



Office For Sale or Lease

Property Name:
Location: 330 - 332 Tienken Road
City, State: Rochester Hills, MI
Cross Streets: Rochester Road
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 12,383	Total Available Sq. Ft.: 5,361	Class: B
Typical Floor Plate: 6,192	Min / Max Cont. Sq. Ft.: 1,555 / 1,936	No. of Floors: 2

PROPERTY INFORMATION

Zoning: B-1	Parking: 72 - Surface
Exterior Construction: Masonry	Power: N/A
Structural System: N/A	Security Systems: No
Roof: Replaced 2023	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: No
Heating: Yes	Signage: Yes
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 10' - 11'	Date Available: Immediate
Year Built: 1984	Acreage: 1.75

Current Tenants:

PRICING INFORMATION

Lease Rate: \$16.00 NNN	Rentable/Usable: N/A	Lease Term: N/A
Sale Price: \$2,100,000 (\$169.59/sqft)	Total Taxes: \$30,695.74 (2025)	Impr Allowance: N/A
Options: N/A	Parcel #: 15-03-451-028	Deposit: N/A

Tenant Responsibility:

Comments: Medical and professional office building for sale or lease in Rochester Hills, surrounded by affluent residential neighborhoods and a strong mix of national and local businesses.

- Move-in ready medical and professional office suites
- Excellent opportunity for owner users or investors
- Strong visibility with monument signage opportunity
- Ample on-site parking for staff and visitors
- Ideal for medical, dental, wellness, therapy, or professional office users



Broker: SIGNATURE ASSOCIATES

Agent(s):

Anatola Sesi, (248) 359-0629, asesi@signatureassociates.com
 Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com