

FOR SUBLEASE

1878 STAR BATT DRIVE



1878 STAR BATT DRIVE ROCHESTER HILLS, MI 48309

PROPERTY HIGHLIGHTS:

- Excellent 2,950 SF hi-tech office/warehouse space available for sublease through February 28, 2028
- Corner unit with significant windowline
- Located in the heart of Rochester Hills
- Easy access to I-75 and M-59
- Proximity to Auburn Hills, Rochester and Pontiac
- Excellent condition
- Fully furnished (optional)
- Available immediately at competitive below market rates
- 16' Clear ceiling
- 10' x 14' grade-level overhead door
- Abundant parking

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FOR MORE INFORMATION PLEASE CONTACT:

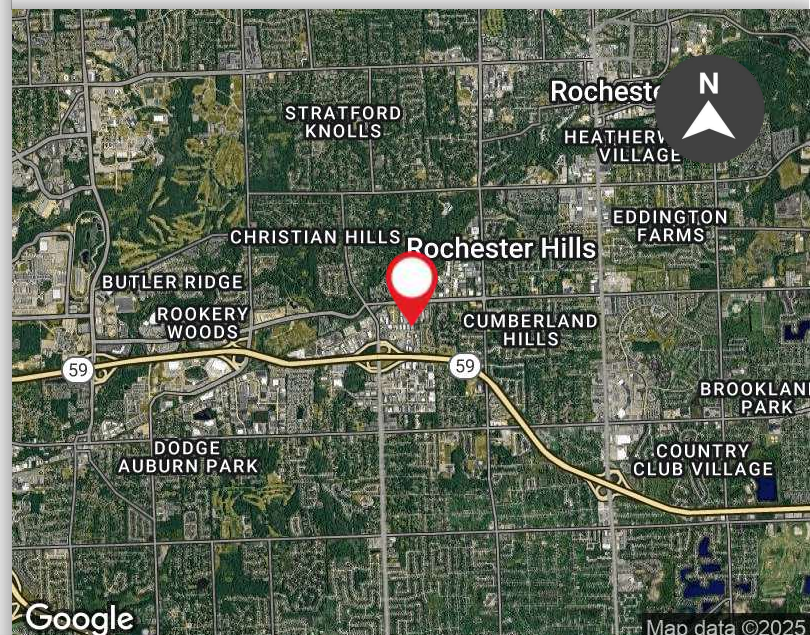


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1878 STAR BATT DRIVE - SUBLEASE PROPERTY **AVAILABILITY**



AVAILABLE SUITES						
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	LEASE RATE	LEASE TYPE	SUBLEASE EXP. DATE
1878	1,820 SF	1,130 SF	2,950 SF	\$9.02 SF/yr	NNN***	February 28, 2028

Rent is quoted on a triple-net (NNN) basis excluding building taxes, building insurance and common area maintenance expenses. NNN charges are estimated to be approximately \$2.85 per SF per year and shall be billed to Tenant on a monthly basis. Rental rate is subject to a 3% annual increase. Quoted rent is for "as is" space, subject to length of lease, leasehold improvements, etc. Gas and electric are separately metered and are the responsibility of the tenant.

1878 STAR BATT DRIVE - SUBLEASE PROPERTY INFORMATION

HIGHLIGHTS

Building SF:	21,950 SF
Available SF:	2,950 SF
Office SF:	1,820 SF
County:	Oakland
Cross Streets:	Star Batt Drive & Crooks Road

SITE

Parcel Number:	99-00-253-263
Zoning:	I1

GENERAL

Parking Spaces:	18
Parking Ratio:	2.28
Parking Type:	Surface

PRICING & AVAILABILITY

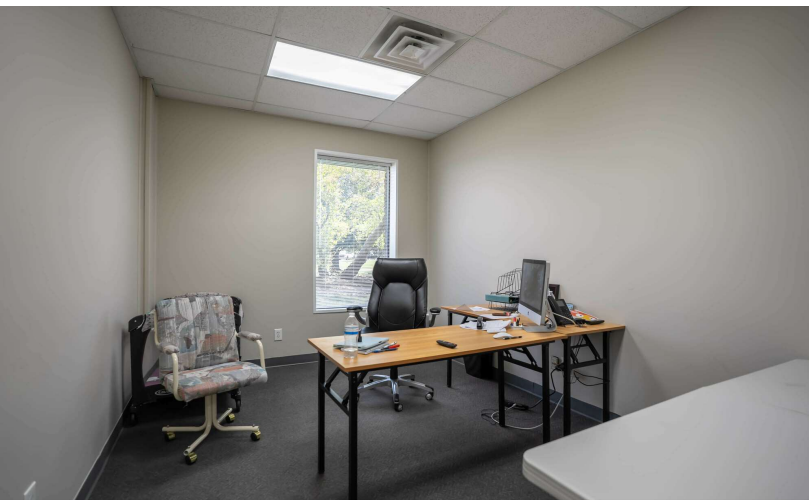
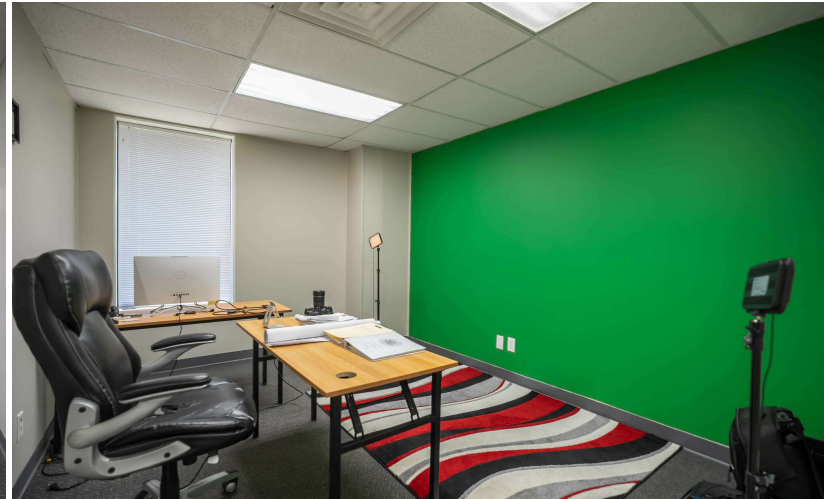
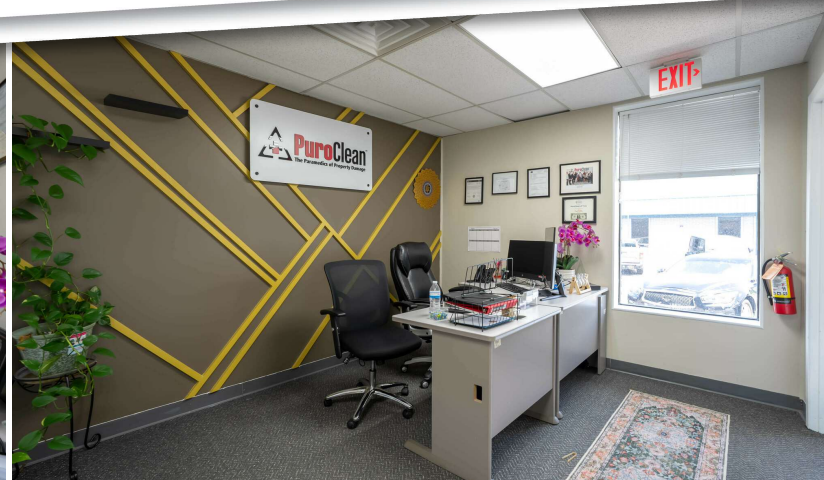
Lease Rate:	\$9.02/SF (NNN)
Space Available:	± 2,950 SF
Sublease Expiration Date:	February 28, 2028

BUILDING INFORMATION

Type:	Industrial
Year Built:	1979
Clear Height:	16'
# Grade Level Doors:	1
Door Dimensions (HXW):	10' X 14'



1878 STAR BATT DRIVE - SUBLEASE PROPERTY PHOTOS



1878 STAR BATT DRIVE - SUBLEASE
PROPERTY PHOTOS



