



# Office For Sale or Lease

**Property Name:** 

Location: 455 Barclay Circle
City, State: Rochester Hills, MI

Cross Streets: Auburn Road

County: Oakland

**BUILDING SIZE / AVAILABILITY** 

 Total Building Sq. Ft.:
 11,986
 Total Available Sq. Ft.:
 4,588
 Class:
 B

 Typical Floor Plate:
 11,986
 Min / Max Cont. Sq. Ft.:
 678 / 3,910
 No. of Floors:
 1

### PROPERTY INFORMATION

Parking: Zoning: 53 **Exterior Construction:** Masonry Power: N/A Structural System: N/A **Security Systems:** Yes Roof: N/A Restrooms: Yes Floors / Covering: N/A / N/A Sprinklers: Yes Pylon Heating: Yes Signage: **Delivery Area:** Air-Conditioning: Yes No

**Ceiling Height:** 10' **Date Available:** Immediate

Year Built: 1990 Acreage: 1.08

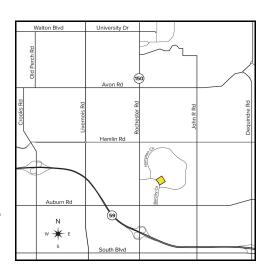
## **Current Tenants:**

#### PRICING INFORMATION

\$20.00 Modified Gross Rentable/Usable: Lease Term: 5 Years Lease Rate: N/A Sale Price: \$2,100,000 (\$175.20/sqft) **Total Taxes:** Impr Allowance: N/A \$28,890.88 (2024) **Options:** N/A Parcel #: 15-26-327-027 Deposit: N/A

## **Tenant Responsibility:**

Comments: Excellent investment or owner user opportunity in the heart of Rochester Hills! This well-maintained multi-tenant medical and office building is occupied by established healthcare and professional users, with multiple fully built-out suites including a turn-key medical suite with direct entry. The property offers abundant parking, high visibility, and convenient access to major highways such as M-59 and I-75. Located near area hospitals and surrounded by residential neighborhoods and complementary medical offices, this is a rare chance to acquire a strategically positioned asset in a high-demand corridor.



**Broker: SIGNATURE** ASSOCIATES

Agent(s):

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