



# 805 OAKWOOD DRIVE

## ROCHESTER, MI 48307

### OFFICE SPACE & EXECUTIVE SUITES FOR LEASE

- Outstanding location in downtown Rochester
- Ample parking available on-site
- Walking distance to Great Oaks Country Club
- Two blocks from Rochester Municipal Park and Paint Creek Trail system
- Office suites available (2,354 SF, and 4,651 SF)
- \$19.50/SF Gross + Electric
- Full service private executive suites are available (100 SF to 224 SF, See website for details & prices)
- Incentive:
  - 3-year term = 1-month rental abatement
  - 5-year term = 3-month rental abatement
  - 7-year term = 5-month rental abatement
  - 10-year term = 7-month rental abatement

- **Population**
  - 1 Mile: 10,608
  - 3 Mile: 68,336
  - 5 Mile: 150,637
- **Business**
  - #of Businesses: 1,671
  - # of Employees: 11,100
- **Household**
  - 1 Mile: 5,009
  - 3 Mile: 27,029
  - 5 Mile: 58,583
- **Average Household Income**
  - 1 Mile: \$108,621
  - 3 Mile: \$126,733
  - 5 Mile: \$122,435
- **Traffic Count**
  - University Drive: 22,129

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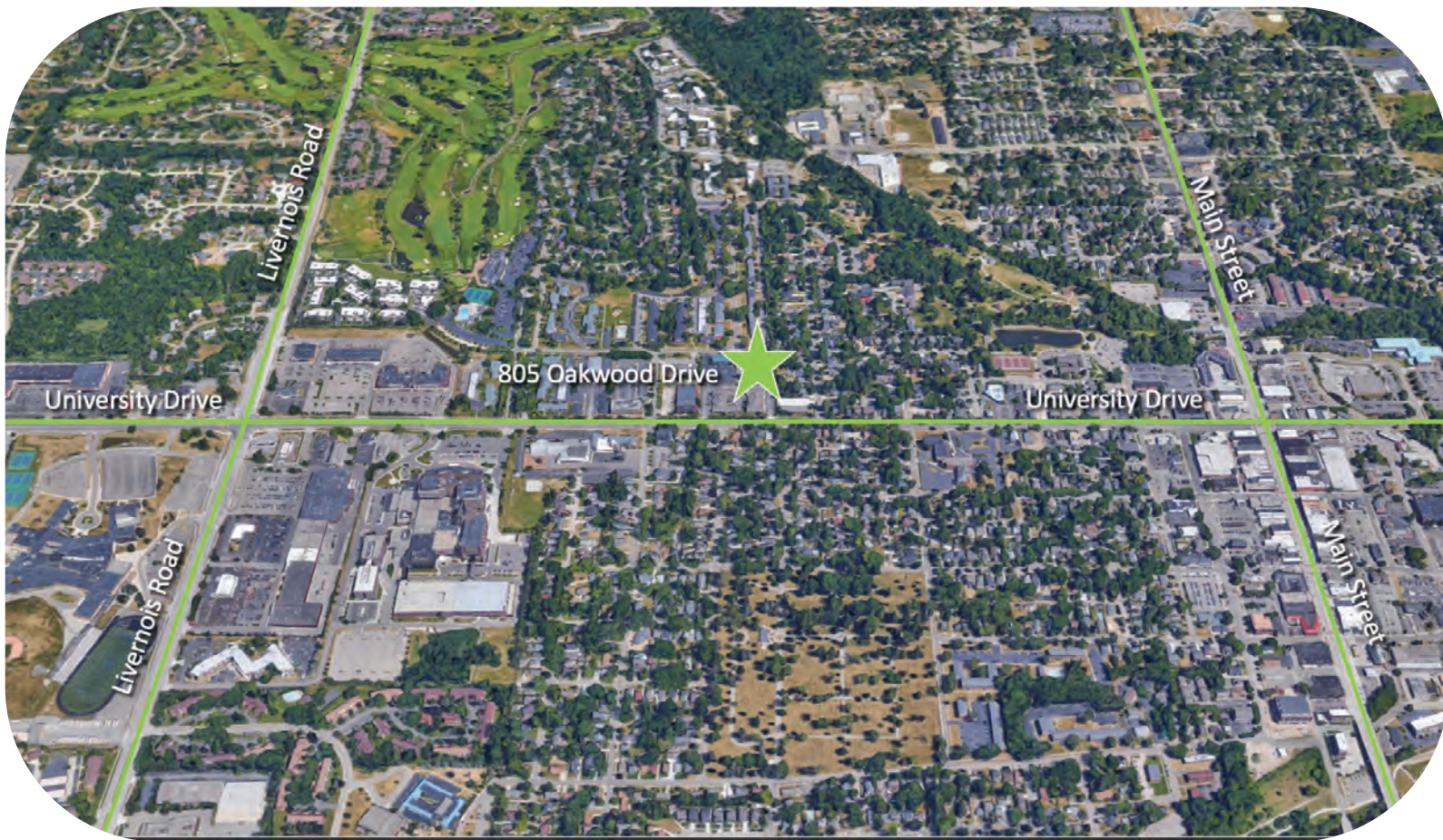




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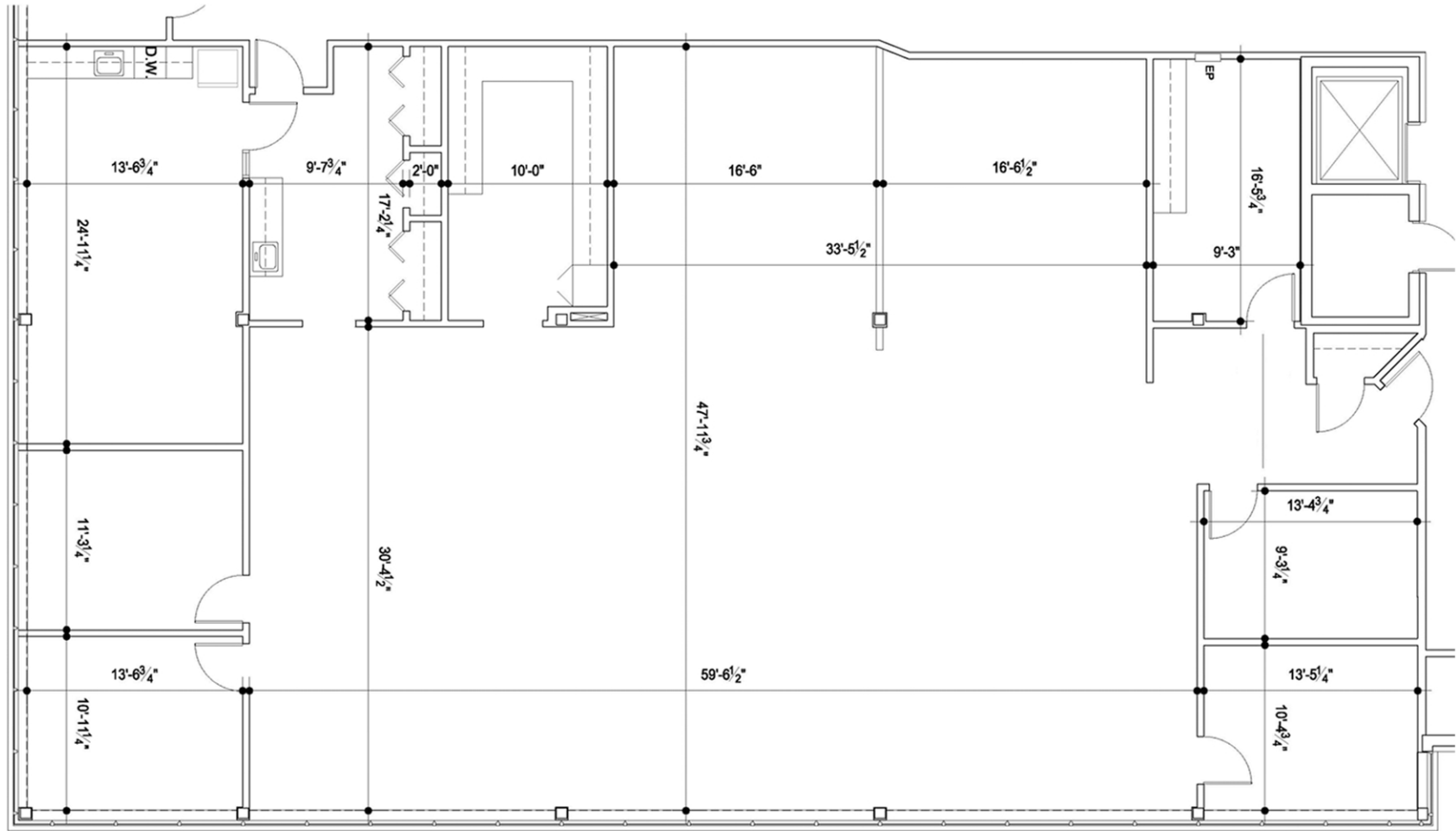




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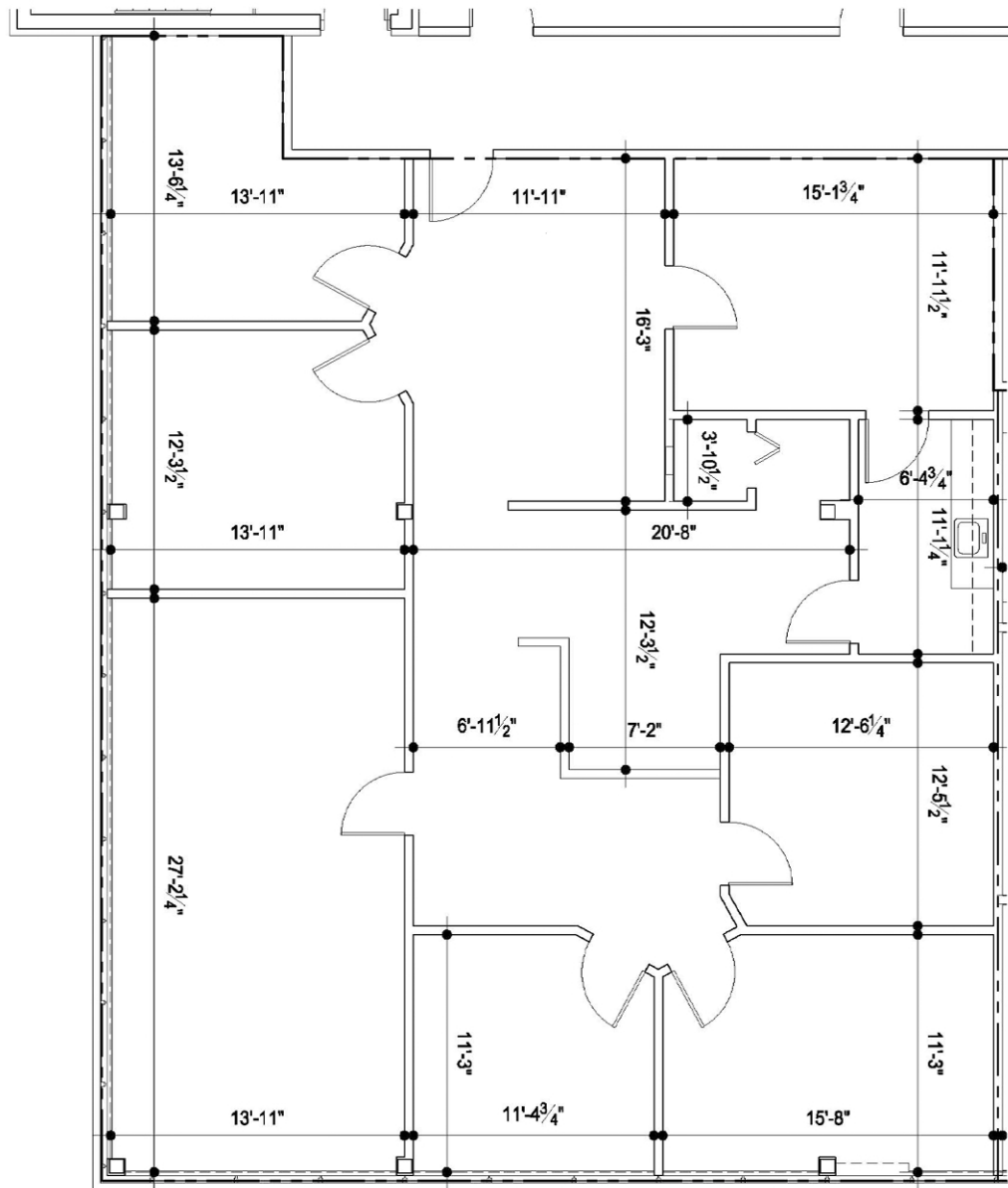


DO NOT SCALE



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Rochester, MI 48307

Suite 150  
1,600 - 4,651 SF  
For More Information Please Call:  
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DO NOT SCALE



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