EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1955 W HAMLIN RD

1955 W Hamlin Rd, Rochester Hills, MI 48309



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1955 W Hamlin Rd | Rochester Hills, MI 48309



PROPERTY OVERVIEW

Professional office suite available for lease. Suite includes a private kitchenette, and tenants benefit from recently renovated common areas. The landlord is an onsite owner/user, offering hands-on management and quick response times.

OFFERING SUMMARY

Lease Rate:	$21.50 SF/yr (Gross + Utilities)
Building Size:	11,934 SF
Available SF:	2,617 SF
Year Built:	1989
Zoning:	O Office District

PROPERTY HIGHLIGHTS

- Build to suit negotiable
- Each suite includes kitchenette
- Recent renovations to common areas
- 0.5 mi north of M-59 Crooks exit

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 1955 W Hamlin Rd | Rochester Hills, MI 48309

BUILDING INFORMATION

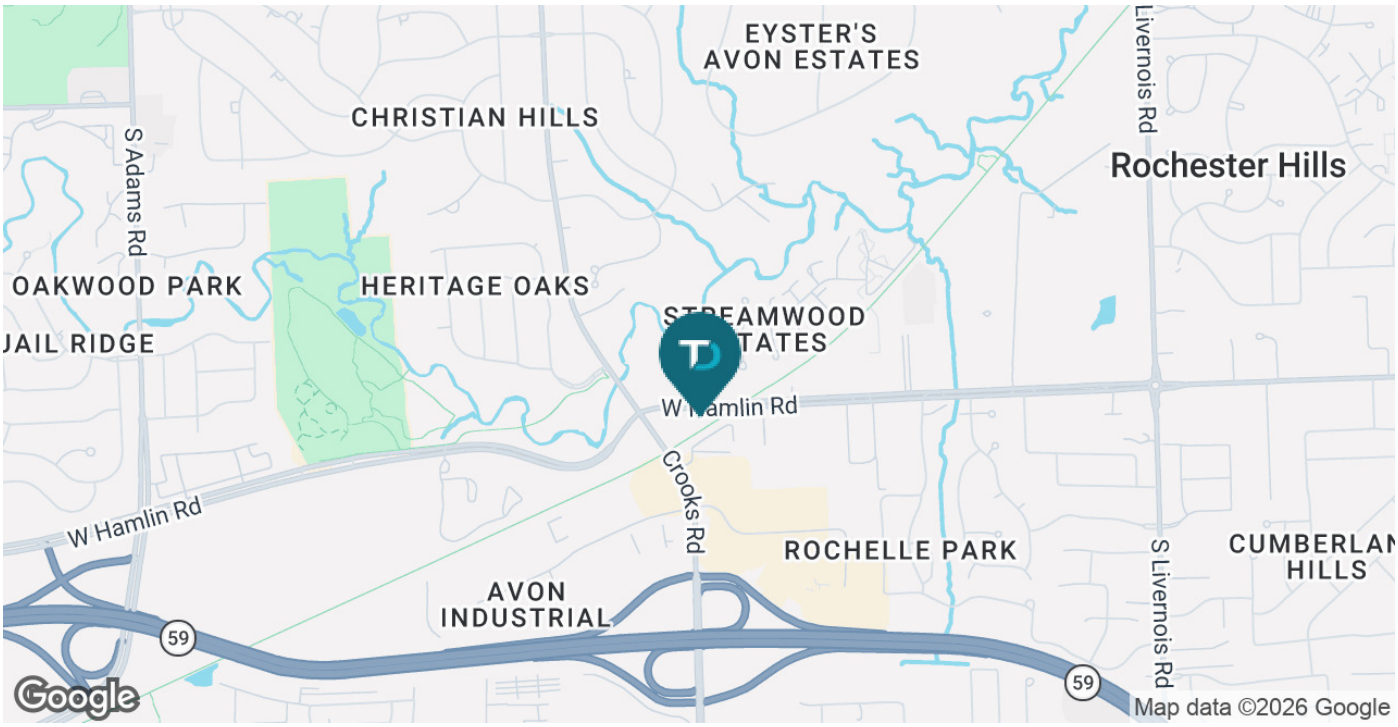
Price/SF:	$21.50/SF/YR Gross + Utilities
Building Size:	11,934 SF
Year Built:	1989
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	41

PROPERTY INFORMATION

Lot Size:	0.76 AC
Property Type:	Office
Property Subtype:	Office Building
Zoning	O Office District
Traffic Count:	14,816 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	15-28-101-003

LOCATION INFORMATION

Located just east of the intersection of Crooks and Hamlin Roads. Also just north of M-59.



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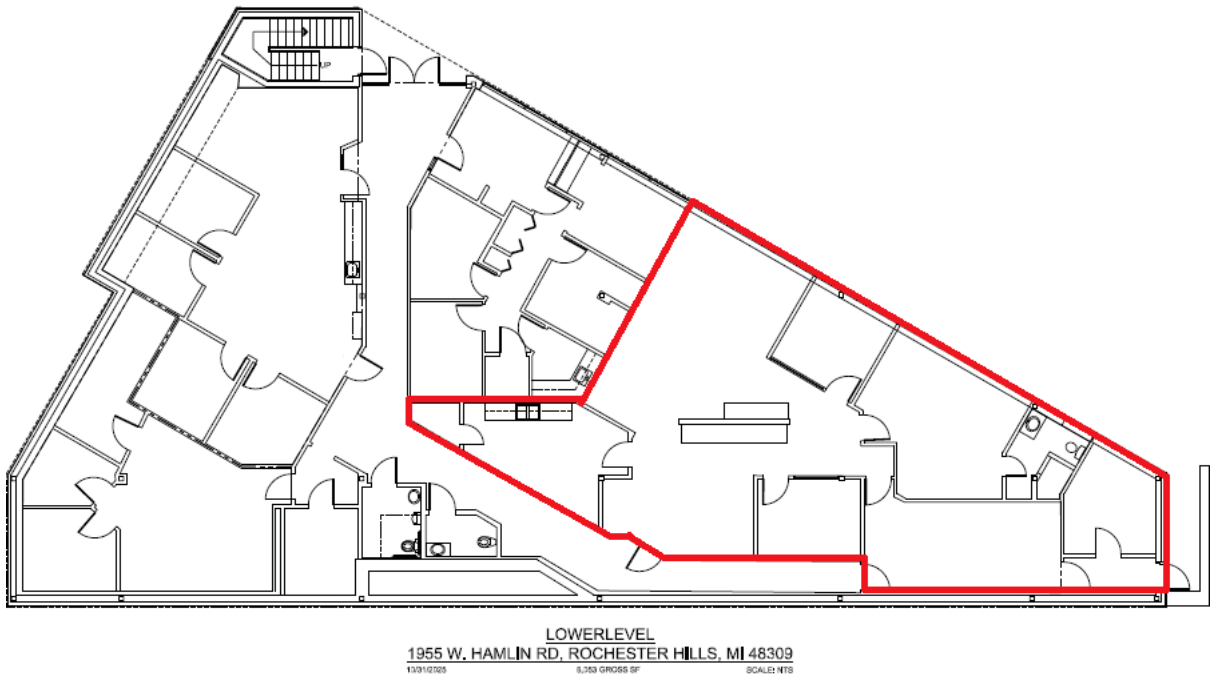
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ADDITIONAL PHOTOS: 1955 W Hamlin Rd | Rochester Hills, MI 48309





LEASE SPACES: 1955 W Hamlin Rd | Rochester Hills, MI 48309



LEASE INFORMATION

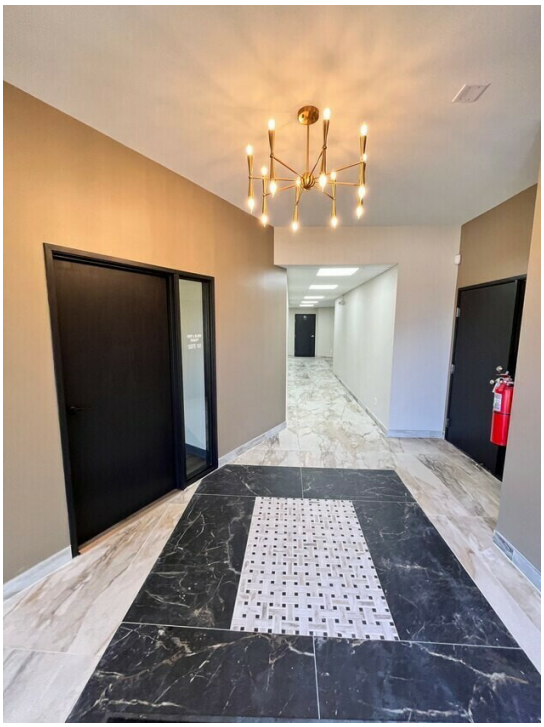
Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	2,617 SF	Lease Rate:	$21.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
104	Available	2,617 SF	Gross + Utilities	$21.50 SF/yr

ADDITIONAL PHOTOS: 1955 W Hamlin Rd | Rochester Hills, MI 48309







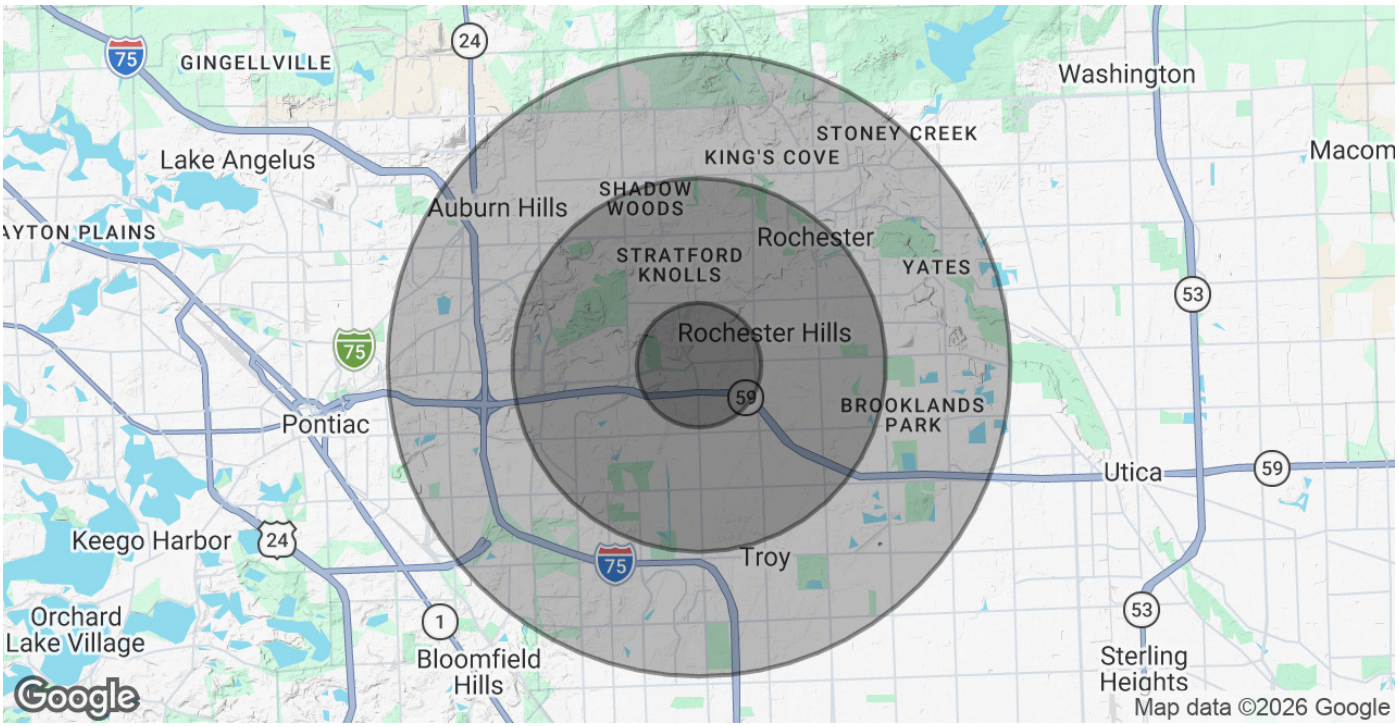
RETAILER MAP: 1955 W Hamlin Rd | Rochester Hills, MI 48309



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DEMOGRAPHICS MAP & REPORT: 1955 W Hamlin Rd | Rochester Hills, MI 48309



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	3,844	66,567	182,711
Average Age	47	42	42
Average Age (Male)	46	41	41
Average Age (Female)	48	43	43

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	1,691	26,024	72,530
# of Persons per HH	2.3	2.6	2.5
Average HH Income	$154,655	$146,606	$147,440
Average House Value	$405,901	$408,621	$407,605

2020 American Community Survey (ACS)

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