



FOR LEASE

ROCHESTER OFFICE BUILDING
Rochester, MI

FOR MORE INFORMATION:

Reem Akkad
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PREMISES:

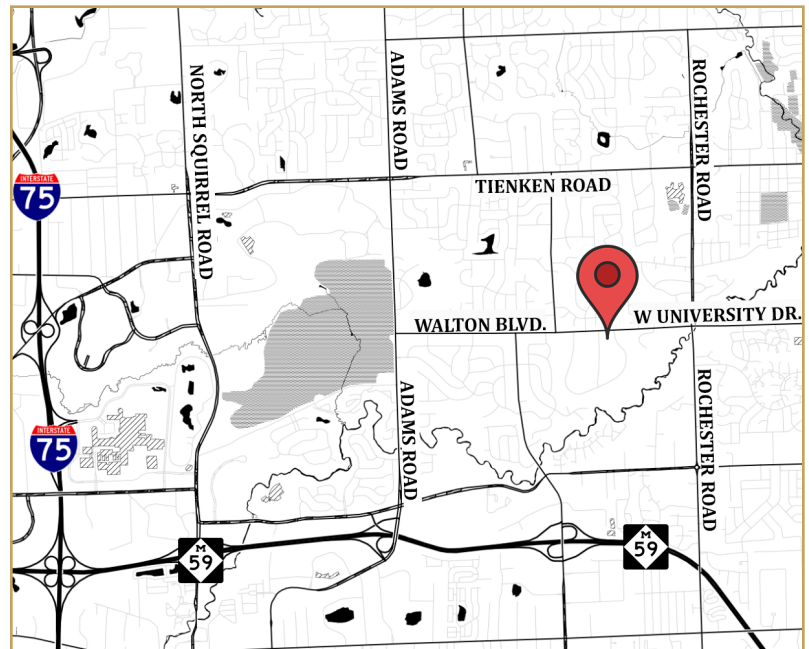
- Beautiful Georgian Style Office Building
- 20,652 Square Feet

AVAILABILITY:

- Suite 300-5,986 Square Feet
- Suite 301-1,525 Square Feet
- Suite 302 - 760 Square Feet
- Suite 303-2,607 Square Feet

PROPERTY FEATURES:

- Under New Ownership
- Newly Renovated
- Located in the Heart of Rochester
- Walking Distance to Downtown Rochester
- On a Corner Lot within a High Traffic Area
- Prewired/data available throughout



248.821.3101

PROPERTY INFORMATION



PROPERTY NAME: Rochester Office Building

LOCATION: 929 W University Drive

CITY: Rochester

COUNTY: Oakland

PROPERTY TYPE: Office

YEAR BUILT: 1989

LOCATION DESCRIPTION: W University, East of S Livernois

GROSS SF: 20,652

AVAILABLE SF: 5,986 SF

MAX. AVAILABLE: 5,986 SF

MIN. AVAILABLE: 760 SF

FLOORS: 3

PARKING: 69 Surface

ZONING: Office

PROPERTY DESCRIPTION:

Beautiful Georgian style office building under new ownership. Building renovations recently completed. Walking distance to Downtown Rochester.

ECONOMIC DATA

MIN RENTAL RATE: \$19.50

MAX RENTAL RATE: \$20.50

OPERATING EXPENSES:

ANNUAL ESCALATIONS: \$0.50

TERMS: +Elec.& Janitorial

LOAD FACTOR: 12%/6%

PARTITION ALLOWANCE: Negotiable

AGENT: Reem Akkad 248.821.3101

(248) 821-3101

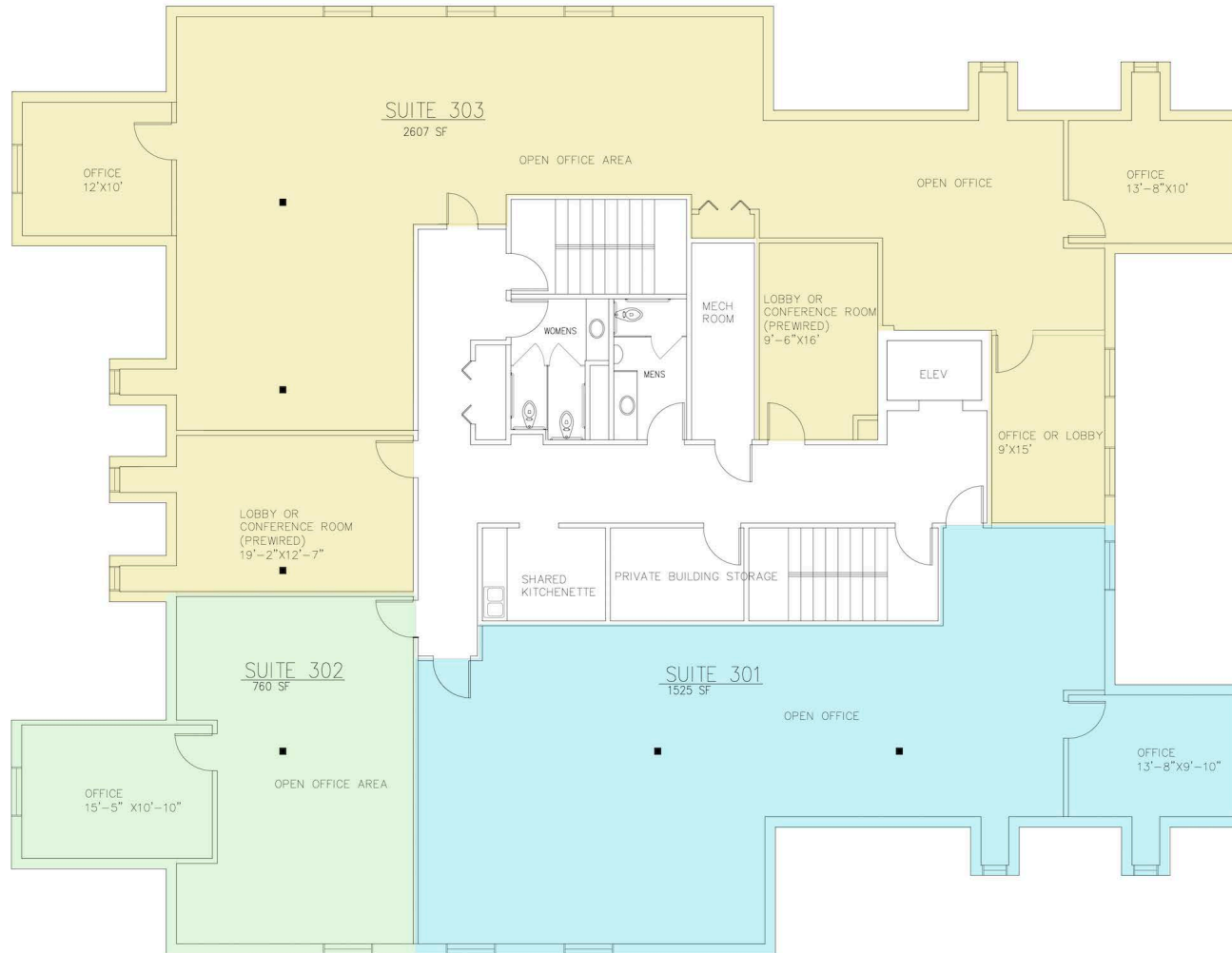
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Rochester Office Building * 929 W University Drive * Rochester

SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Suite 300	5,986	\$19.50	Immediate
Suite 301	1,525	\$19.50	Immediate
Suite 302	760	\$20.50	Immediate
Suite 303	2,607	\$19.50	Immediate

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LSI Lakestone
Investments
COMMERCIAL PROPERTY

3rd Floor

Suite 300 (Entire Floor): 5986 RSF
/6% Load Factor

Suite 301: 2,490 RSF/12% Load Factor

Suite 302: 1,679 RSF/12% Load Factor

Suite 303: 929 RSF/12% Load Factor

For More Information, Contact: Reem Akkad
248.491.3268
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Rochester Office Building

929 W University Drive
Rochester, MI

3rd Floor - 5,986 RSF

*(SF Calculations do not include Elevator,
Stairwell, & Fireproof Storage area)*

(Drawing Not to Scale)