OFFICE PROPERTY // FOR LEASE

3,000 - 12,000 SF OF PRIME MEDICAL/OFFICE SPACE ON ORCHARD LAKE RD

28511 ORCHARD LAKE RD
FARMINGTON HILLS, MI 48336

- 3,000 - 12,000 SF office/medical space that can be divided
- Former Rainbow Rehab facility
- Perfect opportunity for autism, rehab, physical therapy etc
- Monument sign on high-traffic Orchard Lake Rd - 30,345 VPD
- Four entry doors and windows on all sides
- Professionally managed and maintained property
- Immediate availability

P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
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248.358.0100
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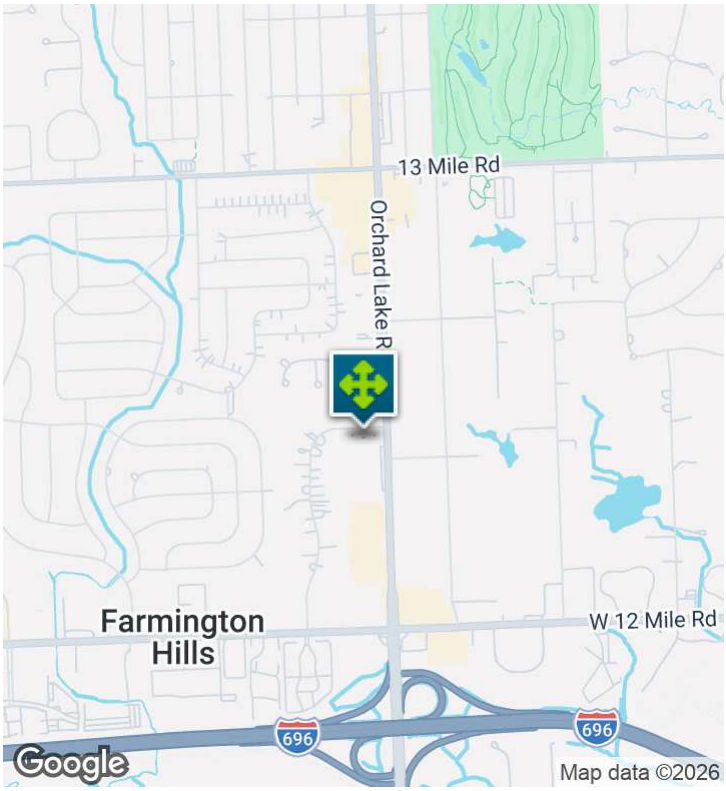
EXECUTIVE SUMMARY



Lease Rate	**$18.50 SF/YR (GROSS PLUS JANITORIAL & UTILITIES)**

OFFERING SUMMARY

Building Size:	12,000 SF
Available SF:	3,000 - 12,000 SF
Lot Size:	2 Acres
Year Built:	1984
Renovated:	2019
Zoning:	OS-2
Market:	Detroit
Submarket:	Farmington/ Farmington Hills
Traffic Count:	30,345

PROPERTY OVERVIEW

Fully built-out former "Neuro Restorative/Rainbow Rehab" center. Easy to divide. Can be converted to Autism services, Rehab, Physical Therapy, Dialysis, and a variety of medical uses. This exceptional property offers immediate availability and a range of features designed to elevate your business. The building includes newly updated HVAC systems, a parking lot replaced in 2025, and is fully ADA accessible with no steps required to enter, ensuring convenience for patients, staff, and visitors.

With a commanding monument sign, four entry doors, and windows on all sides, this space provides excellent visibility, abundant natural light, and strong branding opportunities. Whether you're establishing a new presence or expanding operations, this versatile property presents a prime opportunity to create a lasting impression while accommodating a wide range of medical and professional business needs.

LOCATION OVERVIEW

Main Street of Farmington-West Bloomfield. Located just minutes from major thoroughfares—including I-696 and M-5—this property provides exceptional convenience and regional connectivity. Adjacent to Yaldo Eye Center and many specialty practices on Orchard Lake Rd.

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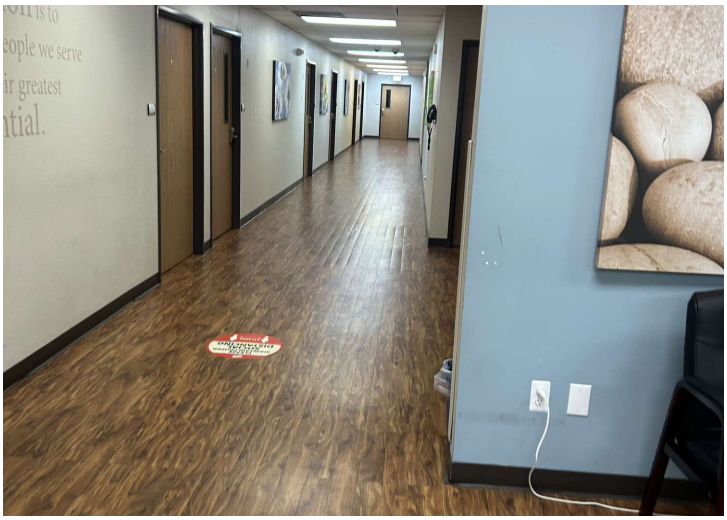
ADDITIONAL PHOTOS



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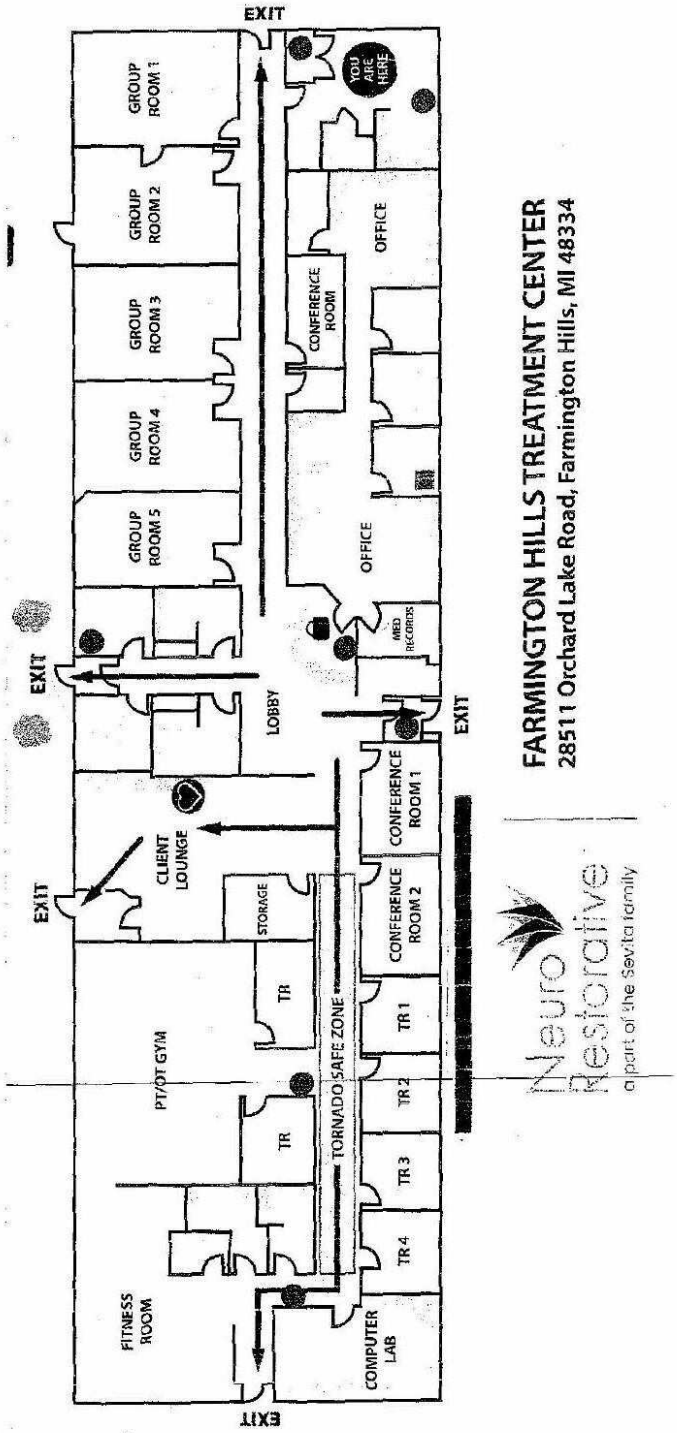
FLOOR PLANS



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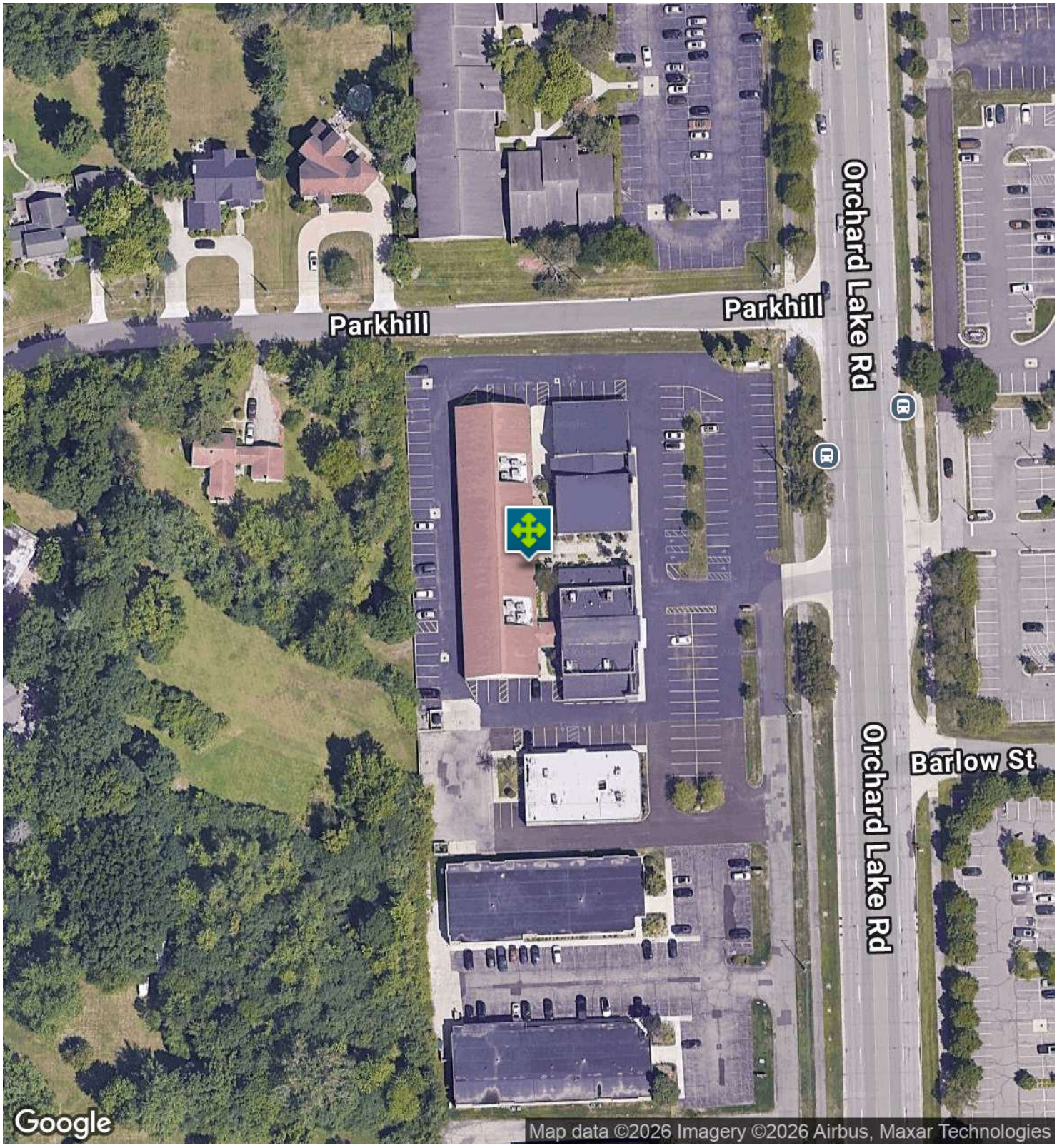
AERIAL MAP



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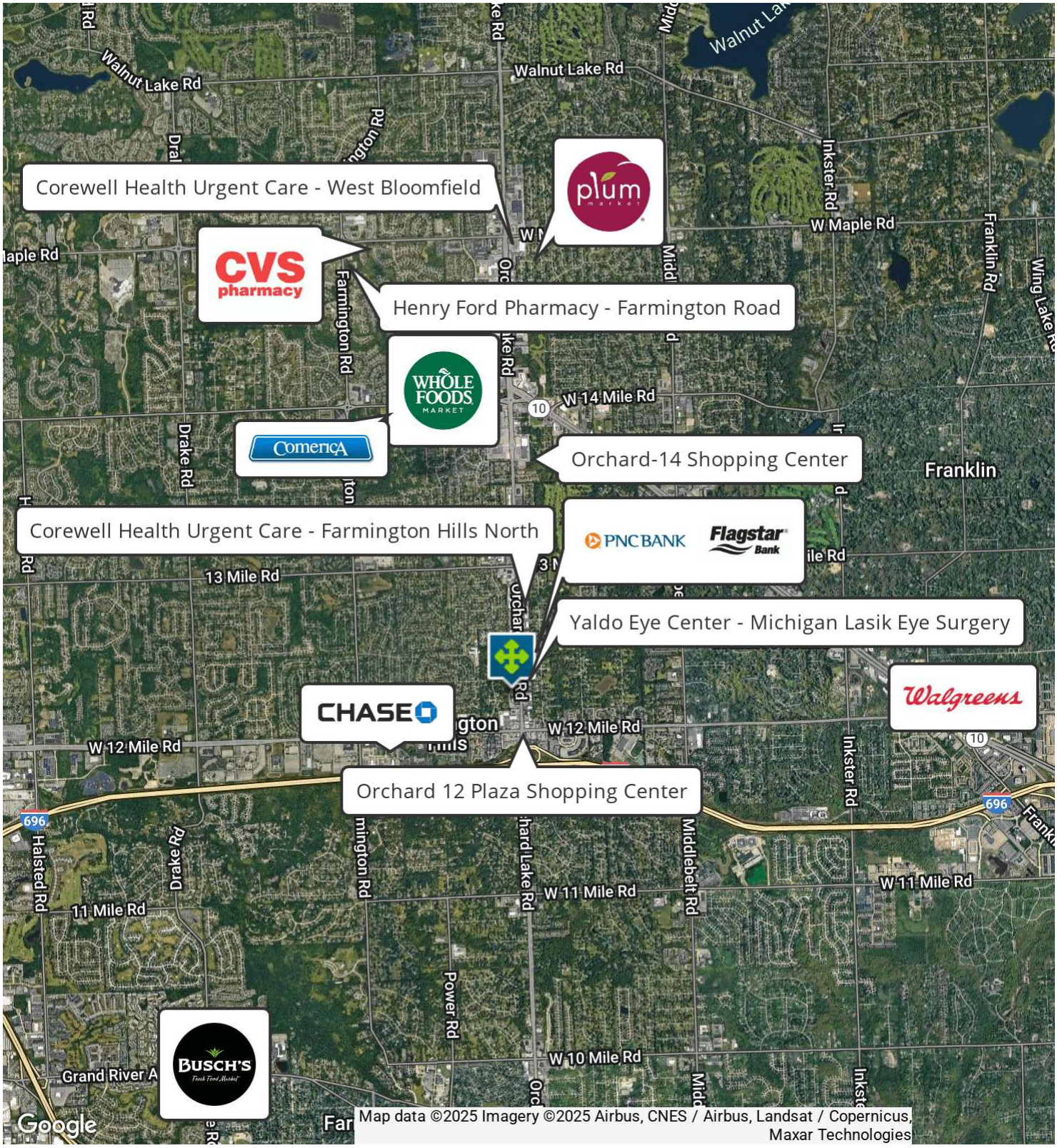
RETAILER MAP



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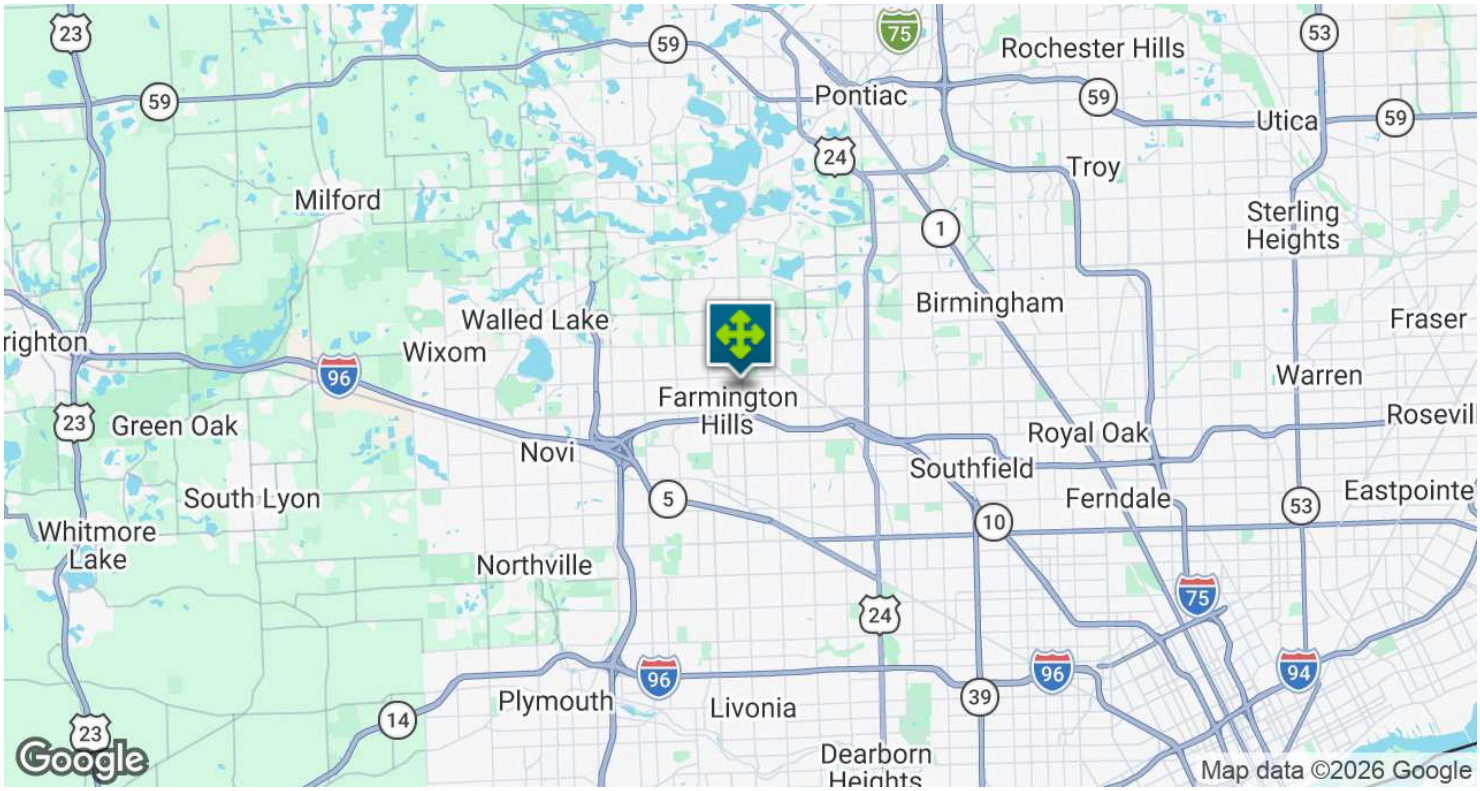
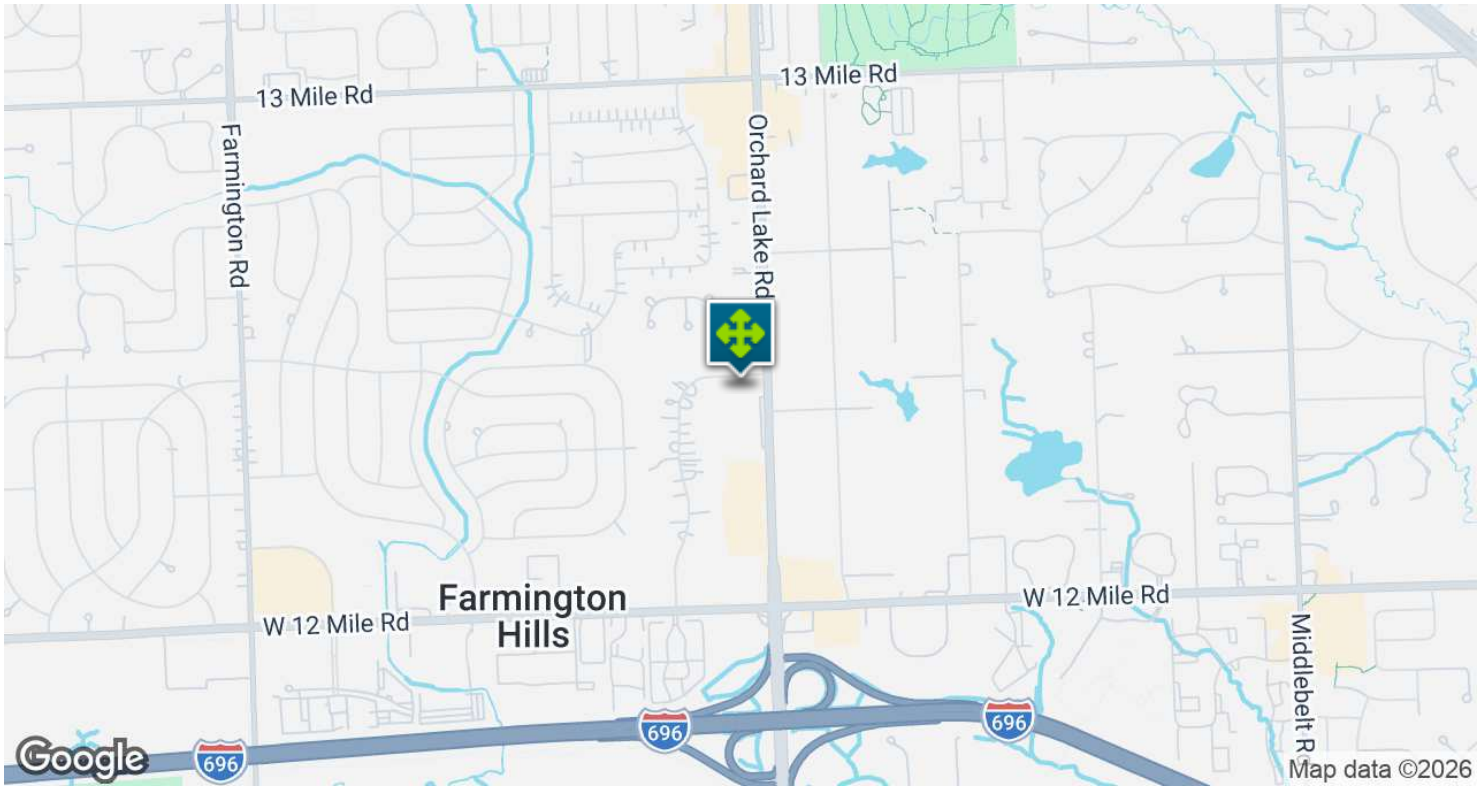
LOCATION MAP





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CONTACT US

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