

3600 W. Auburn Road

Rochester Hills, MI

- 3,876 Square Feet For Lease
- Building Completely Renovated in 2025
- Direct Entry Suites
- Owner Occupied & Managed
- Serene Setting, Seconds from Expressway
- Aggressive Rental Rate

HI-TECH/OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Garry Rogers
Senior Vice President
248.637.3527
grogers@LMCap.com

Mason L. Capitani, SIOR
Managing Partner
248.637.7795
MLcapitani@LMCap.com



L. MASON CAPITANI
CORFAC INTERNATIONAL

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



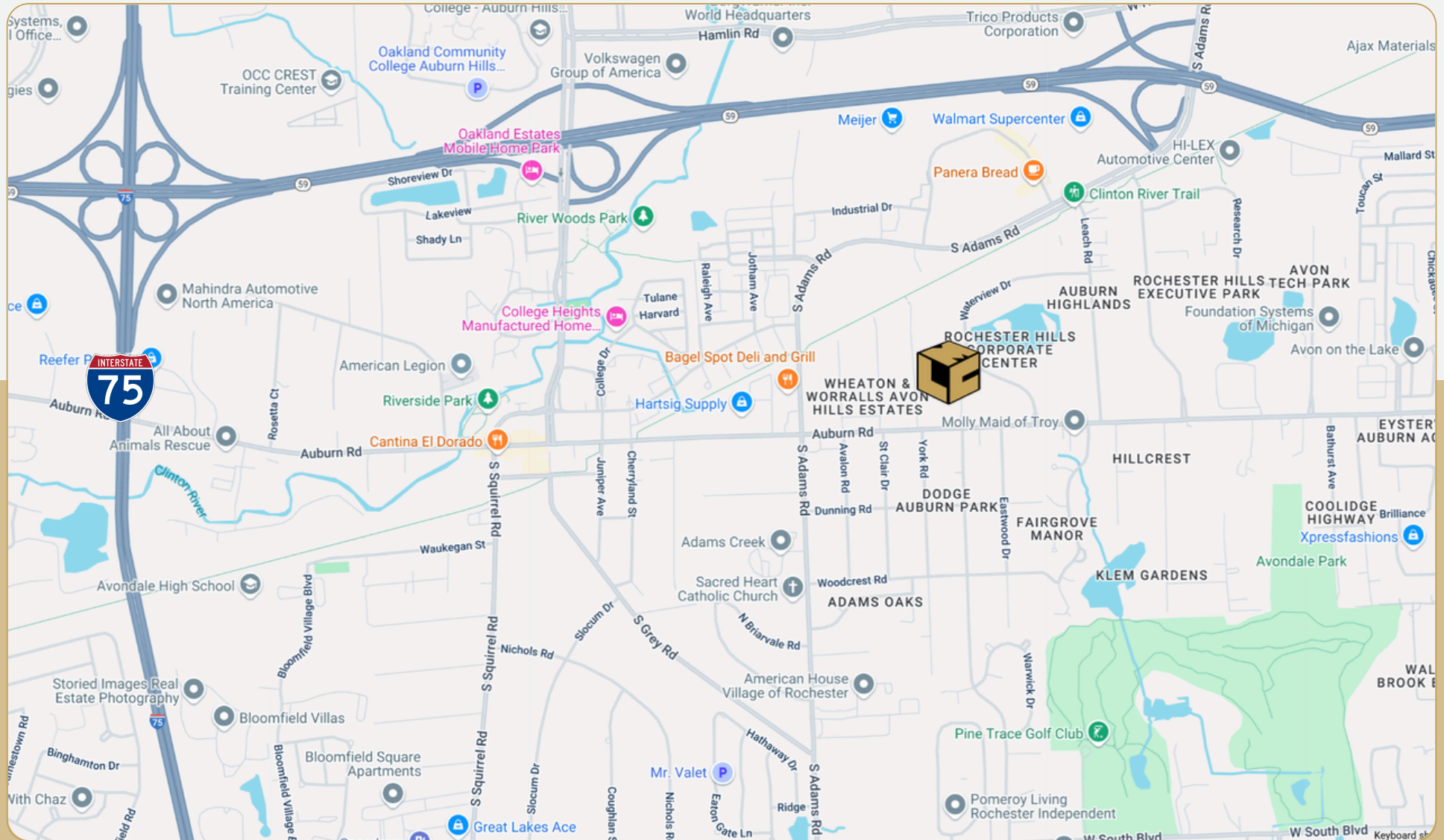
3600 W. Auburn Road

Troy, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

3600 W. Auburn Road

Troy, MI



Available Suites:



Suite A 3,876 SF

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

3600 W. Auburn Road

Troy, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

Office Property Details:

Details:

Location Description: Auburn & Adams Road

Building Type: Office

Zoning: REC-W

Floors: 2

Year Built: 1981

Year Renovated: 2025

Gross SF: 13,260 SF

Total Rentable SF: 13,260 SF

Available SF: 3,876 SF

Acres: 10.01

Multitenant: Yes

Parcel ID: 15-30-376-003

Property Description: Free-standing, hi-tech/office building that has been completely renovated with direct entry office suites available.

Economic

Min/Max Rental Rate: \$12.00/SF

Rental Terms: + Electric (\$1.50/SF)

Annual Escalations: \$0.50/SF

Load Factor: 0%

Occupancy: Immediate

Parking: Surface

Partition Allowance: -

Signage: Yes

Status: Existing

Operating Expenses: -

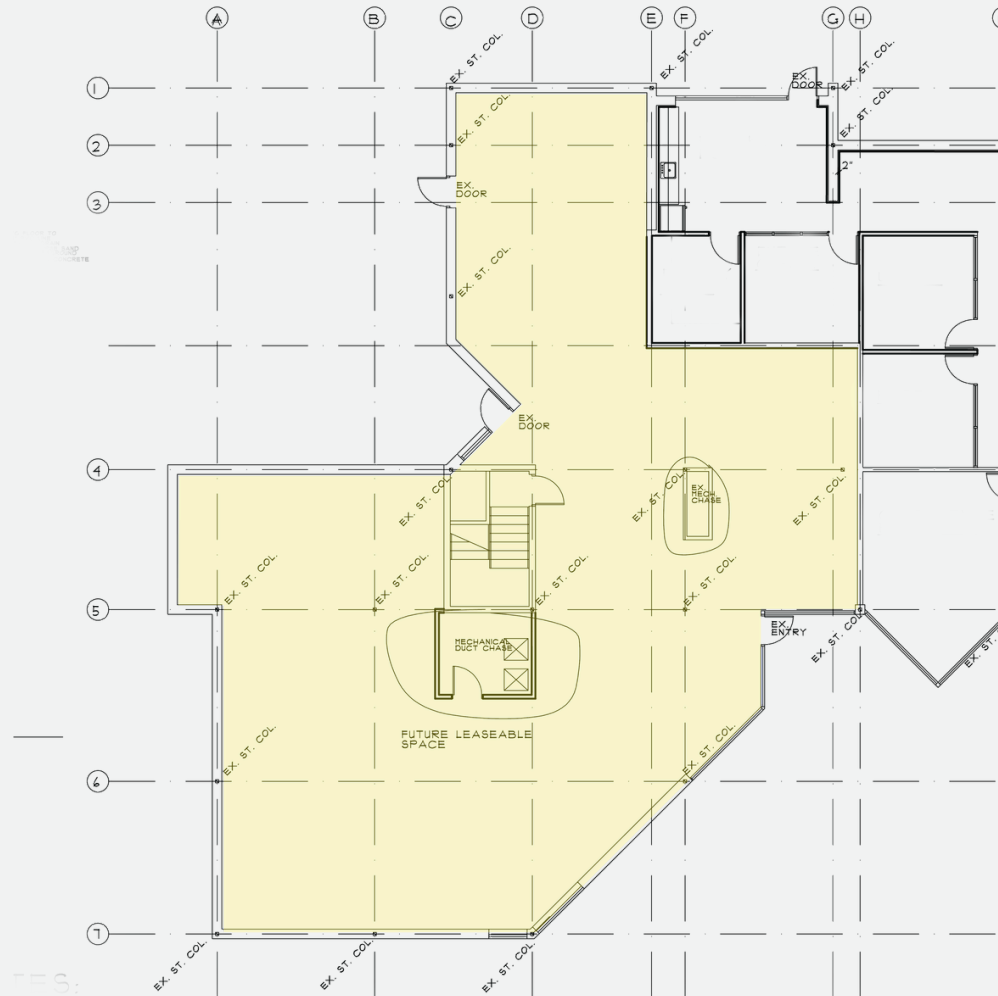
3600 W. Auburn Road

Troy, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

Upper Level Floor Plan:



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.