

**455 BARCLAY CIRCLE
ROCHESTER HILLS, MICHIGAN**

OFFICE FOR SALE OR LEASE

For Sale: 11,986 Square Feet

For Lease: 678 – 3,910 Square Feet



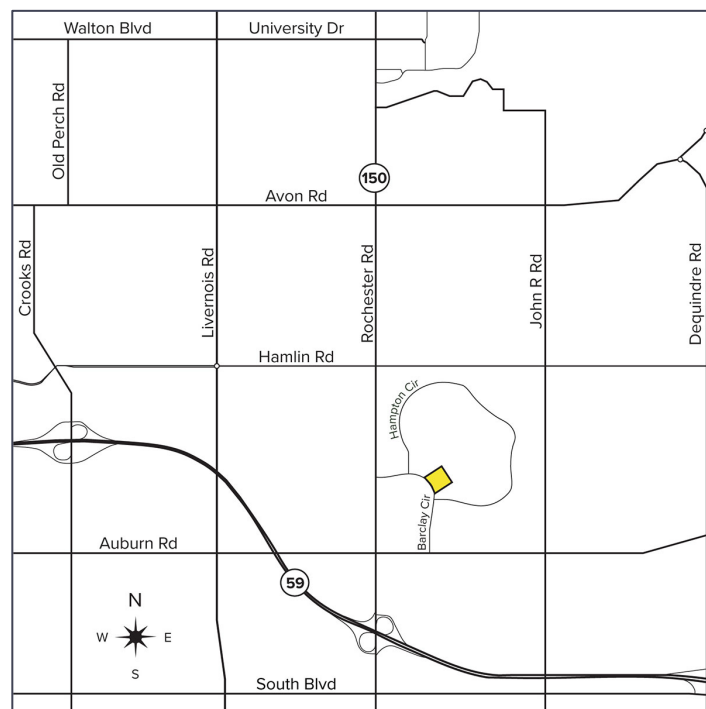
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ASSOCIATES**
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IN THE HEART OF ROCHESTER HILLS



PROPERTY FEATURES

- For Lease - 678 – 3,910 square feet available
- For Sale - 11,986 square foot building
- Excellent investment or owner user opportunity
- Well-maintained multi-tenant medical and office building occupied by established healthcare and professional users, multiple fully built out suites including a turn-key medical suite with direct entry
- 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
- Rare chance to acquire a strategically positioned asset in high-demand corridor
- Lease Rate: \$20.00/sq. ft. Modified Gross
- Sale Price: \$2,100,000 (\$175.20/sq. ft.)



For more information, please contact:

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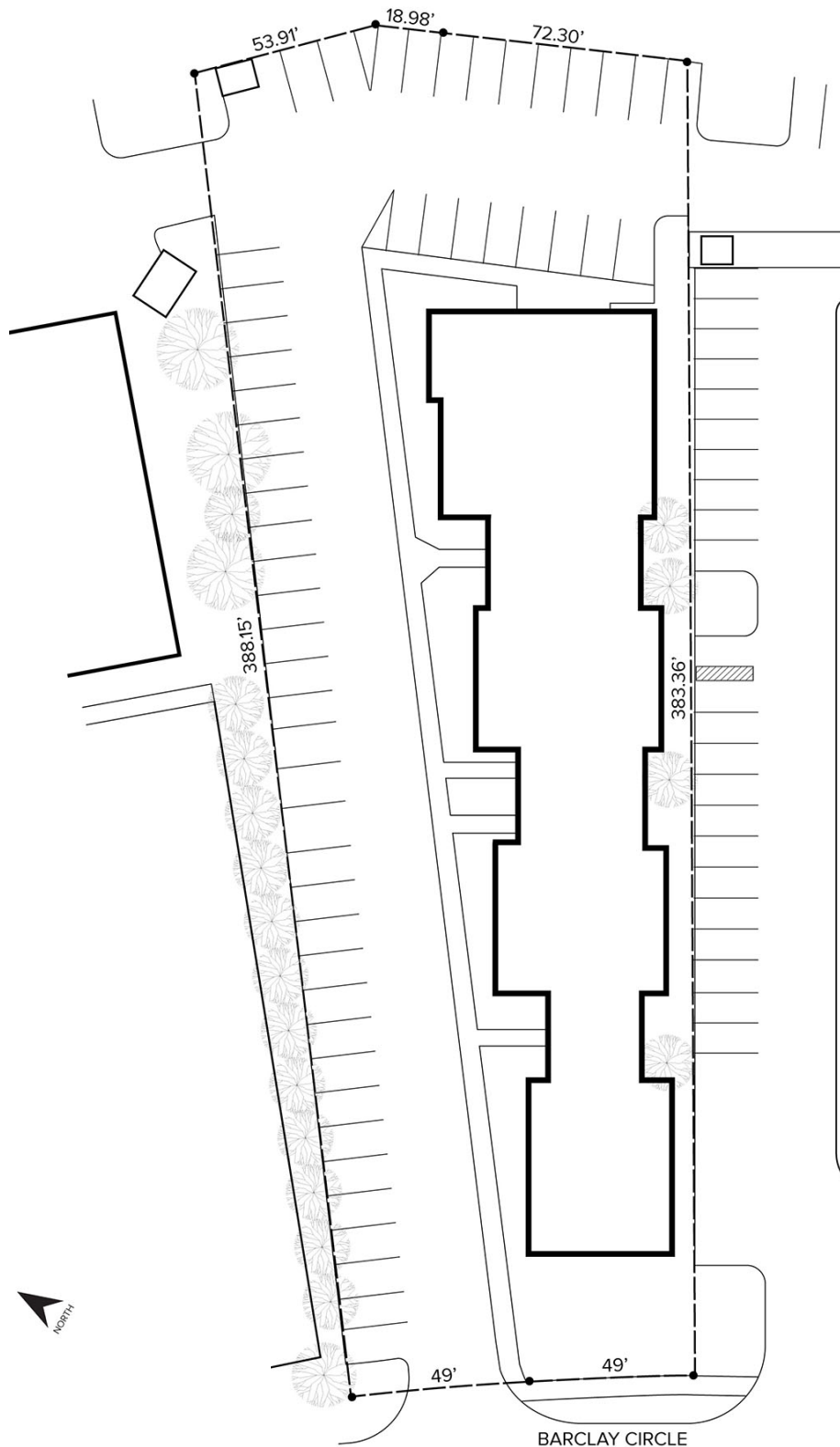
455 Barclay Circle – Rochester Hills, Michigan

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Site Plan



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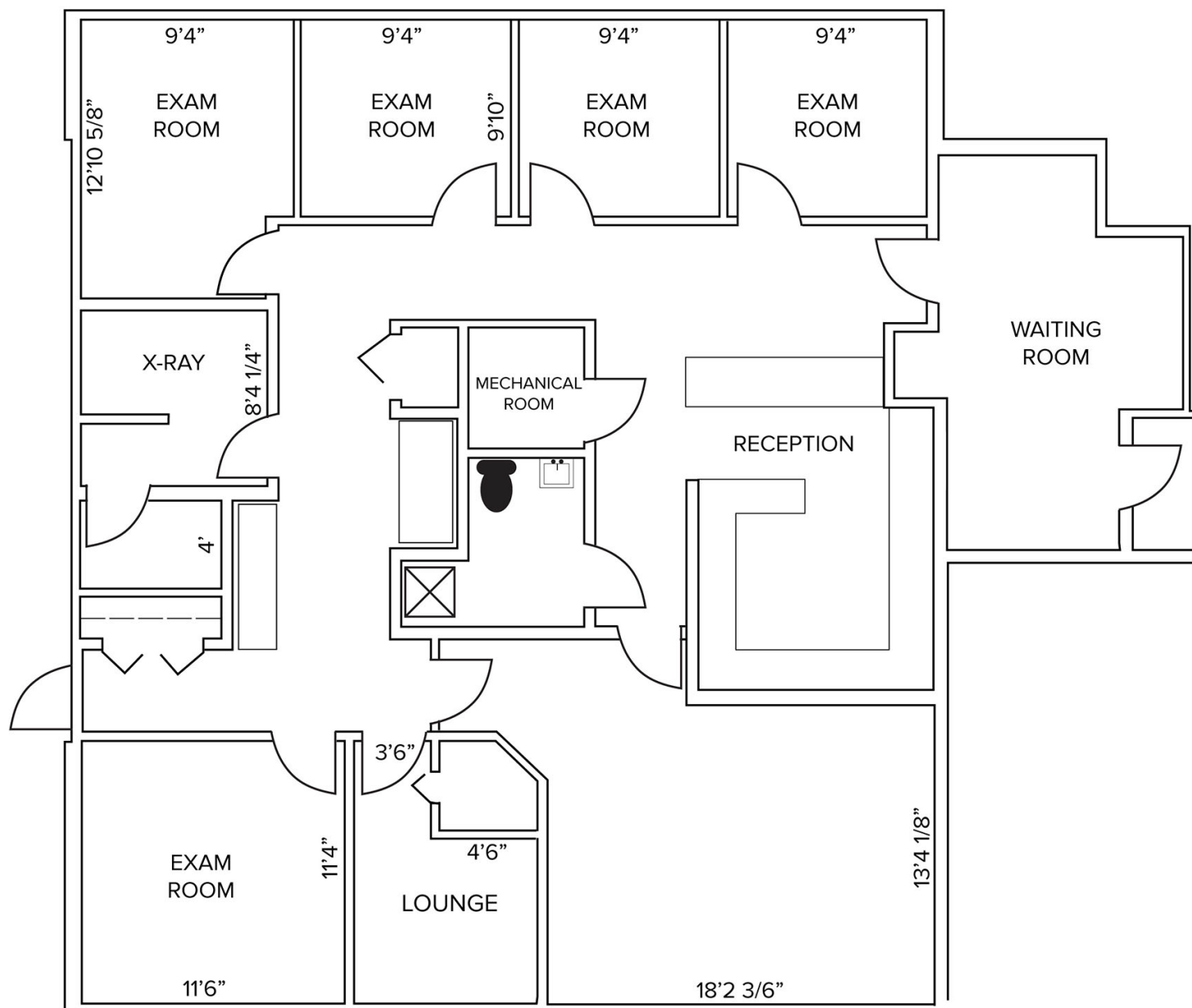
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Floor Plan **Suite B**



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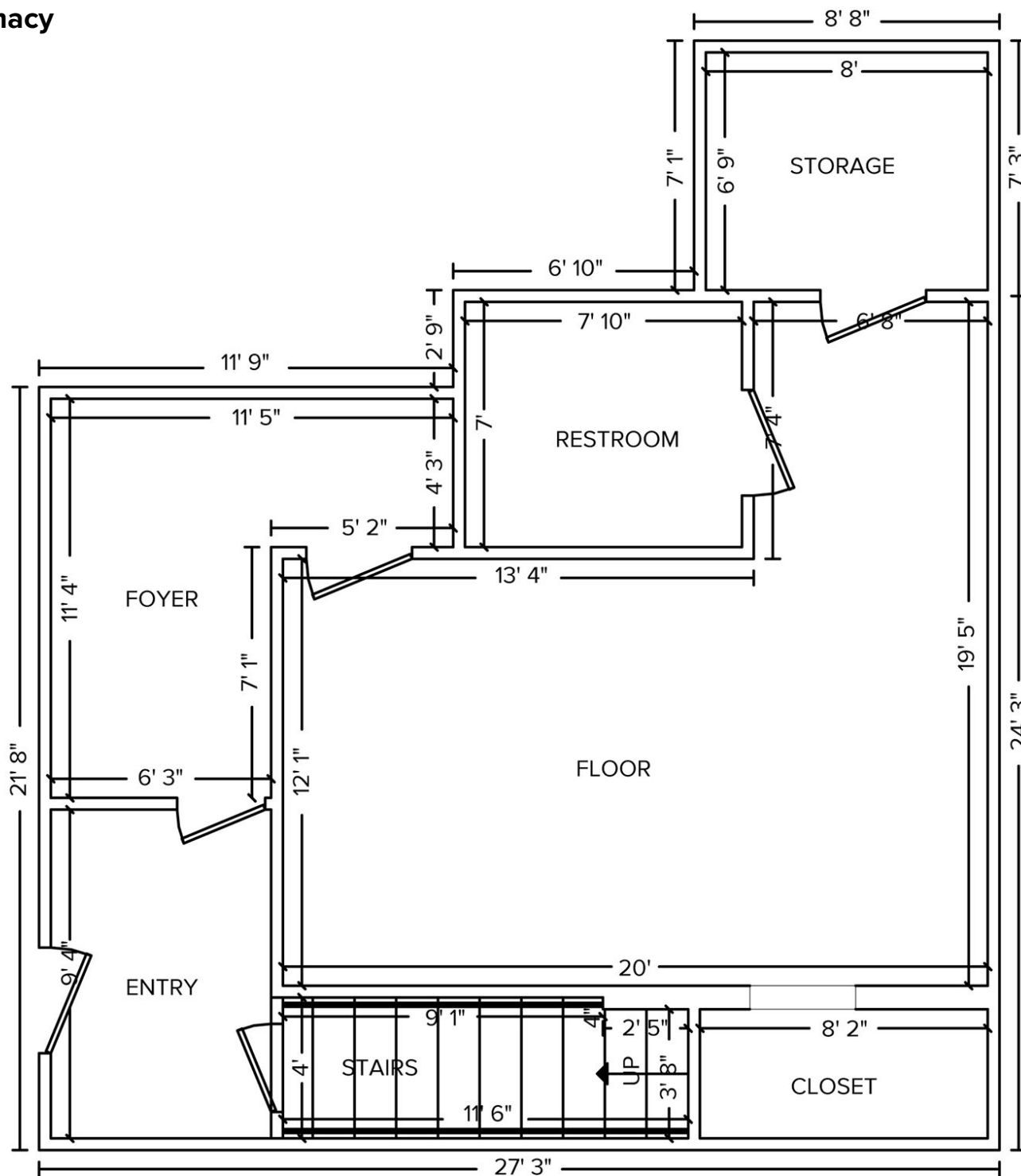
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Floor Plan

Pharmacy



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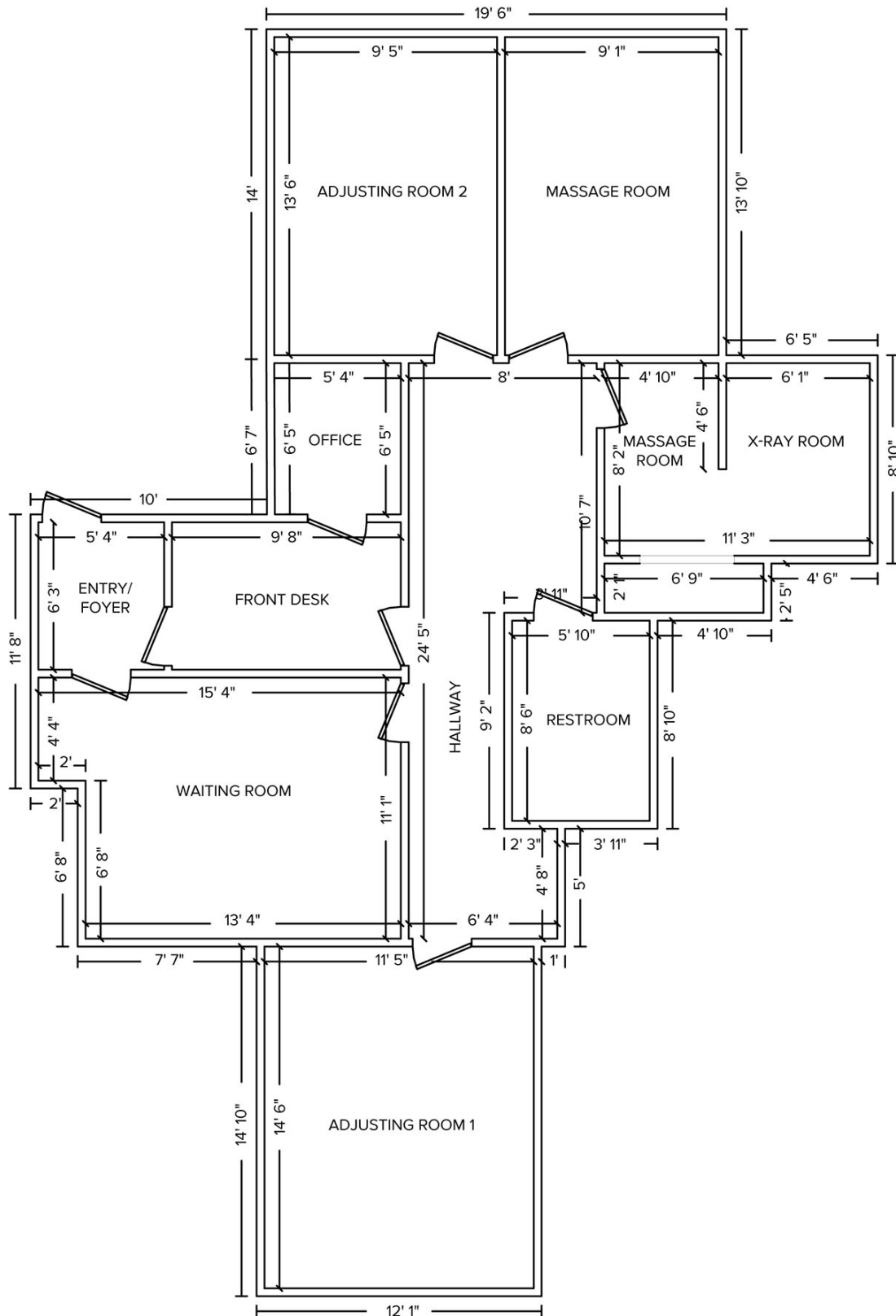
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Floor Plan Chiropractor



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11,986 SF

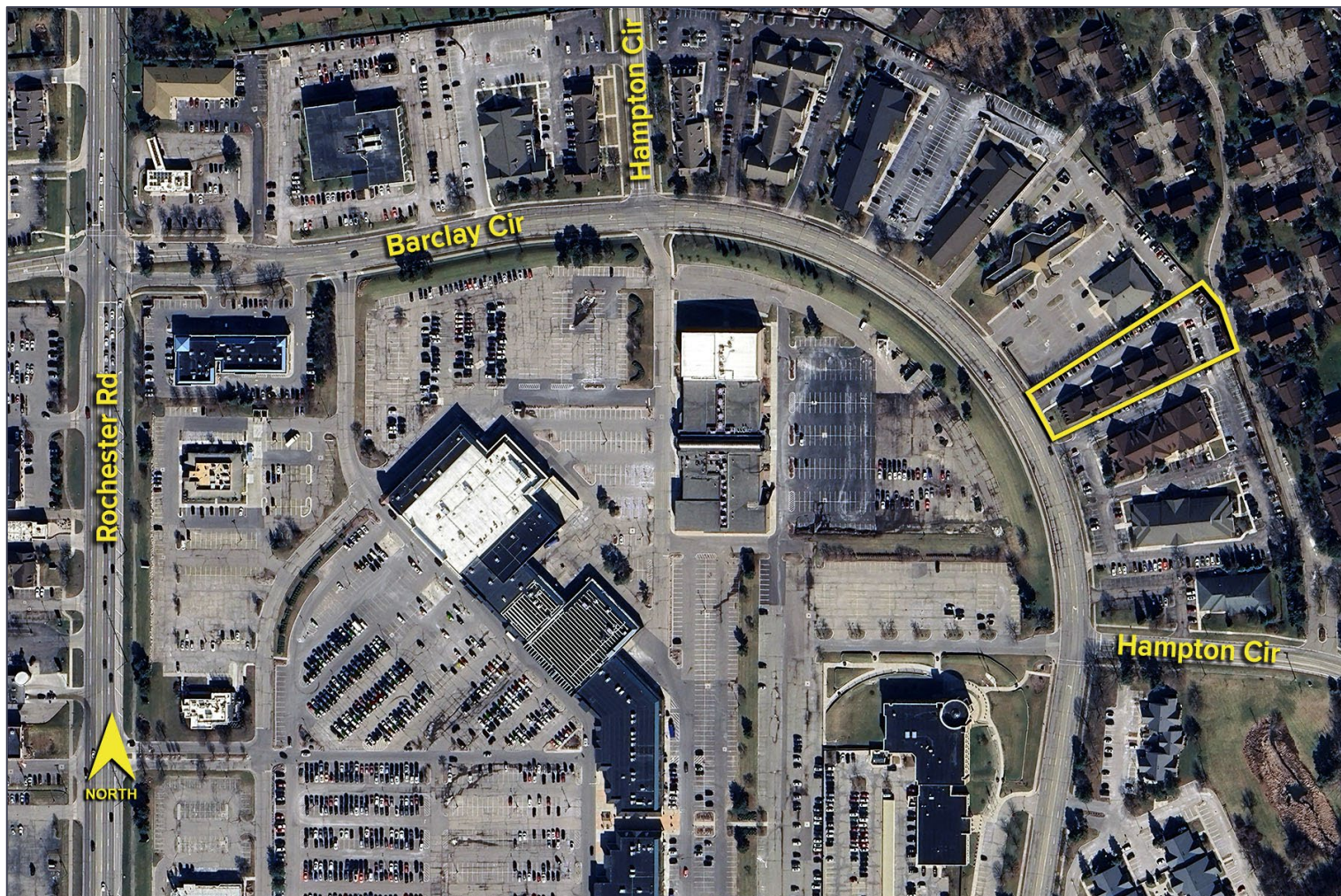
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Aerial



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