



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):

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