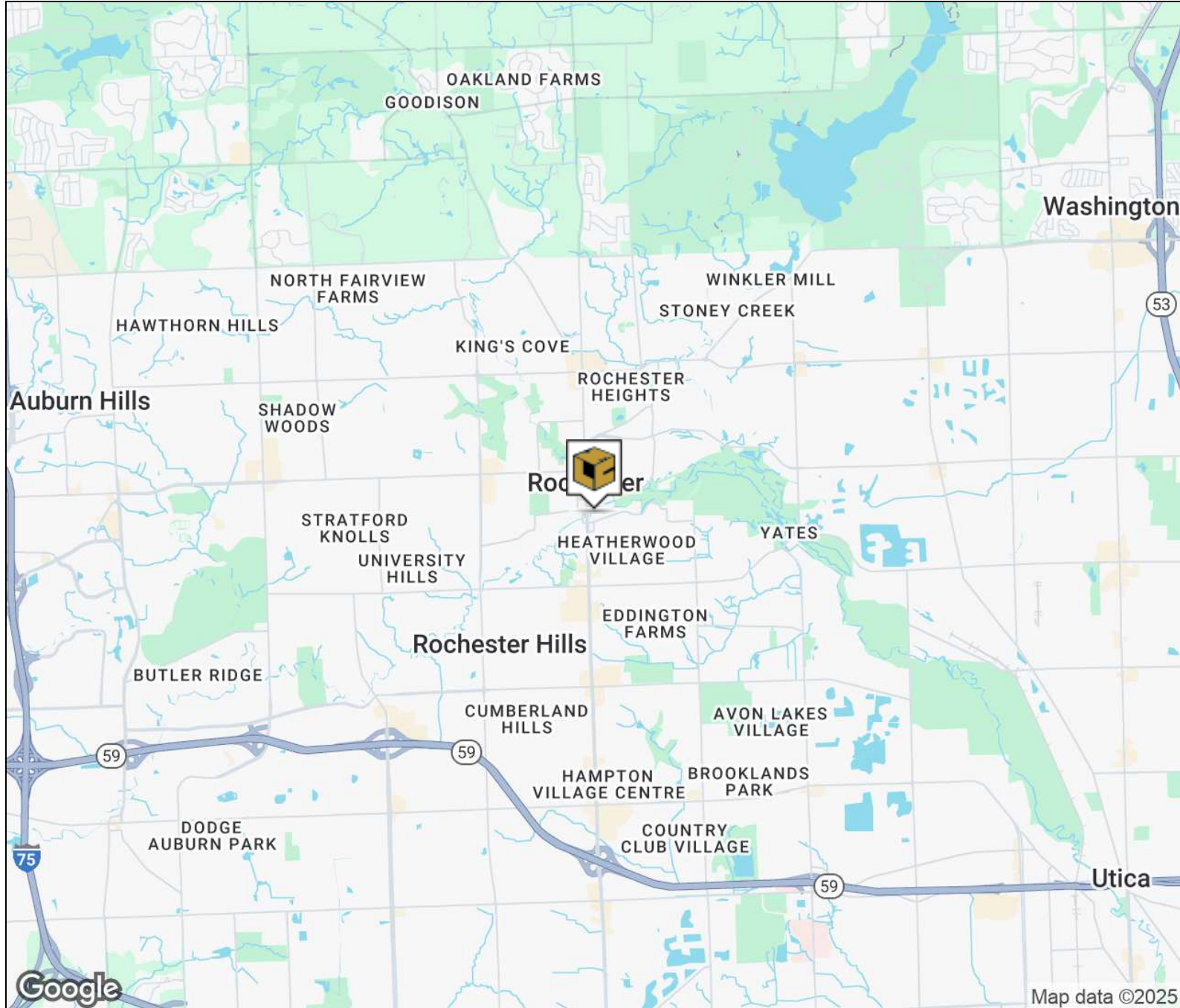
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## LOCATION MAP



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# Millrace

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## OFFICE PROPERTY DETAILS

Lease Rate

**\$17.50 SF/yr +Util.**

### Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Business
Lot Size	-
APN #	15-14-156-001

### Parking & Transportation

Parking Type	Surface
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### Available Suites

236 Mill Street - 4,720 SF	\$17.50 + Utilities
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### Location Information

Street Address	236 Mill Street
City, State, Zip	Rochester, MI 48307
County	Oakland
Cross-Streets	Mill Street/Rochester Road
Nearest Highway	M-59

### Building Information

Building Size	39,600 SF
Building Class	B
Occupancy %	-
Tenancy	Multiple
Number of Floors	3
Year Built	2005
Gross Leasable Area	13,200 SF
Load Factor	0.00%
Annual Escalations	\$0.50
Partition Allowance	Negotiable

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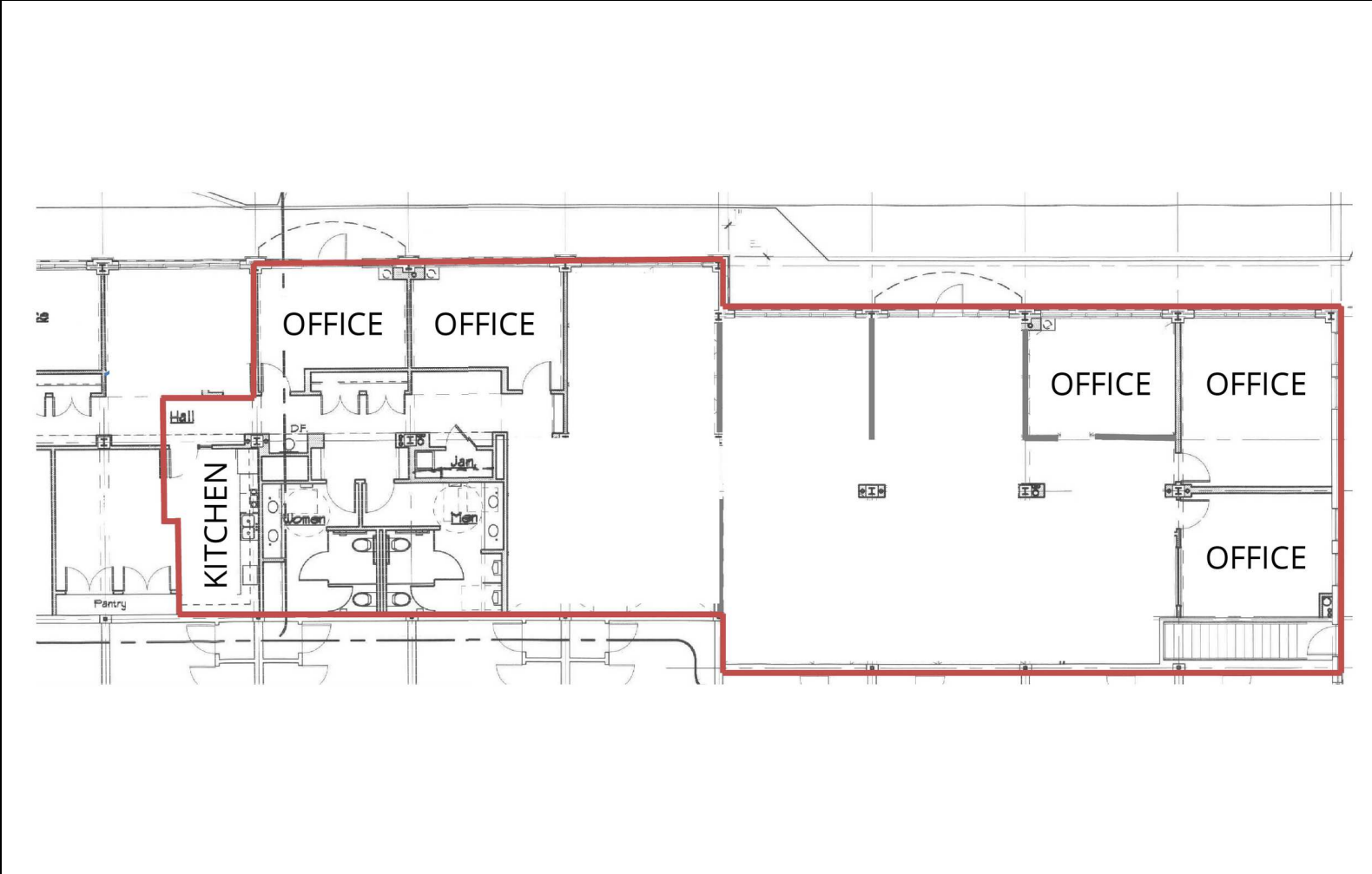
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## LEASE SPACES



### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
236 Mill Street	Available	4,720 SF	+ Utilities	\$17.50 SF/yr

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