



PILOT

PROPERTY GROUP

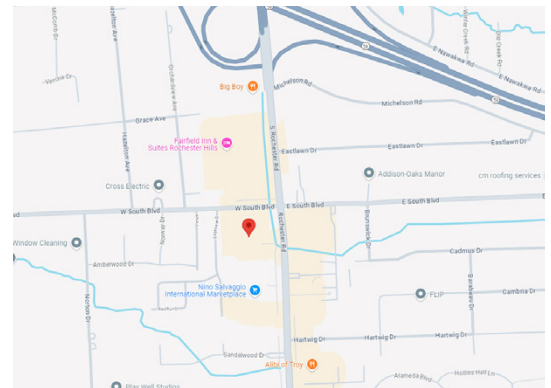
6915 ROCHESTER ROAD, TROY, MI 48085

PROPERTY OVERVIEW:

6915 Rochester Rd offers a highly visible office opportunity at the signalized intersection of Rochester Road and S Blvd in Troy. The property provides excellent exposure along a major Oakland County corridor with convenient access to both Oakland and Macomb Counties, making it ideal for regional-serving businesses.

- Signalized corner with strong daily traffic and monument signage availability
- Direct access to Rochester Road, a primary north-south connector between Oakland and Macomb Counties
- Surrounded by dense, affluent residential neighborhoods and established commercial uses
- Easy connectivity to I-75, M-59, and major Troy, Rochester Hills, and Sterling Heights markets

Property Type:Office
 Cross Streets:South Blvd and Rochester Road
 Total Square Footage:11,100
 Minimum Square Footage:534
 Maximum Square Footage:2,350
 Zoning:Office
Lease Rate: \$17.95/SF Gross + Electric
 Rate includes janitorial services. Monument Signage Available!
Suites starting at \$800 per month!
Sale Price: \$2,095,000 (\$188.74 psf)



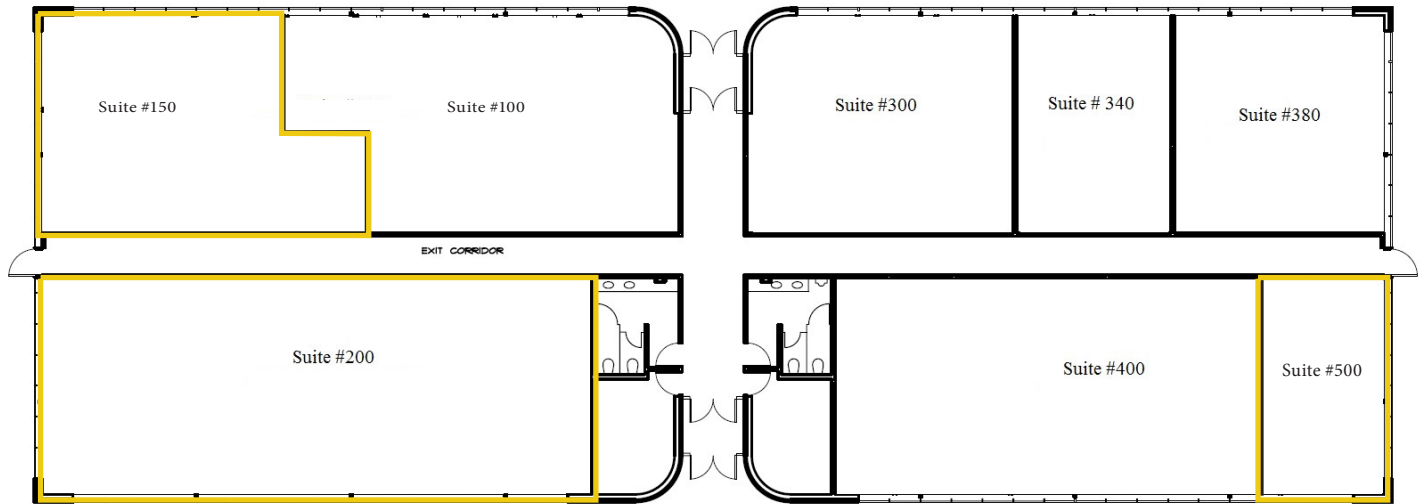
AGENT CONTACT INFO

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6915 ROCHESTER RD FLOOR PLAN

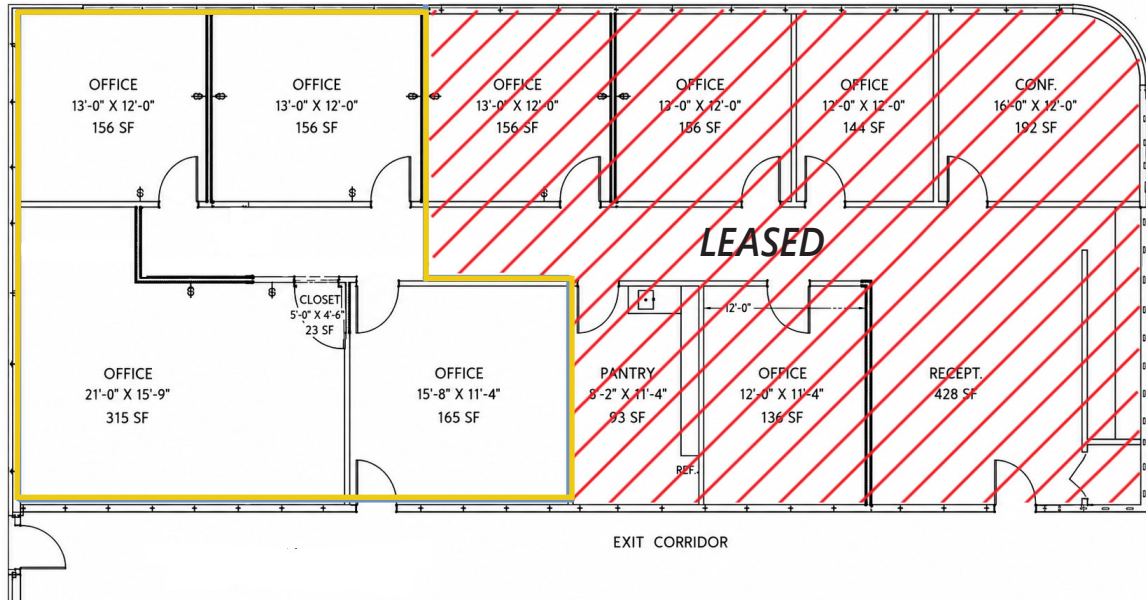


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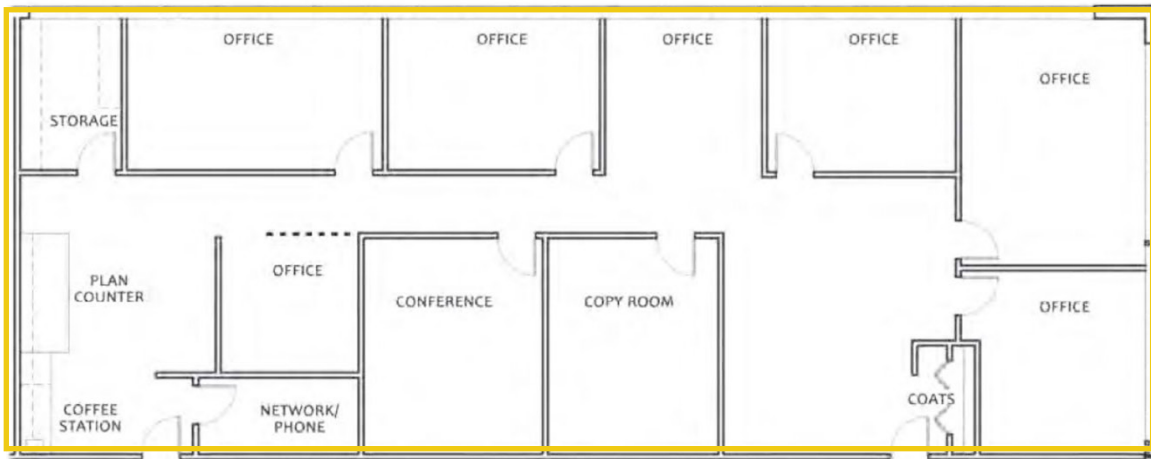
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FLOORPLAN

SUITE 150
1,000 SF



SUITE 200
2,350 SF

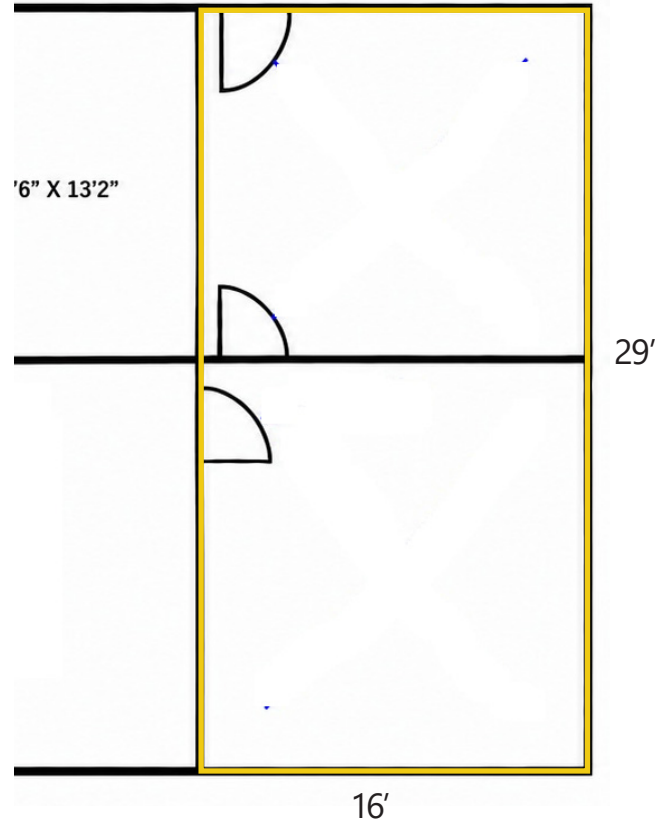


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FLOORPLANS

*SUITE 500
534 SF*



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