

# 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:	3	Space Type:	New
Space Available:	1,816 SF	Date Available:	08/13/2021
Minimum Divisible:	1,816 SF	Lease Rate:	\$23.75 PSF (Annual)
Maximum Contiguous:	3,111 SF	Lease Type:	NNN
Space Subcategory 1:	Medical		

**Area & Location**

Market Type:	Medium	Transportation:	Highway, Taxi
Property Located Between:	University & Walton	Highway Access:	I-75 & M-59
Side of Street:	West	Airports:	Detroit Metropolotin
Road Type:	Highway	Area Description:	Corporate, High Tech, Suburban Market
Property Visibility:	Excellent		

**Building Related**

Total Number of Buildings:	1	Ceiling Height:	10
Number of Stories:	3	Loading Docks:	0
Year Built:	2000	Sprinklers:	Wet
Roof Type:	Flat	Heat Type:	Natural Gas
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 the building at all four entrances to the building.	Interior Description:	Premium quality finishes

**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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