

# LAKE ORION MEDICAL OFFICE BUILDING

## For Lease



**Paul DeBono**

Vice President of Brokerage & Client Services

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# LAKE ORION MEDICAL OFFICE BUILDING

1455 S Lapeer Rd, Lake Orion, MI 48360

## Property Summary



### PROPERTY HIGHLIGHTS

- High Patient Volume: Consolidation of various specialties under one roof promotes convenience for patients, boosting visitation.
- Competitive Rental Rates: Market-aligned pricing with strong value relative to location and building quality.
- Professional Management: Responsive on-site or nearby property management ensures quick maintenance and consistent upkeep.
- Establish Your Practice Next to Recognized Names: Benefit from the foot traffic and visibility of anchor tenants like Corewell Health and major physician groups.
- Strong Demographics: Lake Orion and surrounding areas feature well-established and growing patient populations.
- Exceptional Accessibility: Easy ingress/egress from M-24; close to major highways for regional patient draw.

### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,291 - 4,075 SF
Lot Size:	257,146 SF
Building Size:	83,000 SF

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,540	10,941	27,580
Total Population	3,940	29,005	74,181
Average HH Income	\$115,684	\$148,306	\$157,746

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## Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,291 - 4,075 SF	Lease Rate:	\$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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L	Available	2,427 SF	NNN	\$24.00 SF/yr	-
L12	Available	3,079 SF	NNN	\$24.00 SF/yr	-
102	Available	3,080 SF	NNN	\$24.00 SF/yr	-
205N	Available	4,075 SF	NNN	\$24.00 SF/yr	First Generation Space ideal for tenant seeking custom build to suit their needs.
208	Available	3,194 SF	NNN	\$24.00 SF/yr	-
216	Available	3,140 SF	NNN	\$24.00 SF/yr	-
222	Available	3,347 SF	NNN	\$24.00 SF/yr	-
231	Available	1,291 SF	NNN	\$24.00 SF/yr	-
241	Available	2,052 SF	NNN	\$24.00 SF/yr	First Generation Space ideal for tenant seeking custom build to suit their needs.

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## Property Description



## PROPERTY DESCRIPTION

The property provides flexible leasing arrangements, including both Triple Net and Gross lease structures, allowing healthcare practitioners to choose the format that best meets their operational needs. Rental rates are competitive and in line with the value of this prime location, while responsive professional property management ensures that maintenance issues are addressed promptly. With opportunities for turnkey improvements and the potential for long-term growth, 1455 S. Lapeer Rd is an ideal setting for both emerging and well-established medical practices looking to serve the growing population of Lake Orion and its neighboring areas.

## LOCATION DESCRIPTION

Positioned on South Lapeer Road (M-24), 1455 S. Lapeer Rd enjoys prominent visibility and convenient access for both patients and staff. Its proximity to I-75 ensures quick commutes from the surrounding communities of Oxford, Rochester, and Auburn Hills. Lake Orion's continued residential growth and robust commercial expansion support a steady stream of potential patients, while a variety of nearby retail, dining, and service options enhances the overall experience for visitors and employees alike.

## SITE DESCRIPTION

Spanning a well-maintained parcel directly on South Lapeer Road (M-24), this medical office site stands out with its expansive frontage, allowing for high traffic visibility and convenient ingress/egress. The property offers ample surface parking to support both large medical practices and small specialty clinics, with clear signage guiding visitors to each suite. Thoughtfully landscaped grounds, well-lit walkways, and multiple entry points create a welcoming atmosphere for patients and staff. In addition, the site's strategic layout enables efficient patient flow, with logical wayfinding and proximity to major roads supporting easy access for the broader Lake Orion community and beyond.

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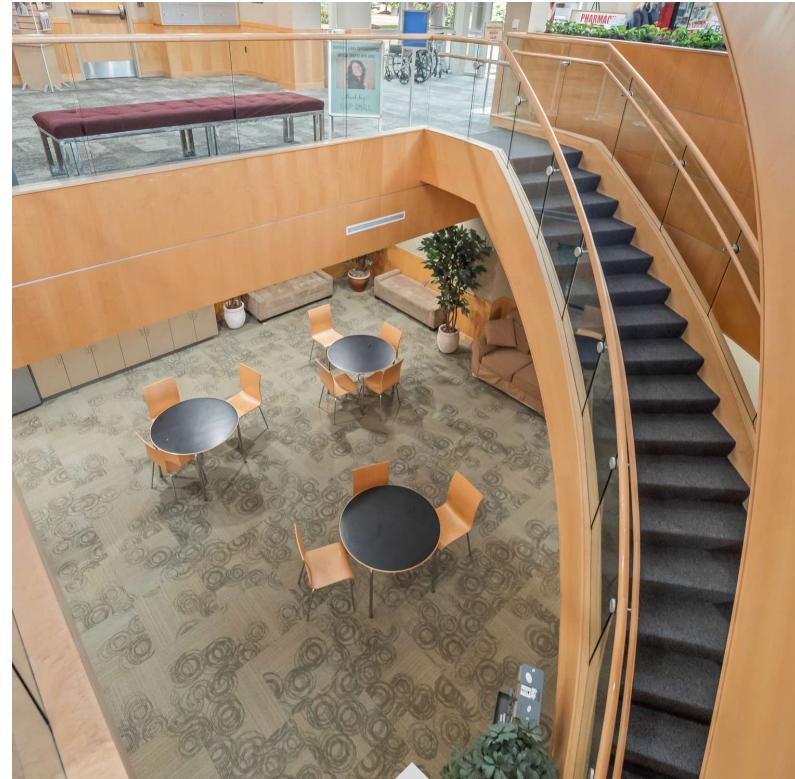
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## Property Details & Highlights

Building Name	Lake Orion Medical Office Building
Property Type	Office
Property Subtype	Medical
APN	0914251019
Building Size	83,000 SF
Lot Size	257,146 SF
Building Class	A
Year Built	2005
Number of Floors	3
Number of Buildings	2

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[Additional Photos](#)



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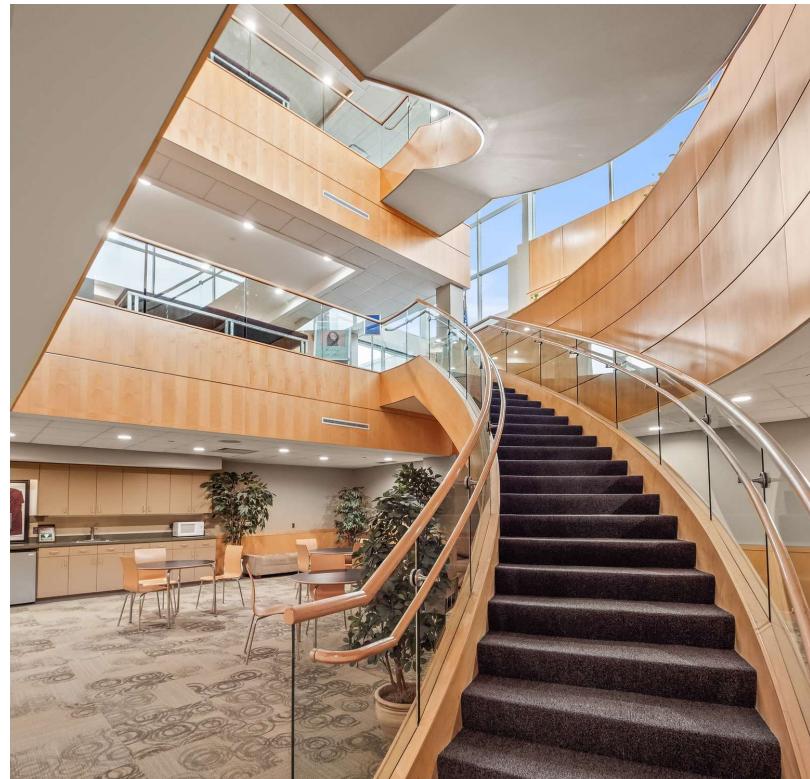
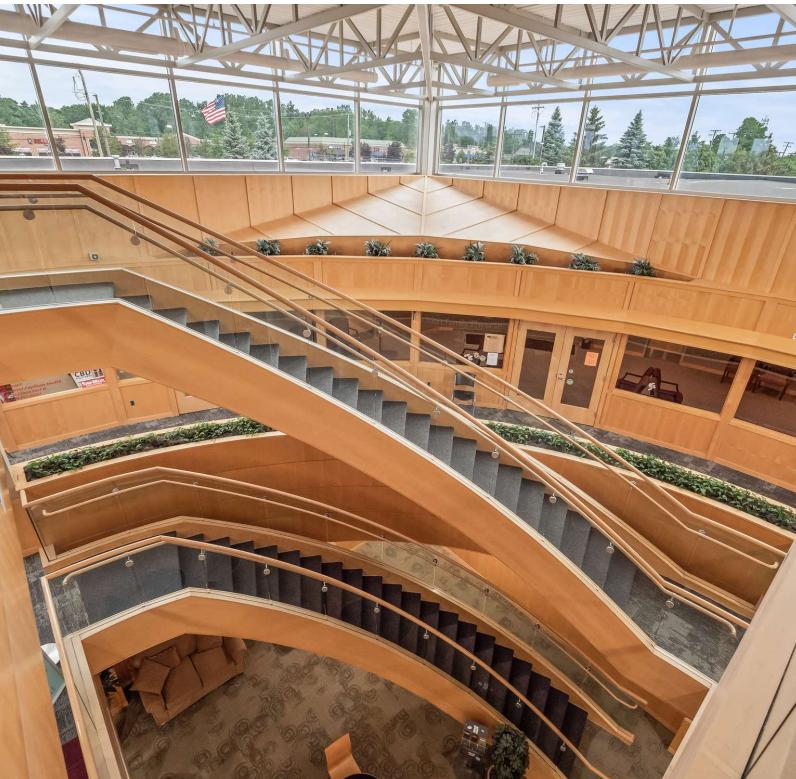


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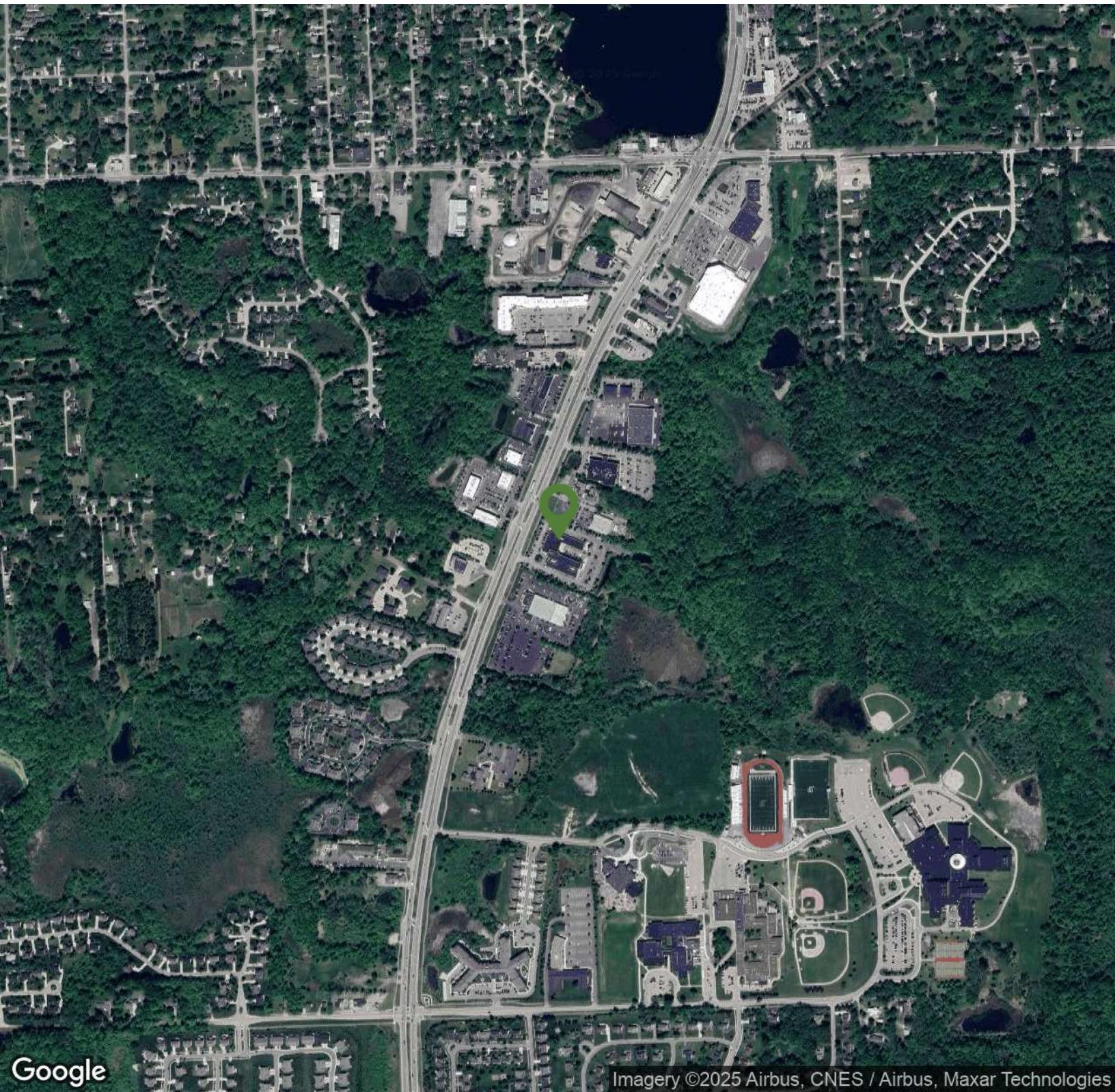


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# LAKE ORION MEDICAL OFFICE BUILDING

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Aerial Map



Google

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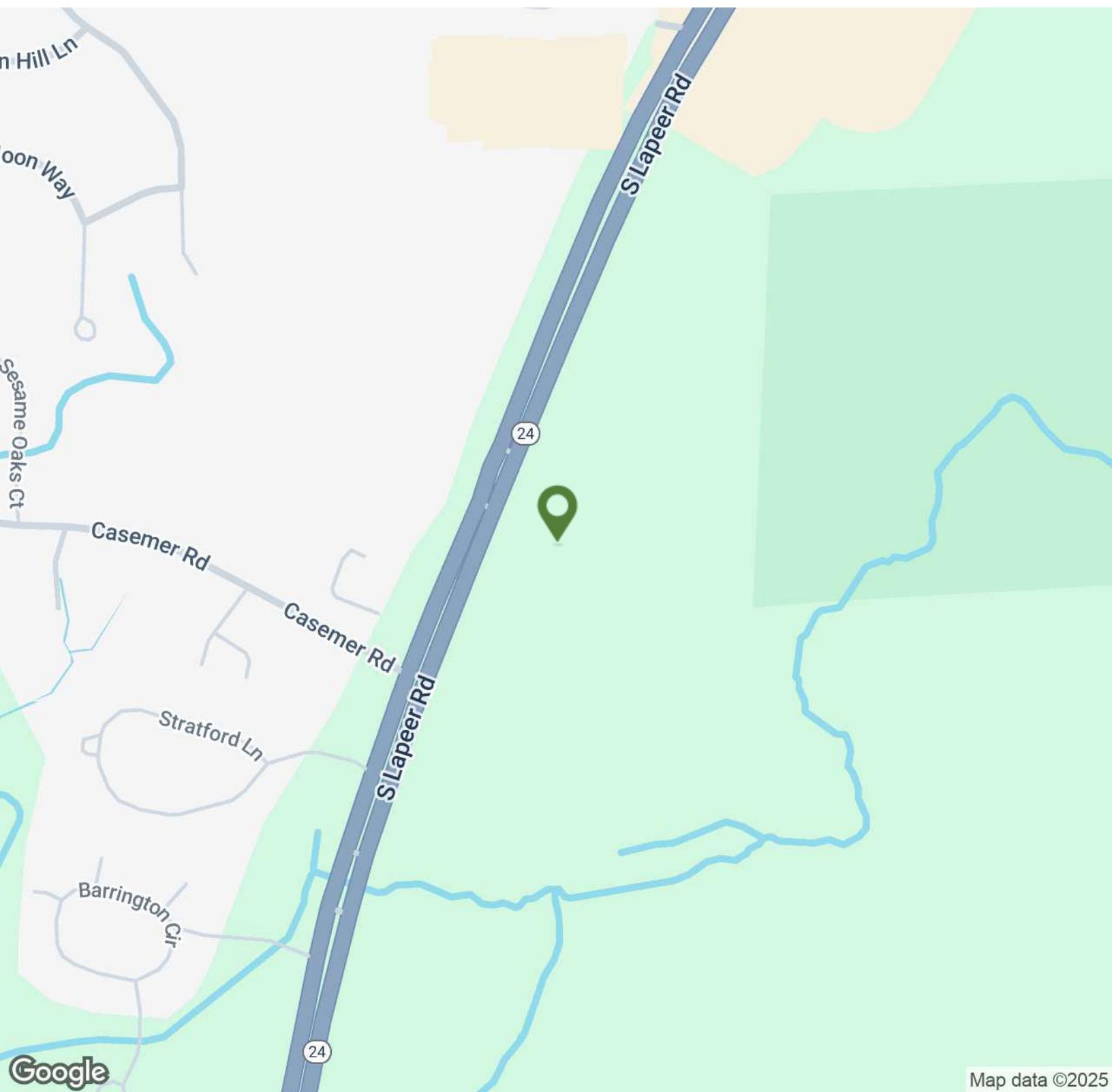


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Location Map



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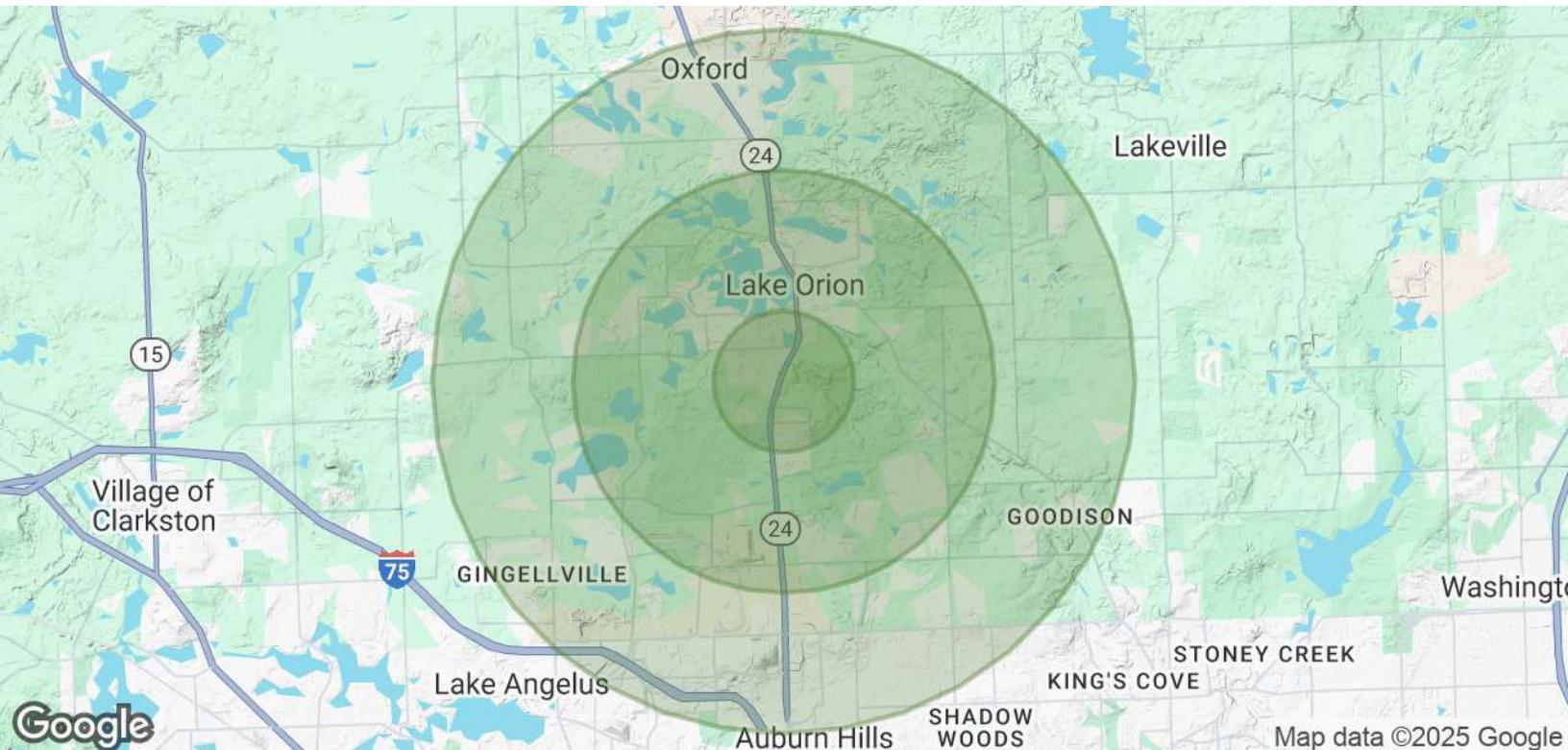


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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,940	29,005	74,181
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,540	10,941	27,580
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$115,684	\$148,306	\$157,746
Average House Value	\$355,389	\$449,093	\$455,215

*Demographics data derived from AlphaMap*

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Meet the Team



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