

Class A Medical Office

1135 W. University , Rochester, MI 48307



Listing ID: 30523502
 Status: Active
 Property Type: Office For Lease
 Office Type: Medical
 Contiguous Space: 103 - 11,013 SF
 Total Available: 34,917 SF
 Lease Rate: \$21.75 - 23.50 PSF (Annual)
 Base Monthly Rent: \$186.69 - 8,922
 Lease Type: NNN

LIMITED SPECIAL OFFER WITH A SIGNED LOI
 All procuring brokers to receive an additional \$1.00 PSF fee for new leases for 5 years or more.
 PLEASE CONTACT BROKERS FOR DETAILS



Overview/Comments

- Class A Medical Office with direct access to the Ascension Providence Rochester Hospital campus (formerly Crittenton)
- High-end finishes , several elevators throughout the building
- Located at major intersection- University (Walton) & Livernois
- Walkable distance to downtown Rochester, one of the fastest growing cities in Michigan... More people, more patients!
- Close to restaurants, shopping, high-end residential areas
- Abundant parking (covered parking connected to building)
- Security guard and greeter
- Professional ownership & management
- Valet service and 1st floor pharmacy
- Attractive Tenant Improvement Allowances available

More Information Online

<https://cie.cpix.net//listing/30523502>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	1515101003	Gross Building Area:	113,687 SF
Office Type:	Medical, Other	Building/Unit Size (RSF):	113,687 SF
Building Name:	Medical Office Building	Land Area:	26.16 SF
Class of Space:	Class A		

Available Space

Suite/Unit Number:	110	Space Type:	Relet
Suite Floor/Level:	1st floor	Date Available:	11/01/2019
Space Available:	1,262 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	1,262 SF	Lease Type:	NNN
Maximum Contiguous:	4,000 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	146	Space Type:	Relet
Suite Floor/Level:	1st Floor	Date Available:	11/01/2019
Space Available:	2,738 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	2,738 SF	Lease Type:	NNN
Maximum Contiguous:	4,000 SF		

Available Space

Suite/Unit Number:	150	Minimum Divisible:	1,886 SF
Suite Floor/Level:	1st Floor	Maximum Contiguous:	1,886 SF
Space Available:	1,886 SF	Space Type:	Relet

Date Available:	11/01/2019	Lease Type:	NNN
Lease Rate:	\$21.75 - 23.50 PSF (Annual)	Parking Spaces:	350

Available Space

Suite/Unit Number:	160	Space Type:	Relet
Suite Floor/Level:	1 st Floor	Date Available:	11/01/2019
Space Available:	2,267 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	2,267 SF	Lease Type:	NNN
Maximum Contiguous:	2,267 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	165	Space Type:	Relet
Suite Floor/Level:	1st Floor	Date Available:	11/01/2019
Space Available:	3,138 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	3,138 SF	Lease Type:	NNN
Maximum Contiguous:	3,138 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	230	Space Description:	Medical Office space - 3 - Exam Rooms, 2-Offices, Break Room, Restroom, Business area and waiting area
Suite Floor/Level:	2nd	Space Type:	Relet
Space Available:	1,551 SF	Date Available:	11/01/2019
Minimum Divisible:	1,551 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Maximum Contiguous:	1,551 SF	Lease Type:	NNN

Available Space

Suite/Unit Number:	246	Space Type:	Relet
Suite Floor/Level:	2nd Floor	Date Available:	11/01/2019
Space Available:	1,249 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	1,249 SF	Lease Type:	NNN
Maximum Contiguous:	1,249 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	300	Space Type:	Relet
Suite Floor/Level:	3rd Floor	Date Available:	11/01/2019
Space Available:	1,552 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	1,552 SF	Lease Type:	NNN
Maximum Contiguous:	1,552 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	315	Space Type:	Relet
Suite Floor/Level:	3rd Floor	Date Available:	11/01/2019
Space Available:	103 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	103 SF	Lease Type:	NNN
Maximum Contiguous:	103 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	350	Space Type:	Relet
Suite Floor/Level:	3rd Floor	Date Available:	11/01/2019
Space Available:	4,556 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	4,556 SF	Lease Type:	NNN
Maximum Contiguous:	11,013 SF		

Space Description Built out as office space or can converted to medical. Can be combined with adjacent raw space (6,457r.s.f.) for a total available space of 11,013 r.s.f.

Available Space

Suite/Unit Number:	3rd Floor	Maximum Contiguous:	6,457 SF
Suite Floor/Level:	3rd Floor	Space Type:	Relet
Space Available:	6,457 SF	Date Available:	11/01/2019
Minimum Divisible:	6,457 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)

Lease Type: NNN
 Parking Spaces: 350

Available Space

Suite/Unit Number:	3rd Floor	Space Type:	Relet
Suite Floor/Level:	3rd Floor	Date Available:	11/01/2019
Space Available:	630 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	630 SF	Lease Type:	NNN
Maximum Contiguous:	630 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	400	Space Description:	Medical space - 2-Exam rooms, 1-Procedure room, Restroom, Business area, Waiting area
Suite Floor/Level:	4th Floor	Space Type:	Relet
Space Available:	894 SF	Date Available:	11/01/2019
Minimum Divisible:	894 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Maximum Contiguous:	894 SF	Lease Type:	NNN

Available Space

Suite/Unit Number:	415	Space Type:	Relet
Suite Floor/Level:	4th Floor	Date Available:	11/01/2019
Space Available:	1,415 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	1,415 SF	Lease Type:	NNN
Maximum Contiguous:	2,746 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	440	Space Type:	Relet
Suite Floor/Level:	4th Floor	Date Available:	11/01/2019
Space Available:	3,888 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	3,888 SF	Lease Type:	NNN
Maximum Contiguous:	3,888 SF	Parking Spaces:	350

Available Space

Suite/Unit Number:	445	Space Type:	Relet
Suite Floor/Level:	4th Floor	Date Available:	11/01/2019
Space Available:	1,331 SF	Lease Rate:	\$21.75 - 23.50 PSF (Annual)
Minimum Divisible:	1,331 SF	Lease Type:	NNN
Maximum Contiguous:	2,746 SF	Parking Spaces:	350

Building Related

Total Number of Buildings:	1	Total Parking Spaces:	350
Number of Stories:	4	Loading Doors:	0
Year Built:	1994	Loading Docks:	0
Year Renovated:	2009	Passenger Elevators:	0
Parking Description:	Abundant Parking (Covered Parking connected to Building), Valet Service, .	Freight Elevators:	0

Land Related

Zoning Description: SP

Location

Address:	1135 W. University , Rochester, MI 48307	MSA:	Detroit-Warren-Dearborn
County:	Oakland	Submarket:	Rochester



Property Images



Exterior-2



Exterior 3



Interior 1



Interior 3



Interior 2

Property Contacts



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