



**SIGNATURE
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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

Zoning:	BI	Parking:	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
Heating:	Yes	Signage:	Pylon
Air-Conditioning:	Yes	Delivery Area:	No
Ceiling Height:	10'	Date Available:	Immediate
Year Built:	1990	Acreage:	1.08

Current Tenants:

PRICING INFORMATION

Lease Rate:	\$20.00 Modified Gross	Rentable/Usable:	N/A	Lease Term:	5 Years
Sale Price:	\$2,100,000 (\$175.20/sqft)	Total Taxes:	\$28,890.88 (2024)	Impr Allowance:	N/A
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

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