

EST. **TD** 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:

JORDAN SCHAFFER

Associate

jschafer@thomasduke.com

DAVE TESCH

Vice President

dtesch@thomasduke.com

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



PROPERTY OVERVIEW

Professional office suites available for lease. Each 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:	882 - 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

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

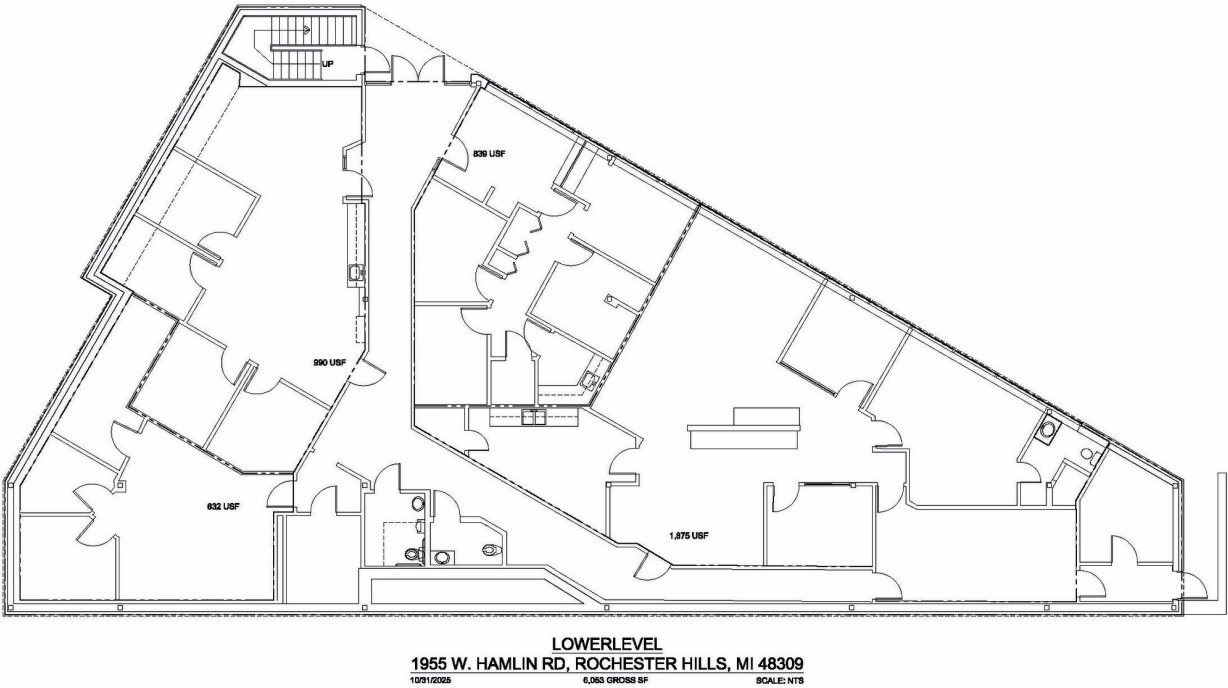
Located just east of the intersection of Crooks and Hamlin Roads. Also just north of M-59.



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



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



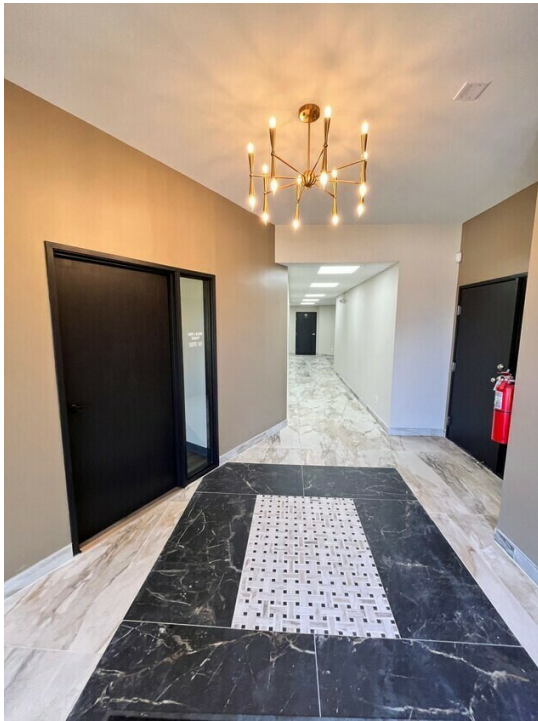
LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	882 - 2,617 SF	Lease Rate:	\$21.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
102	Available	1,568 SF	Gross + Utilities	\$21.50 SF/yr
103	Available	882 SF	Gross + Utilities	\$21.50 SF/yr
104	Available	2,617 SF	Gross + Utilities	\$21.50 SF/yr

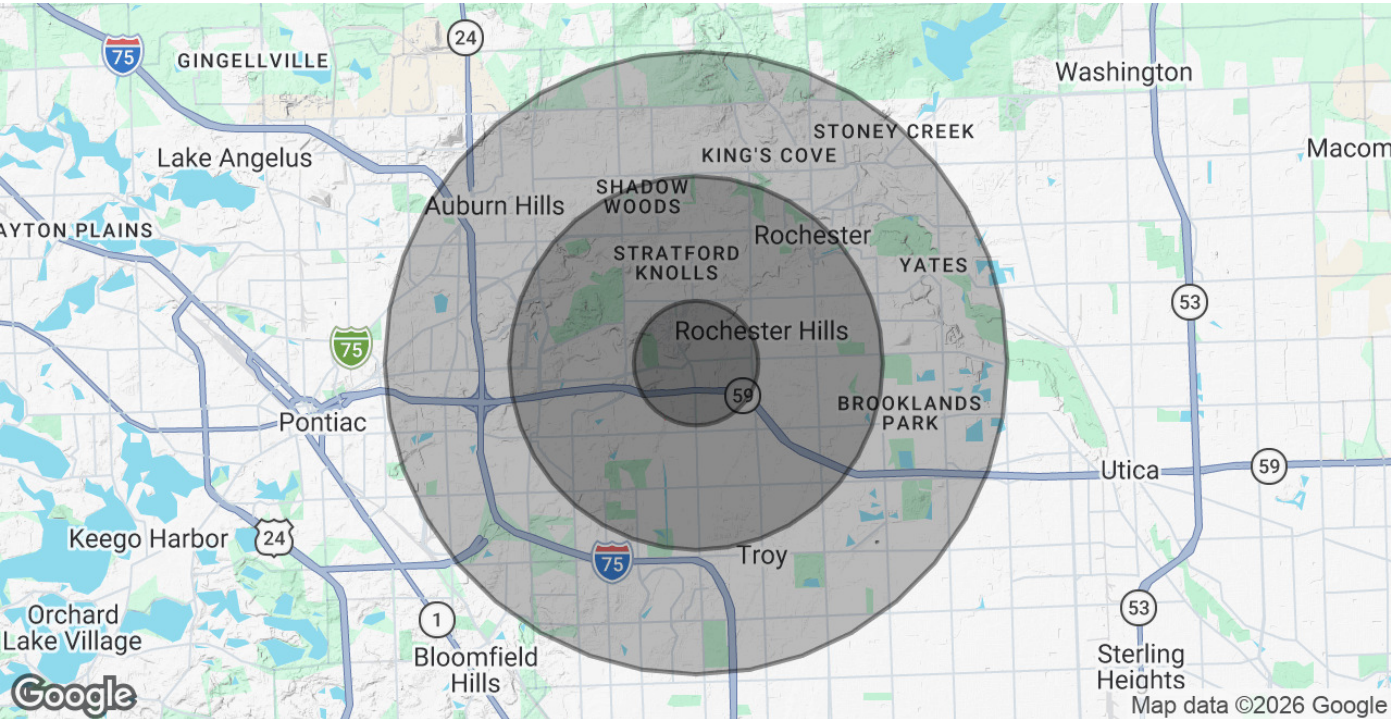
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RETAILER MAP: 1955 W Hamlin Rd | Rochester Hills, MI 48309



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)			