# ASCENSION PROVIDENCE ROCHESTER MEDICAL PLAZA



## 2251 N Squirrel Rd, Auburn Hills, MI 48326

Listing ID: 264815 Status: Active

Property Type: Office For Lease

Office Type: Medical

Contiguous Space: 1,295 - 4,456 SF Total Available: 11,517 SF

Lease Rate: \$23.75 PSF (Annual)
Base Monthly Rent: \$2,563 - 8,819

Lease Type: NNN
Ceiling: 10 ft.

#### **Overview/Comments**

Premium Quality medical office building, with excellent exposure on both Five Points Dr. & Squirrel Rd. Directly West of Oakland University and North of Oakland Technology Park. Great access via I-75 & M-59.



#### **More Information Online**

https://cie.cpix.net//listing/264815

#### **QR** Code

Scan this image with your mobile device:



#### **General Information**

| Tax ID/APN:     | 02-14-13-176-011 | Gross Building Area:      | 52,849 SF |
|-----------------|------------------|---------------------------|-----------|
| Office Type:    | Medical          | Building/Unit Size (RSF): | 52,849 SF |
| Zoning:         | OFFICE/MEDICAL   | Core Factor:              | 15.53%    |
| Class of Space: | Class A          |                           |           |

#### **Available Space**

| Suite/Unit Number:  | 200      | Space Type:     | New                  |
|---------------------|----------|-----------------|----------------------|
| Space Available:    | 4,456 SF | Date Available: | 04/01/2022           |
| Minimum Divisible:  | 4,456 SF | Lease Rate:     | \$23.75 PSF (Annual) |
| Maximum Contiguous: | 4.456 SF | Lease Type:     | NNN                  |

#### **Available Space**

| Suite/Unit Number:  | 204      | Space Type:     | New                  |
|---------------------|----------|-----------------|----------------------|
| Suite Floor/Level:  | 2        | Date Available: | 08/13/2021           |
| Space Available:    | 2,111 SF | Lease Rate:     | \$23.75 PSF (Annual) |
| Minimum Divisible:  | 2,111 SF | Lease Type:     | NNN                  |
| Maximum Contiguous: | 3,950 SF |                 |                      |

#### **Available Space**

| Suite/Unit Number:  | 206      | Space Type:     | New                  |
|---------------------|----------|-----------------|----------------------|
| Space Available:    | 1,839 SF | Date Available: | 08/13/2021           |
| Minimum Divisible:  | 1,839 SF | Lease Rate:     | \$23.75 PSF (Annual) |
| Maximum Contiguous: | 3.950 SF | Lease Type:     | NNN                  |

#### **Available Space**

| Suite/Unit Number: | 303 | Space Available:   | 1,295 SF |
|--------------------|-----|--------------------|----------|
| Suite Floor/Level: | 3   | Minimum Divisible: | 1,295 SF |

Maximum Contiguous: 3,111 SF Lease Rate: \$23.75 PSF (Annual)

Space Type: New Lease Type: NNN

Date Available: 08/13/2021

**Available Space** 

Suite/Unit Number: 315 Space Description: New Space to built-out to Tenant's Requirements

Suite Floor/Level:3Space Type:NewSpace Available:1,816 SFDate Available:08/13/2021Minimum Divisible:1,816 SFLease Rate:\$23.75 PSF (Annual)

Maximum Contiguous: 3,111 SF Lease Type: NNN Space Subcategory 1: Medical

**Area & Location** 

Market Type:MediumTransportation:Highway, TaxiProperty Located Between:University & WaltonHighway Access:I-75 & M-59Side of Street:WestAirports:Detroit Metropolotin

Road Type: Highway Area Description: Corporate, High Tech, Suburban Market

Property Visibility: Excellent

**Building Related** 

Total Number of Buildings: 1 10 Ceiling Height: 3 0 Number of Stories: Loading Docks: 2000 Wet Year Built: Sprinklers: Natural Gas Roof Type: Flat Heat Type:

Construction/Siding: Brick Heat Source: Central

Exterior Description: Brick & Cut Stone Extensive windows Air Conditioning: Engineered System
Parking Type: Surface Internet Access: Cable, DSL, ISDN

Parking Description: Excellent parking located around all four sides of Interior Description: Premium quality finishes

the building at all four entrances to the building.

**Land Related** 

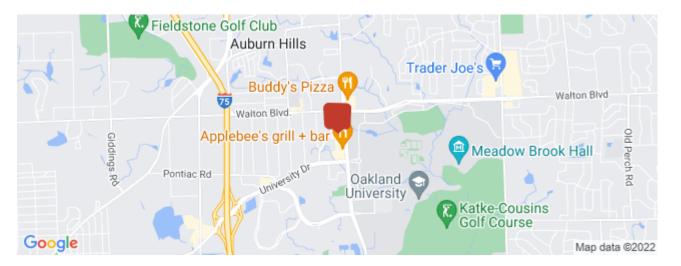
Zoning Description: Office/Medical Sewer Type: Municipal Water Service: Municipal Easements: Utilities

Location

Address: 2251 N Squirrel Rd, Auburn Hills, MI 48326

County: Oakland

MSA: Detroit-Warren-Dearborn



#### **Property Images**



**Building Photo Canopy** 



Interior Elevators Photo



Interior Lobby Photo

### **Property Contacts**



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