

# 1055 South Blvd

*Rochester Hills, MI*

- 2-Story Contemporary Office Building
- 41,450 Square Foot Facility
- 4,500 Square Foot Office Suite
- Centrally Located Along M-59
- On-site Ownership  
& Management
- Freeway Visibility
- Corner Suite with  
Loads of Glass
- Expansive Parking Ratio
- Modern Finishes Throughout

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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**L. MASON CAPITANI**  
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248.637.9700 | [LMCap.com](http://LMCap.com)

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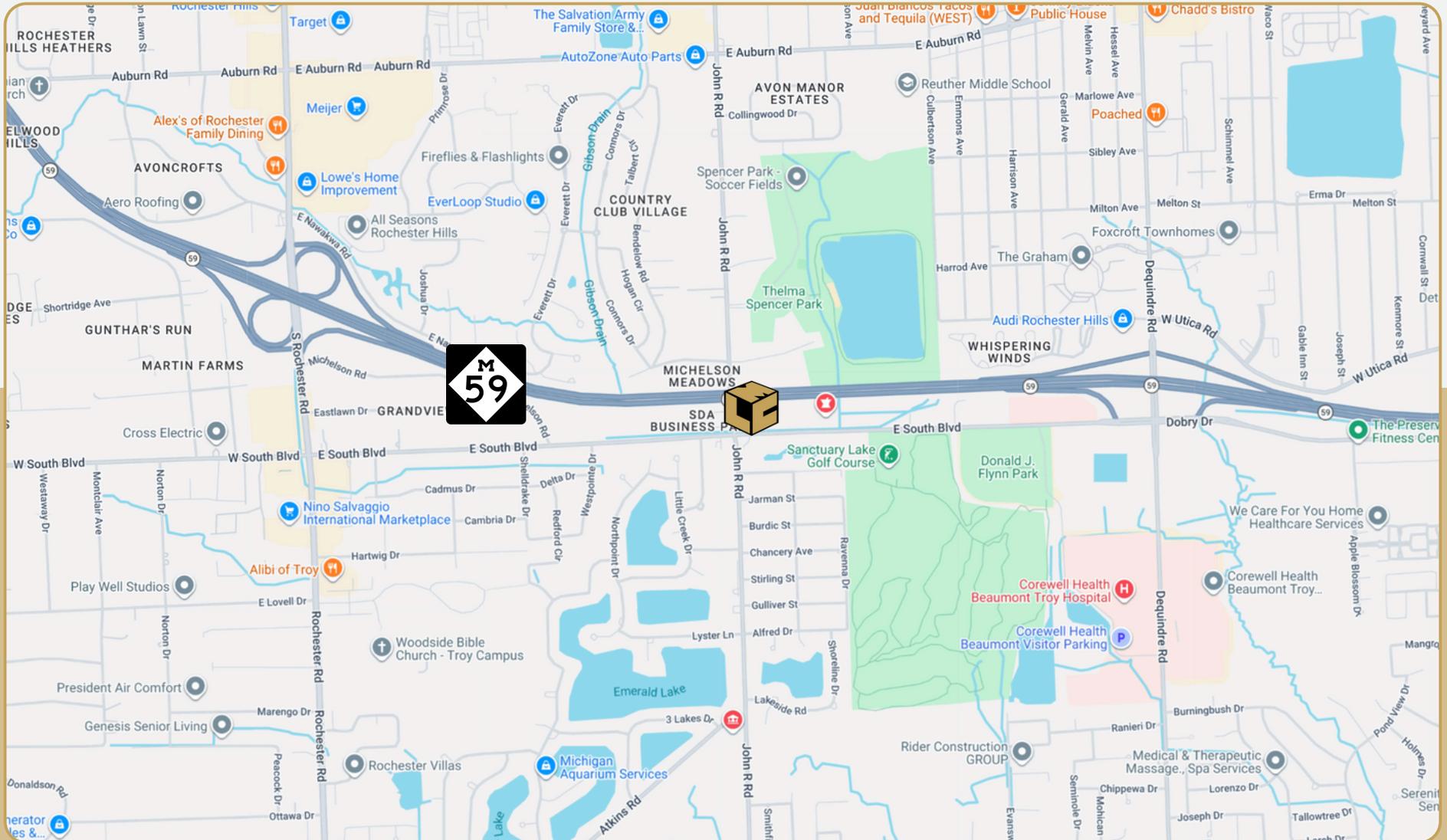
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## Office Property Details:

### Details:

<b>Location Description:</b>	John R & South Boulevard
<b>Building Type:</b>	Office
<b>Class:</b>	B
<b>Zoning:</b>	Office
<b>Floors:</b>	2
<b>Year Built:</b>	2005
<b>Year Renovated:</b>	-
<b>Gross SF:</b>	41,450 SF
<b>Total Rentable SF:</b>	41,450 SF
<b>Available SF:</b>	4,500 SF
<b>Acres:</b>	3.24
<b>Multitenant:</b>	Yes
<b>Parcel ID:</b>	15-36-352-023
<b>Property Description:</b>	Professional, on-site ownership and management.

### Economic:

<b>Min/Max Rental Rate:</b>	\$19.50/SF
<b>Rental Terms:</b>	Modified Gross
<b>Annual Escalations:</b>	\$0.50/SF
<b>Load Factor:</b>	10.0%
<b>Occupancy:</b>	5/1/26
<b>Parking:</b>	900 Spaces
<b>Partition Allowance:</b>	5.0/1,000
<b>Signage:</b>	Monument
<b>Status:</b>	Existing

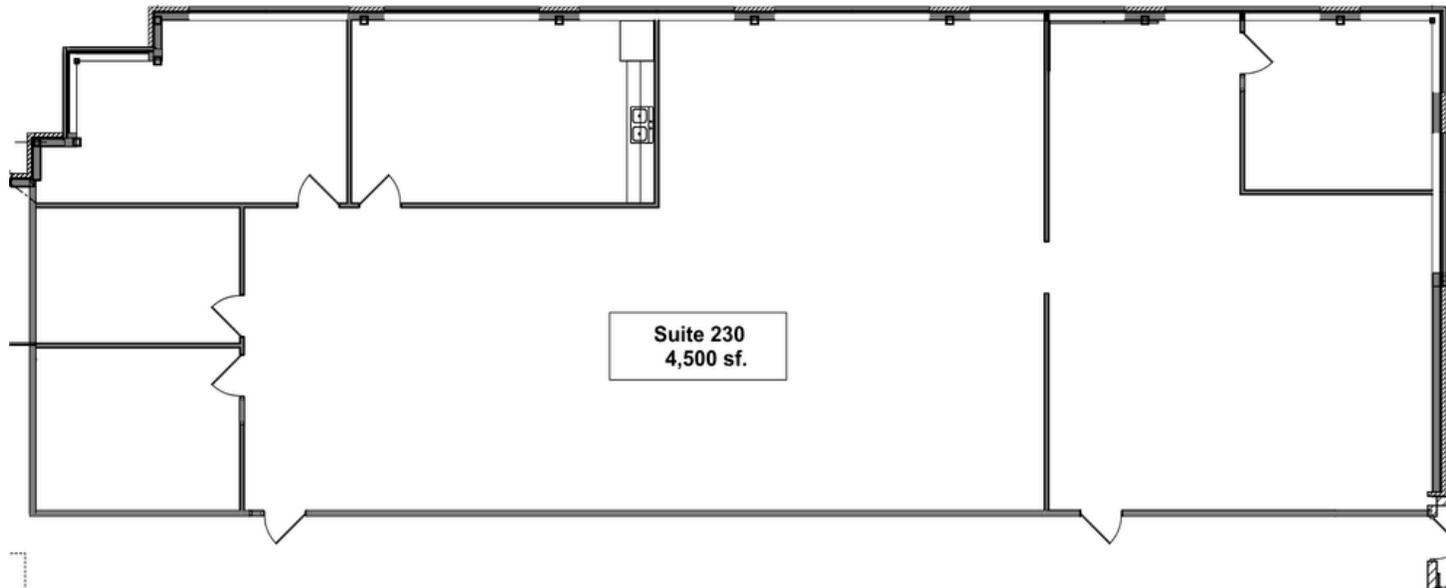
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## Second Floor Vacancy



Suite Number	Square Footage	Occupancy
230	4,500 SF	5/1/26

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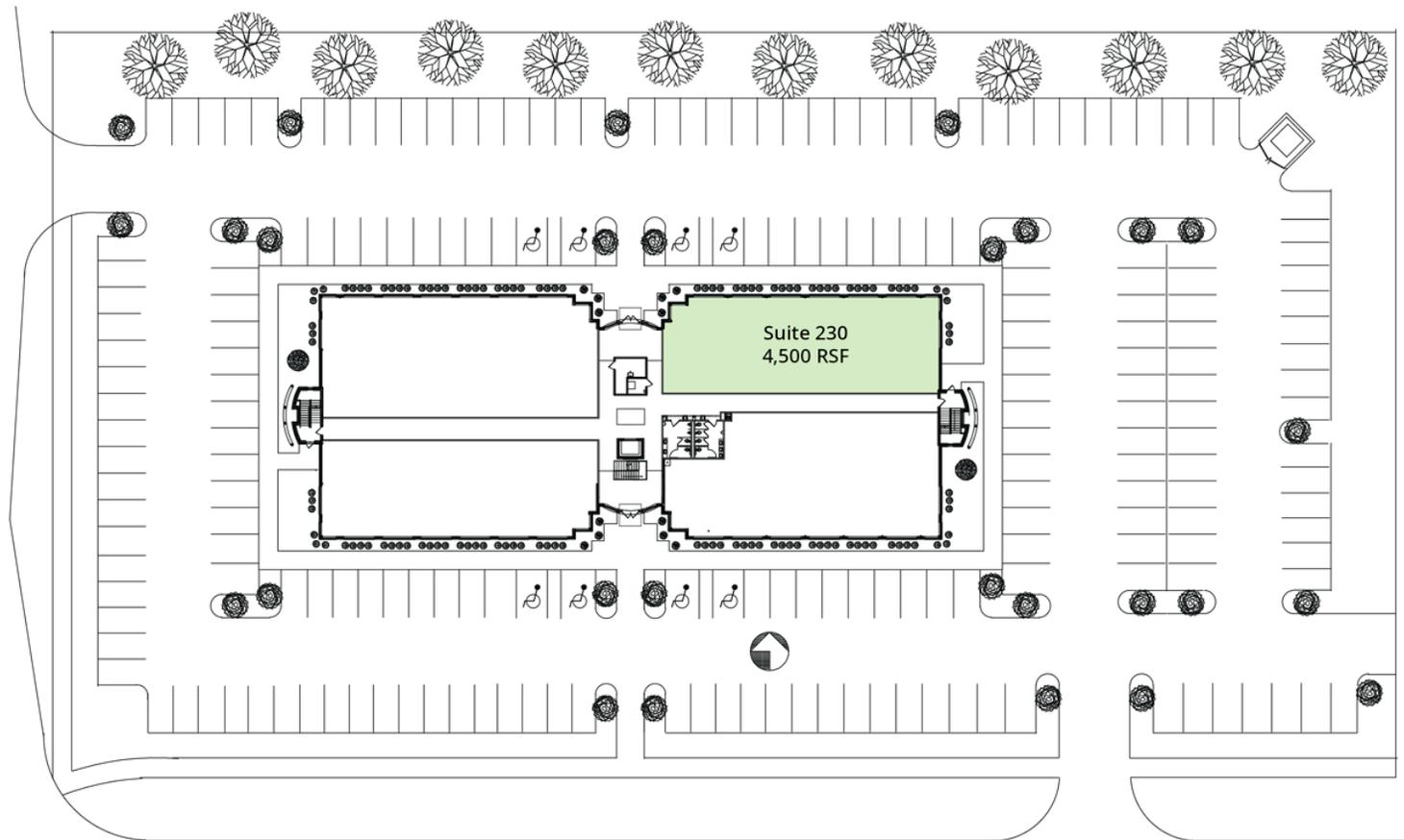
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## Site Plan



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