

1757 NORTHFIELD DRIVE
ROCHESTER HILLS, MICHIGAN

HI-TECH FOR SALE OR LEASE
42,000 Square Feet Available



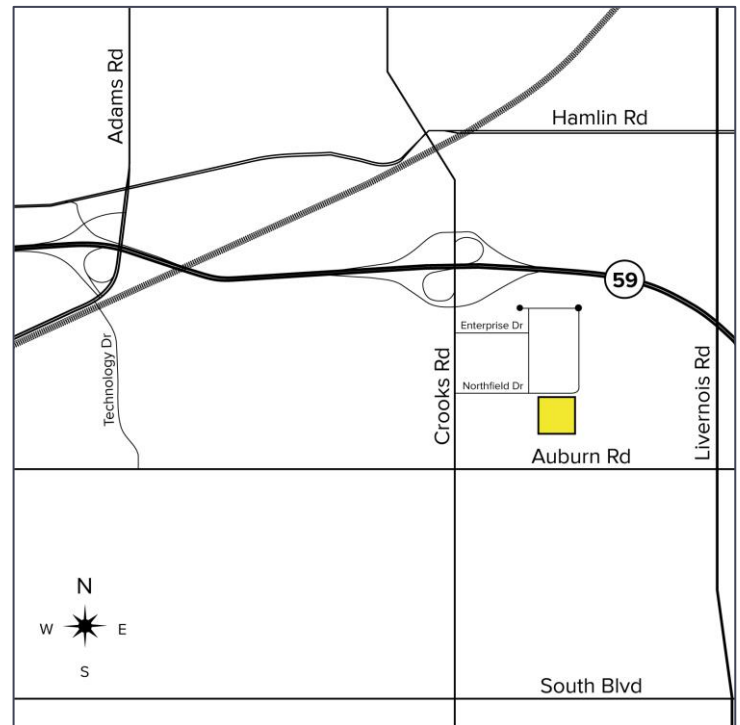
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WEBASTO



PROPERTY FEATURES

- 42,000 square feet available
- 31,600 square feet of office
- 20' clear height
- (1) 10x12 grade level door
- Zoned REC-W
- Ideal for R&D, Engineering or Technical Training
- Permitted uses include Medical Office & Medical Clinic
- One month free rent for every two years of a lease
- Two-story lobby has marble floors, central skylight and elevator
- Conference room w/kitchen and workout gym
- Lease Rate: \$8.95/sq.ft. NNN
- Sale Price: \$4,308,350 (\$102.58/sq.ft.)



For more information, please contact:

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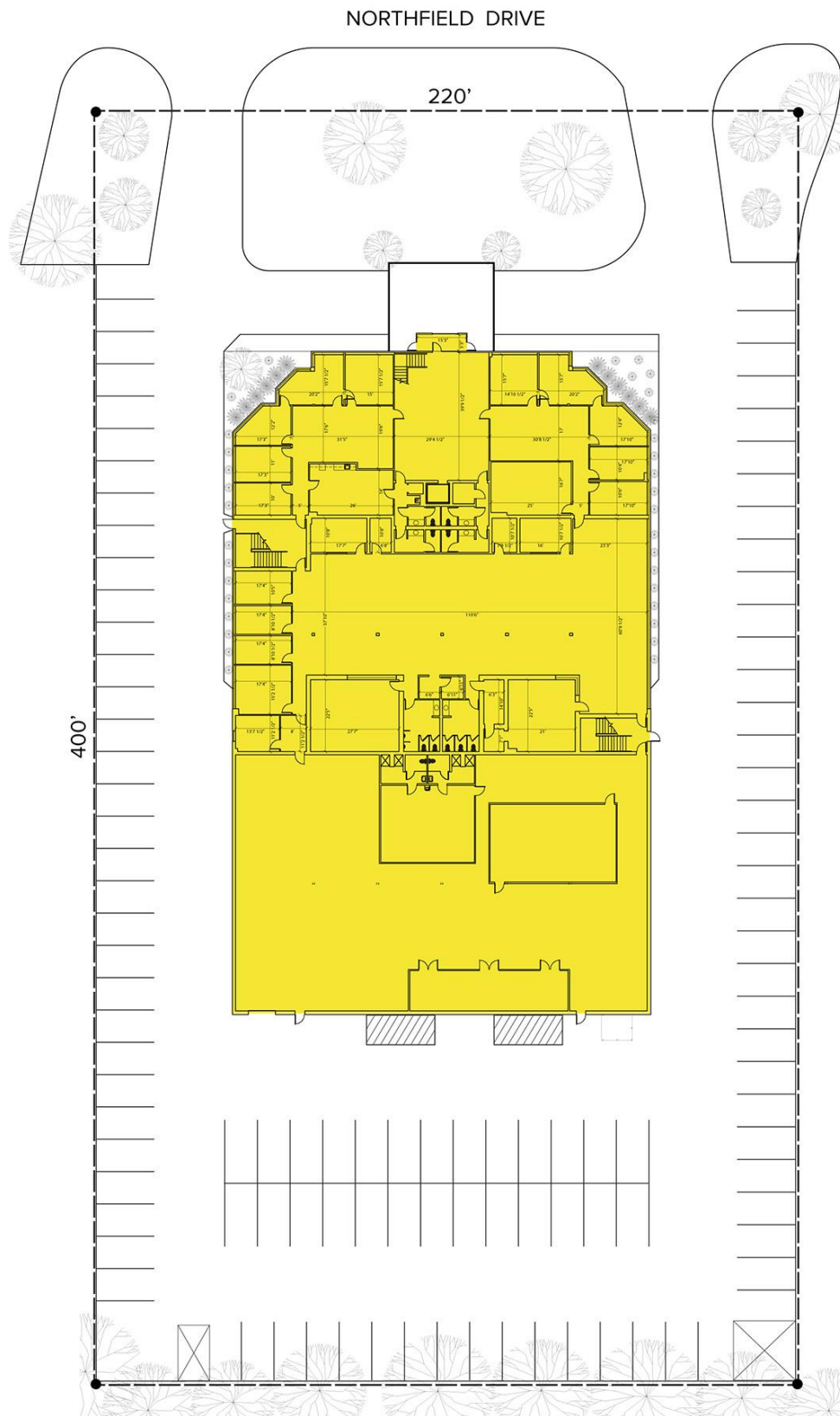
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One Towne Square, Suite 1200
Southfield, MI 48076
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1757 Northfield Drive – Rochester Hills, Michigan

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Site Plan



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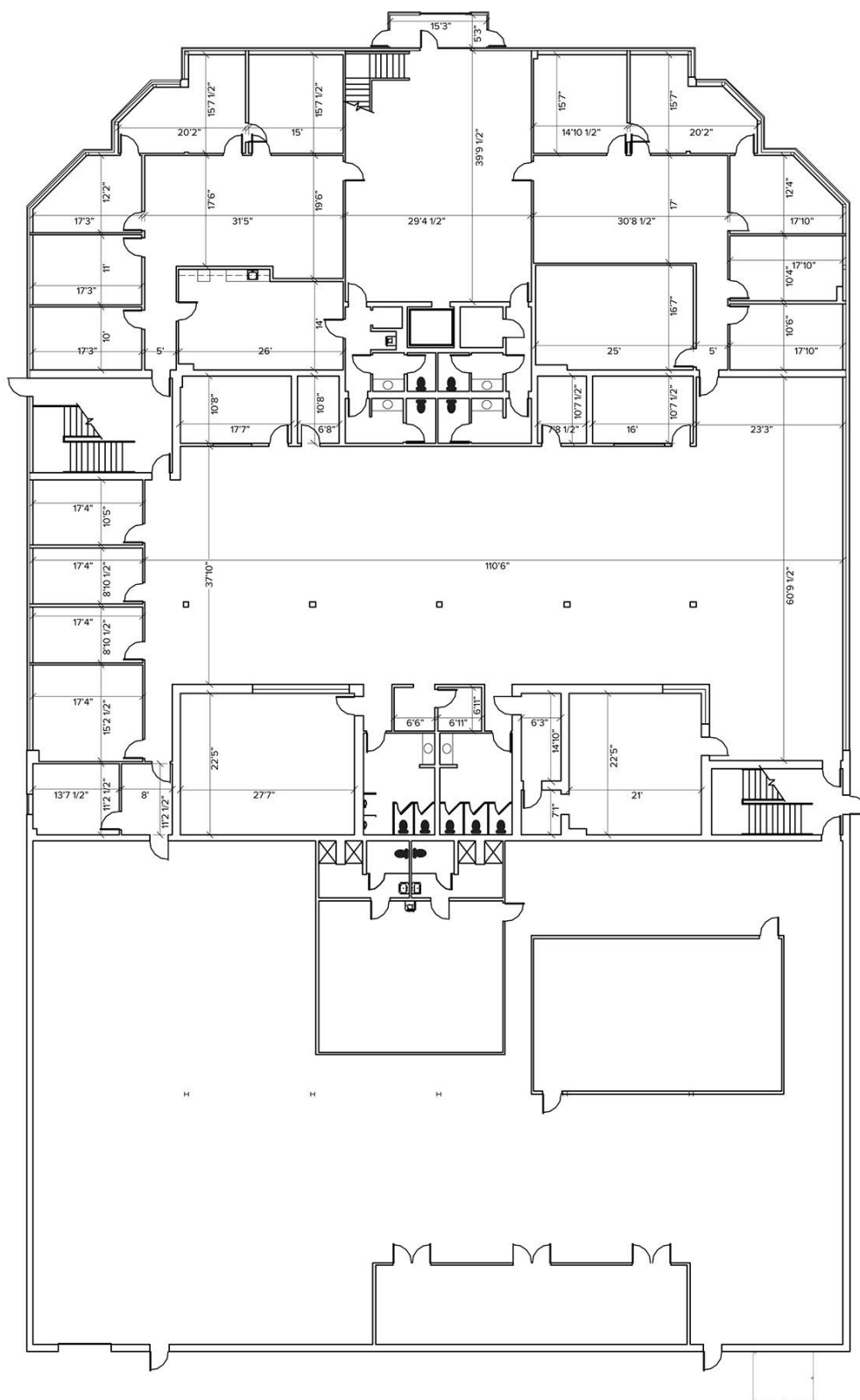
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First Floor Plan



NORTH

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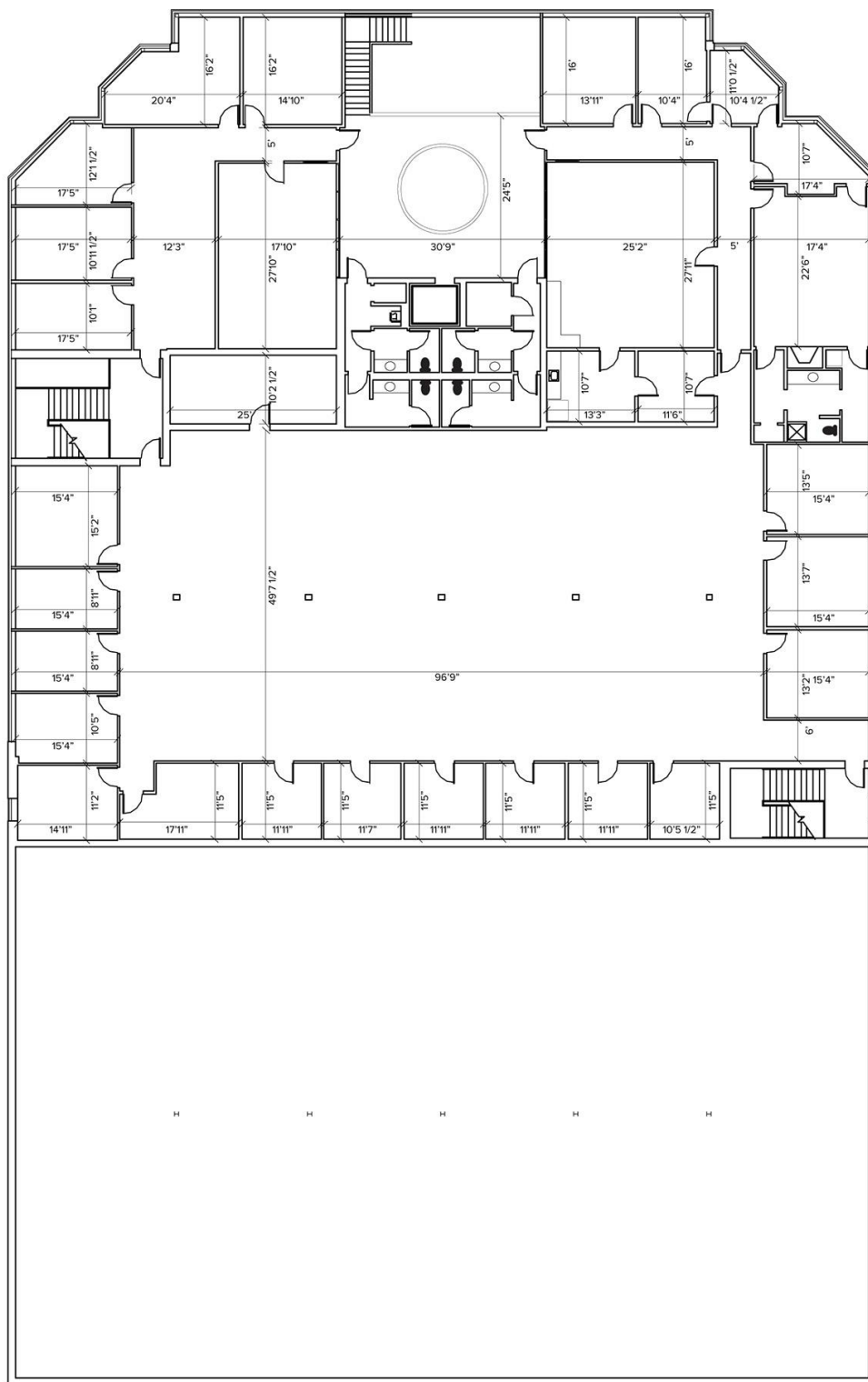
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Hi-Tech For Sale or Lease

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Second Floor Plan



NORTH

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