



# 805 OAKWOOD DRIVE

ROCHESTER, MI 48307

## OFFICE SPACE & EXECUTIVE SUITES FOR LEASE

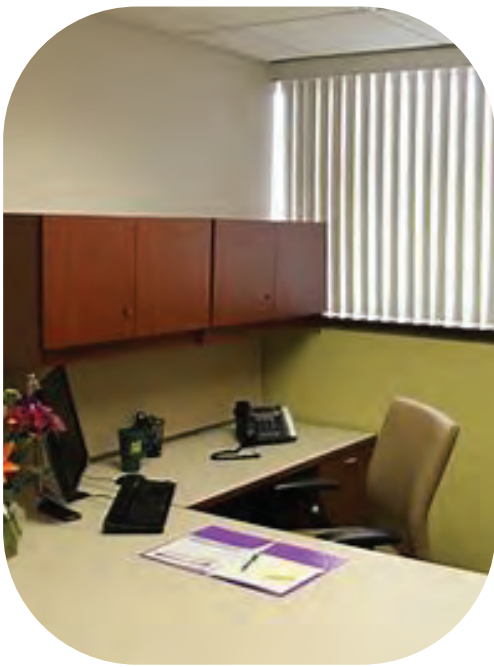
- Outstanding location in downtown Rochester
- Ample parking available on-site
- Walking distance to Great Oaks Country Club
- Two blocks from Rochester Municipal Park and Paint Creek Trail system
- Office suites available (2,272 SF, 2,354 SF, and 4,651 SF)
- \$19.50/SF Gross + Electric
- Full service 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

**Kevin Tamer**  
Vice President /  
Associate Broker  
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knt@team-core.com

**Samuel McLean**  
Vice President  
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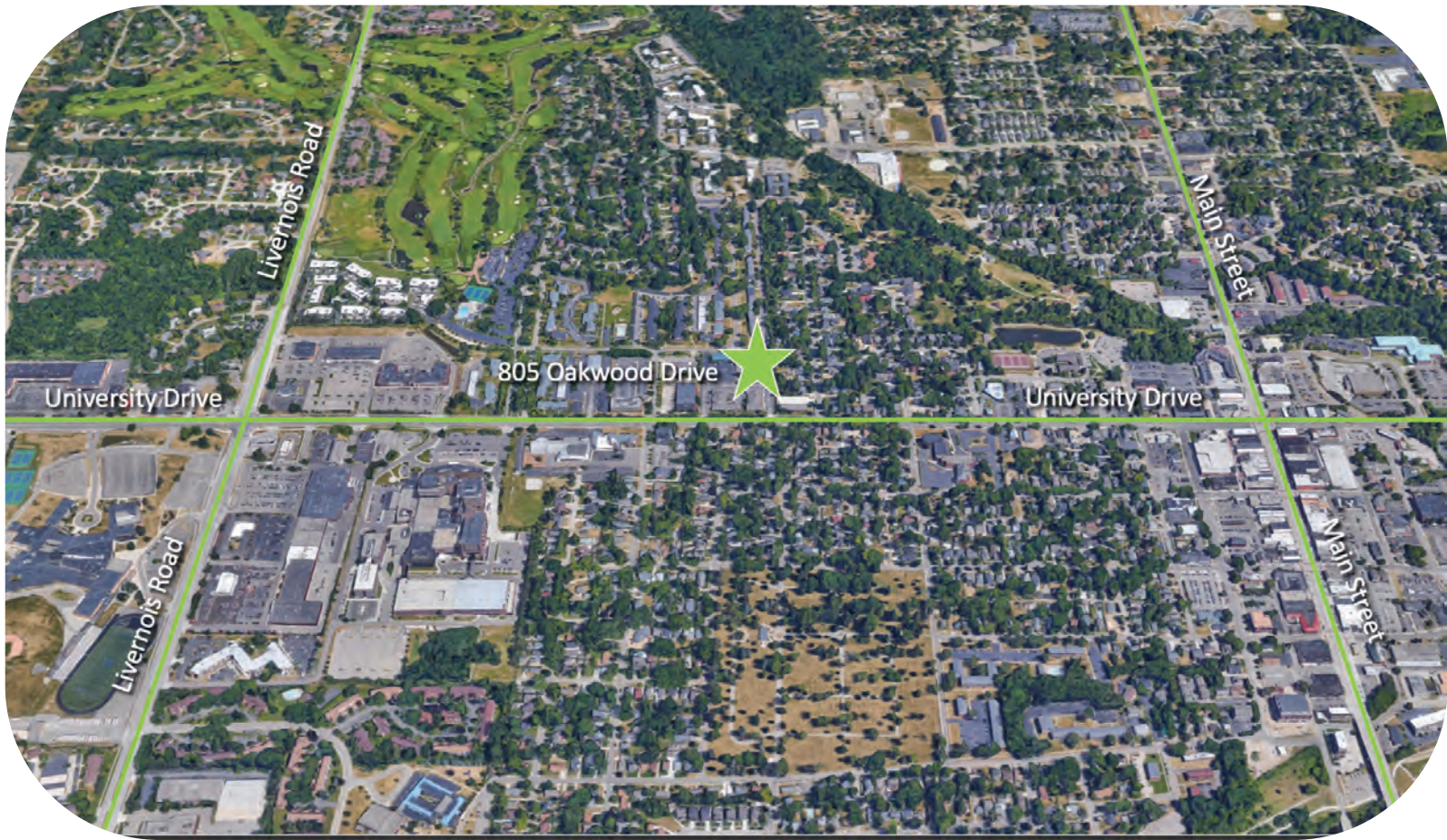




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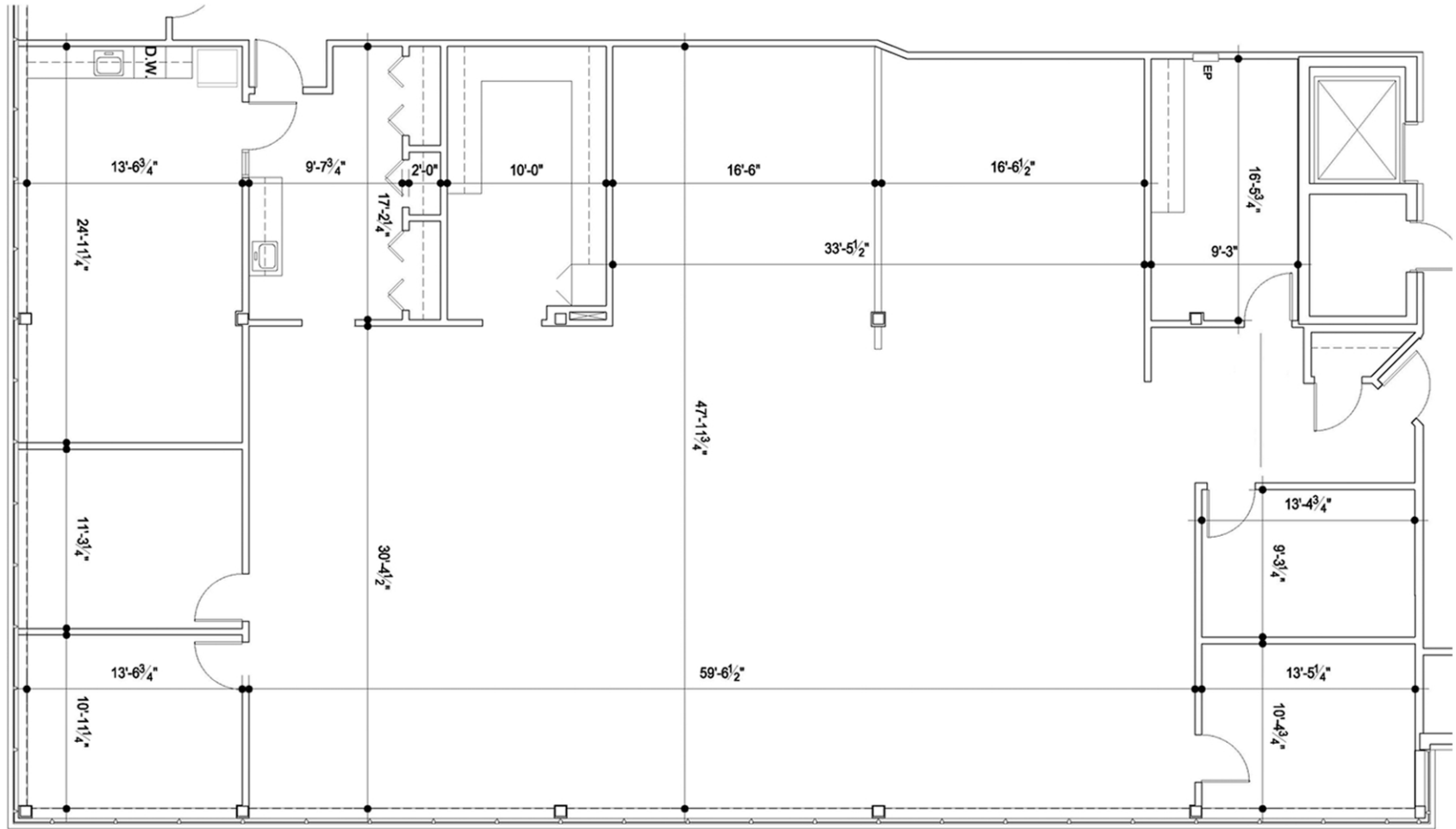




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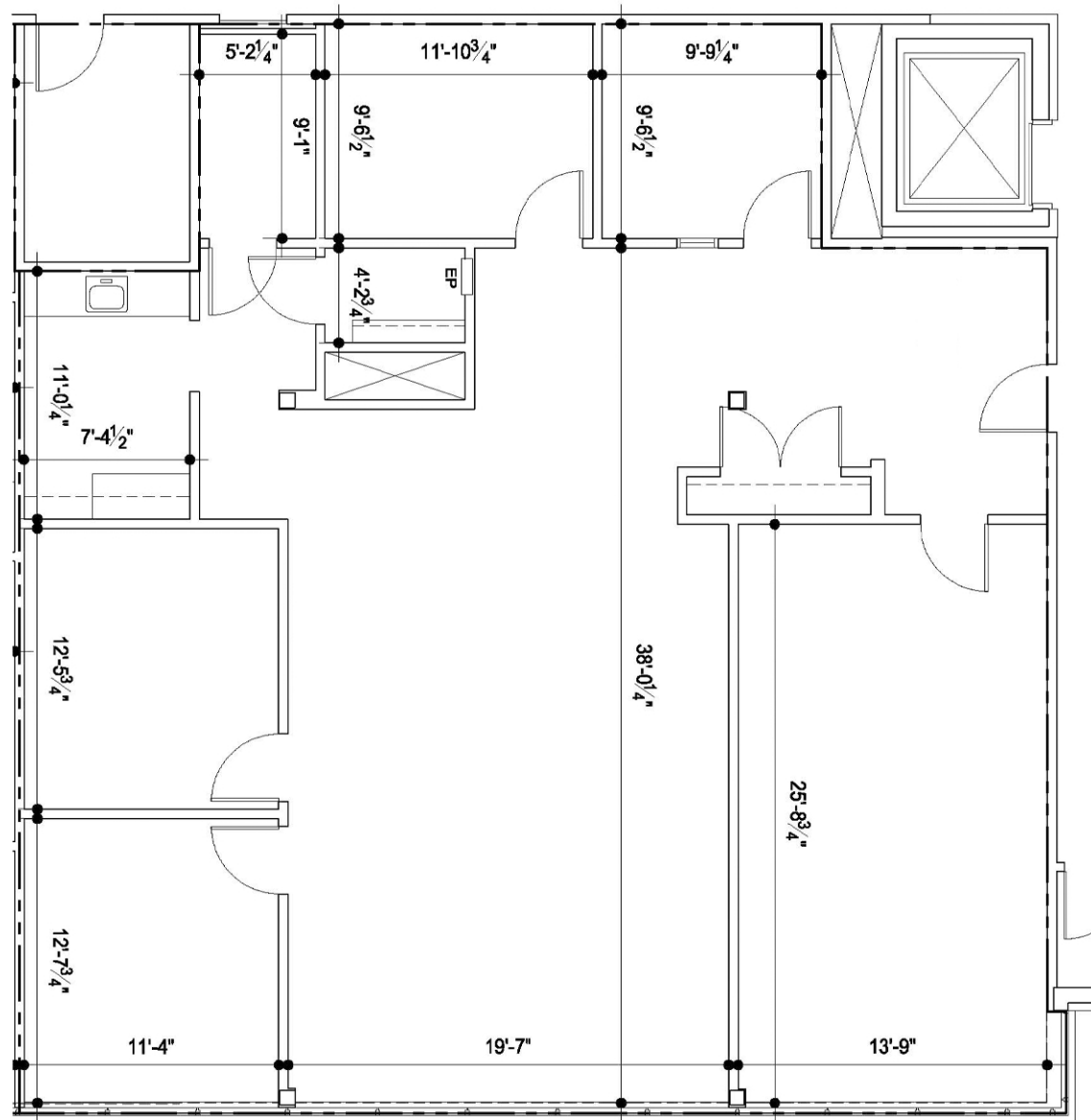


DO NOT SCALE



805 Oakwood Drive  
Rochester, MI 48307

Suite 150  
1,600 - 4,651 SF  
For More Information Please Call:  
248.710.8000

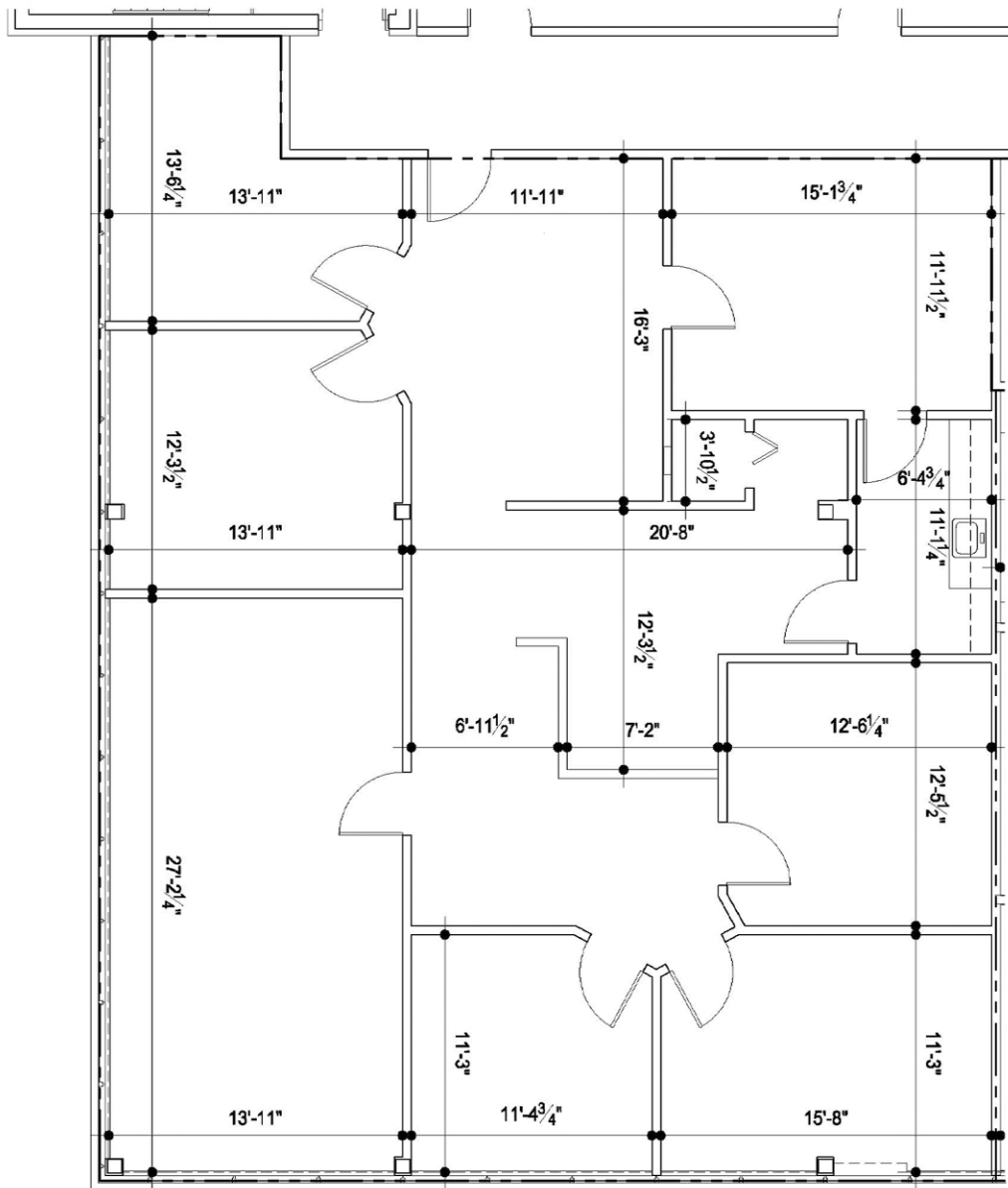


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805 Oakwood Drive  
 Rochester, MI 48307

Suite 250  
 2,272 SF  
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805 Oakwood Drive  
 Rochester, MI 48307

Suite 275  
 2,354 SF  
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