

# MEDICAL SUITES FOR LEASE STARTING AT 2,000 SQUARE FEET



## 1455 S. LAPEER ROAD – LAKE ORION, MICHIGAN

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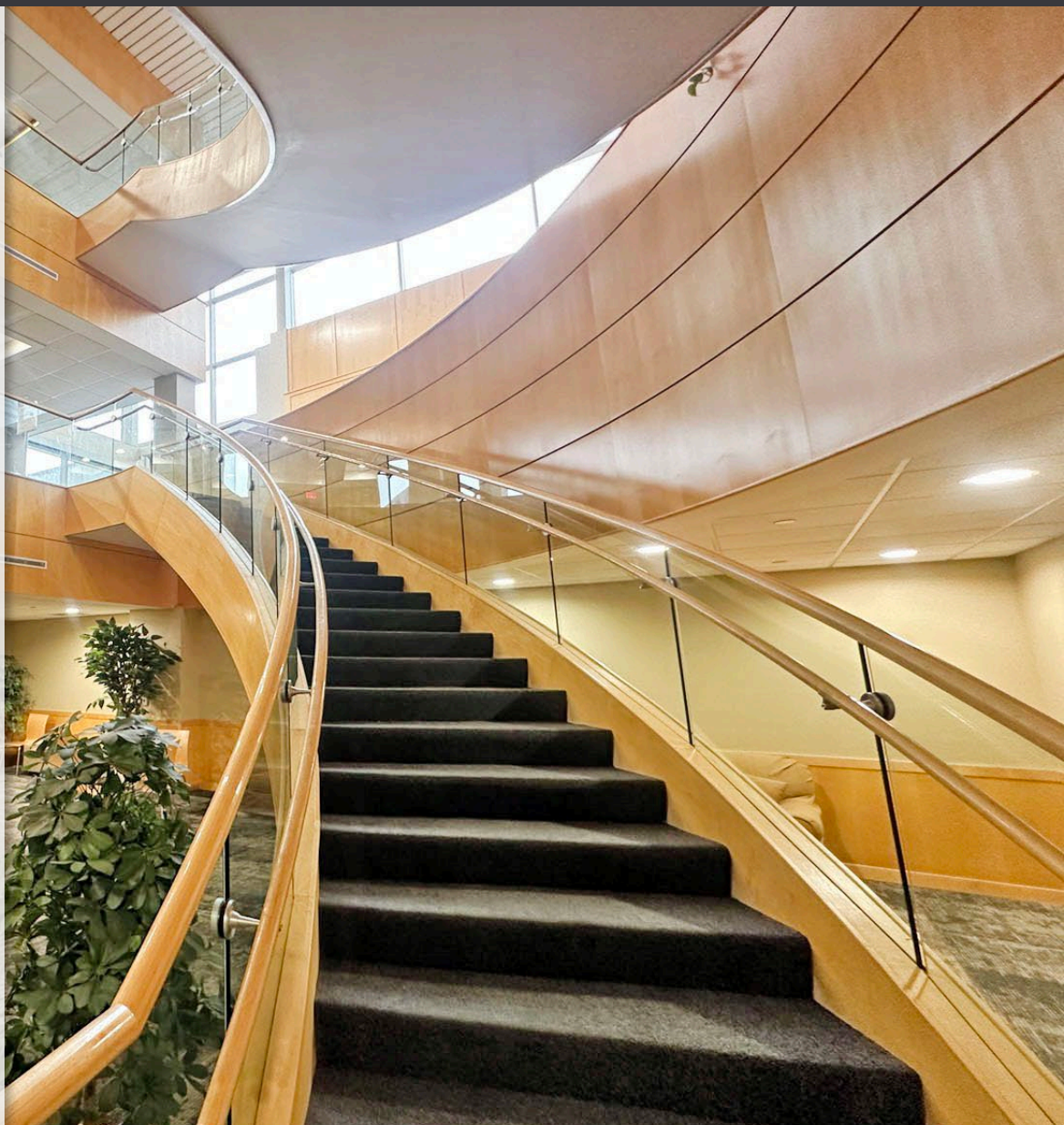
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# OVERVIEW

- Move-in ready medical office suites:
  - Suite 102      3,080 sq. ft.
  - Suite 208      3,194 sq. ft.
  - Suite 222      3,347 sq. ft.
  - Suite L12      3,079 sq. ft.
- (3) additional suites available for custom build-out
- Join Corewell Health and other leading physician groups in this ideal location for healthcare
- High-traffic, fast-growing community with excellent visibility on M-24 and convenient highway access
- The property features strong patient demographics and ample parking
- Professional on-site management







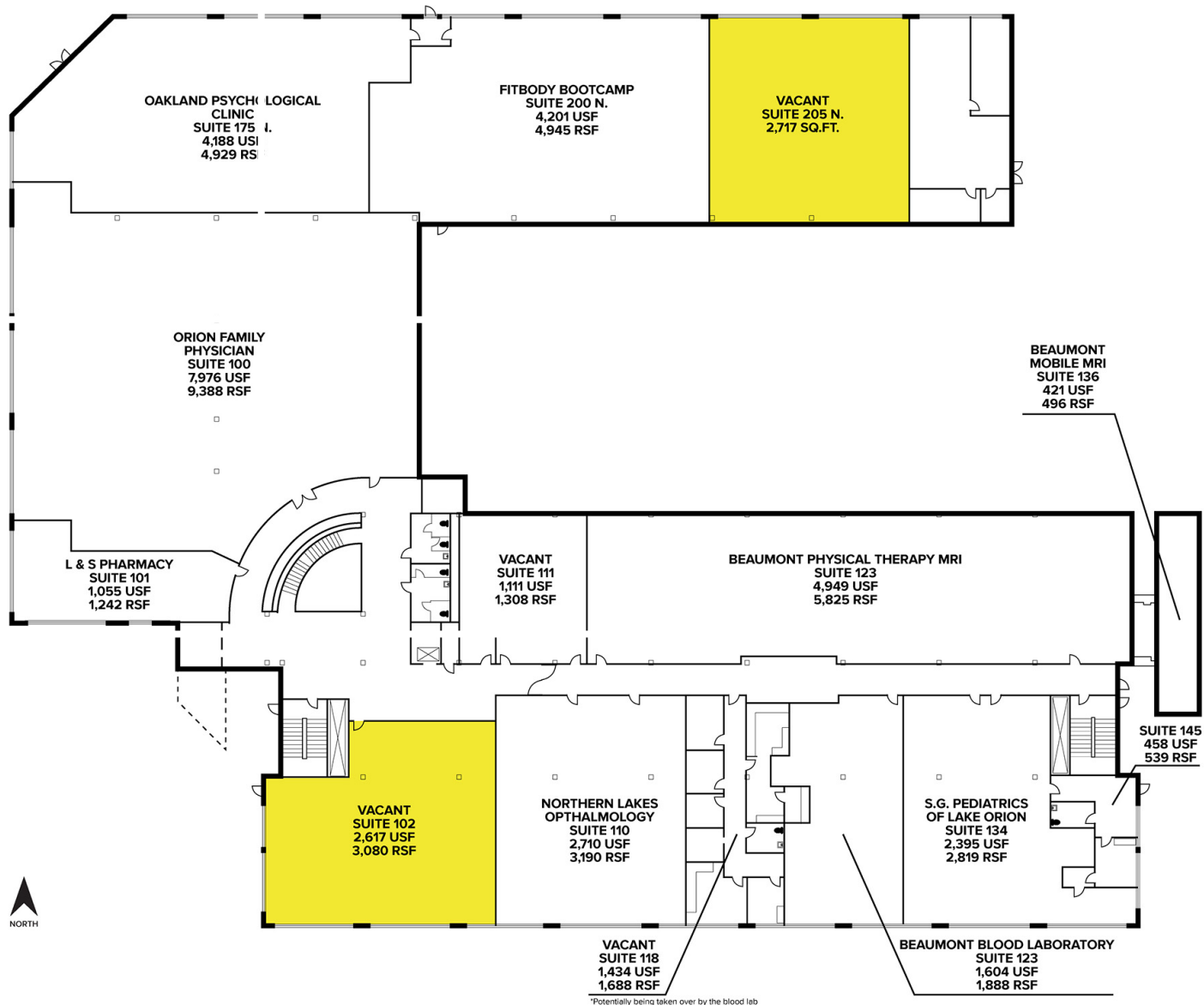
## PRIME MEDICAL OFFICE BUILDING





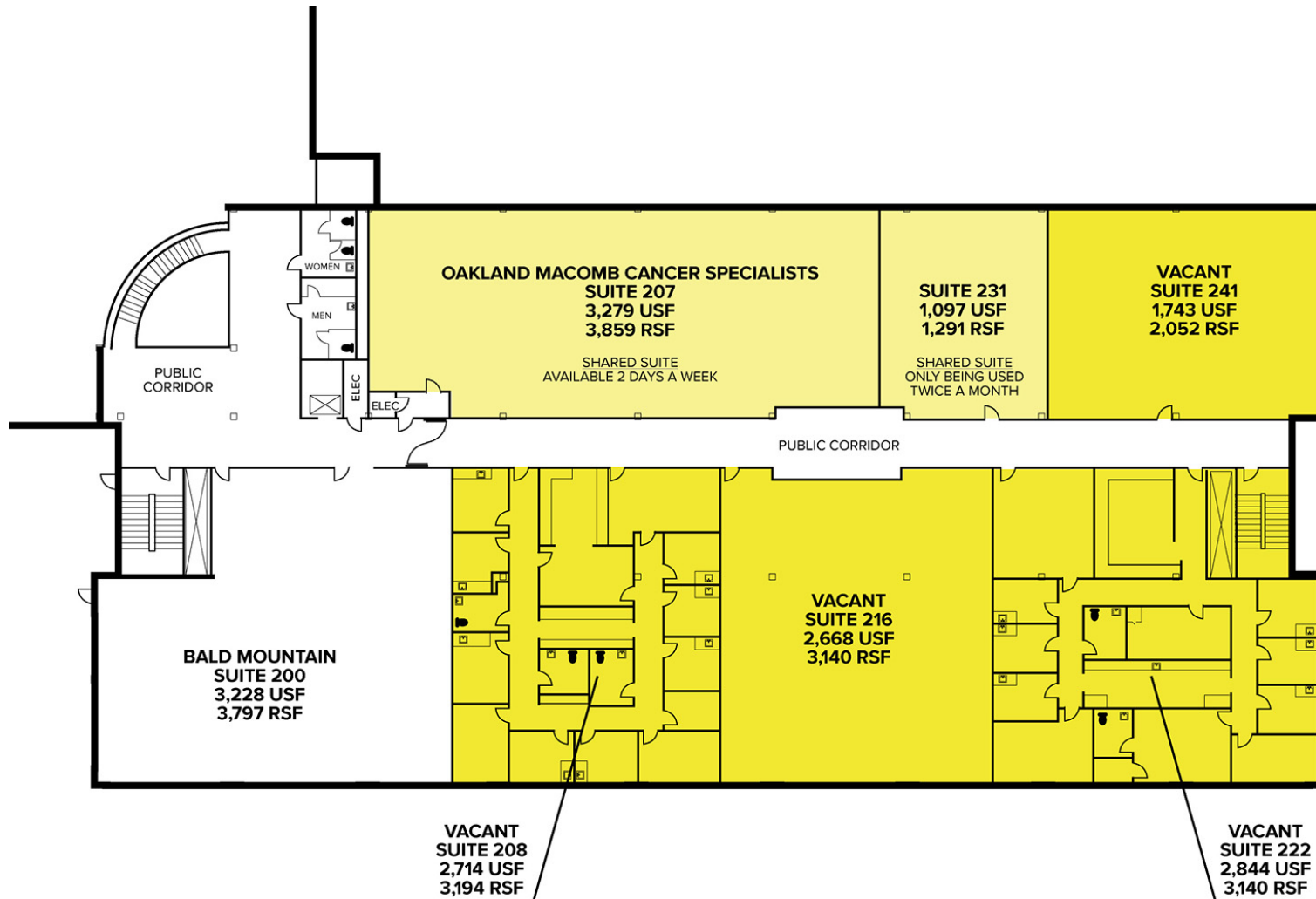


# FIRST FLOOR



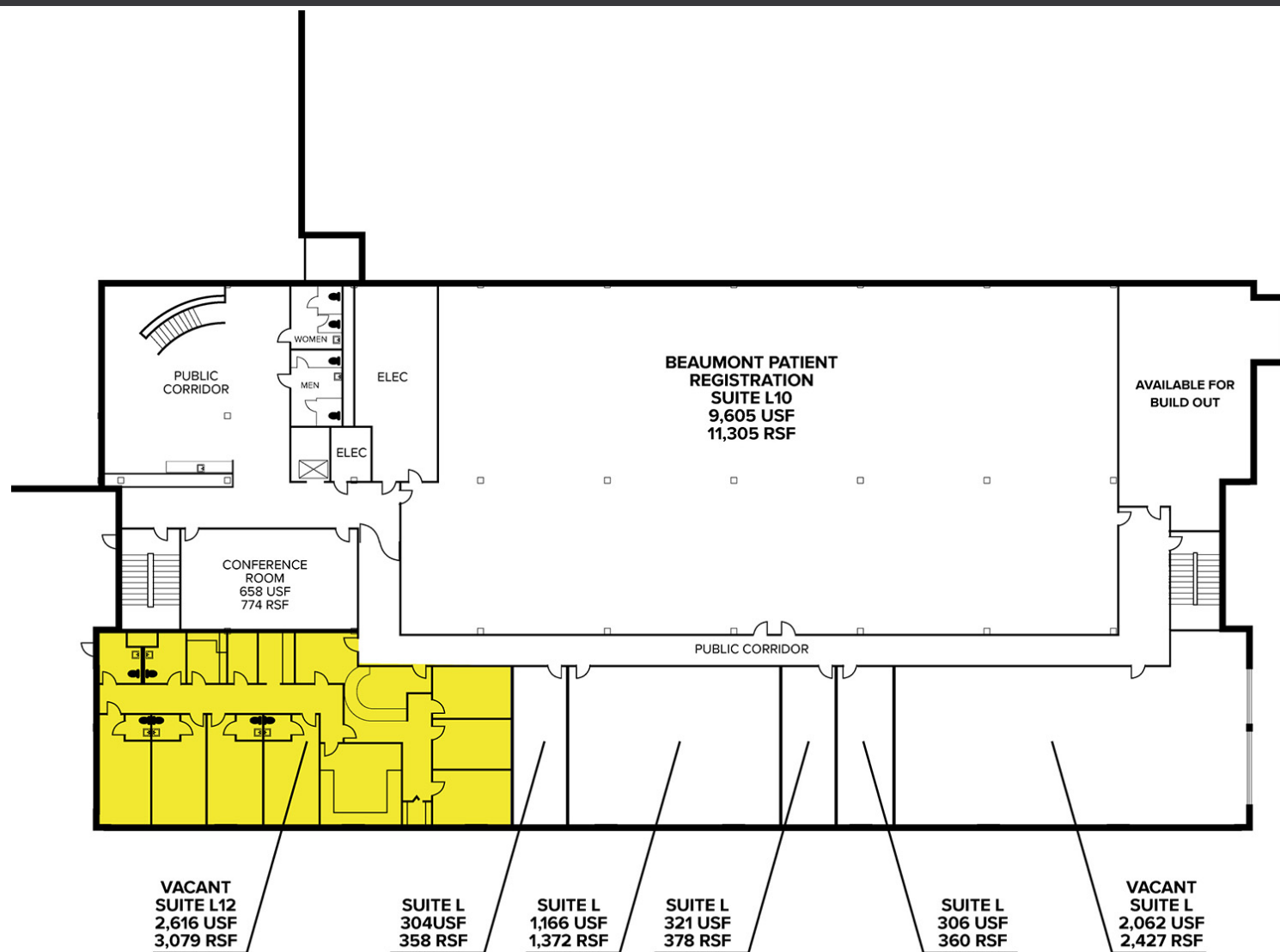


# SECOND FLOOR





# LOWER LEVEL





# SUITE 102



## Suite 102 – 3,080 Square Feet

Great medical suite - former Urgent Care Facility

Easy access with two entrances (one directly from the parking lot)

Beautifully built out, move-in ready

Updated finishes; carpet, paint, cabinets, and flooring

Seven treatment rooms plus one X-ray room

Spacious waiting area with restroom







# SUITE 208



## Suite 208 – 3,194 Square Feet

Large check-in counter

Built-out medical space with 10 treatment rooms (8 with plumbing/sinks, 2 without)

(2) separate entrances







# SUITE 222

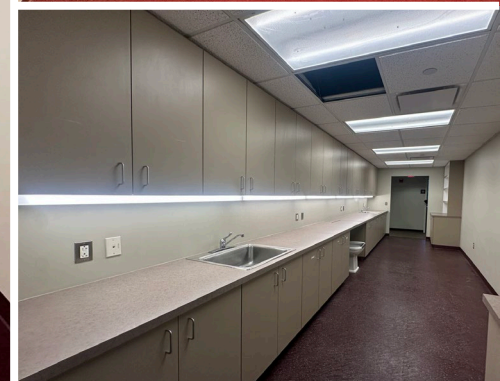
## Suite 222 – 3,347 Square Feet

Former Colon & Rectal Specialist office

(7) treatment rooms with sinks

(1) oversized treatment room with private bathroom

(2) doors: dedicated entrance and exit







# SUITE 205N, 216, & 241

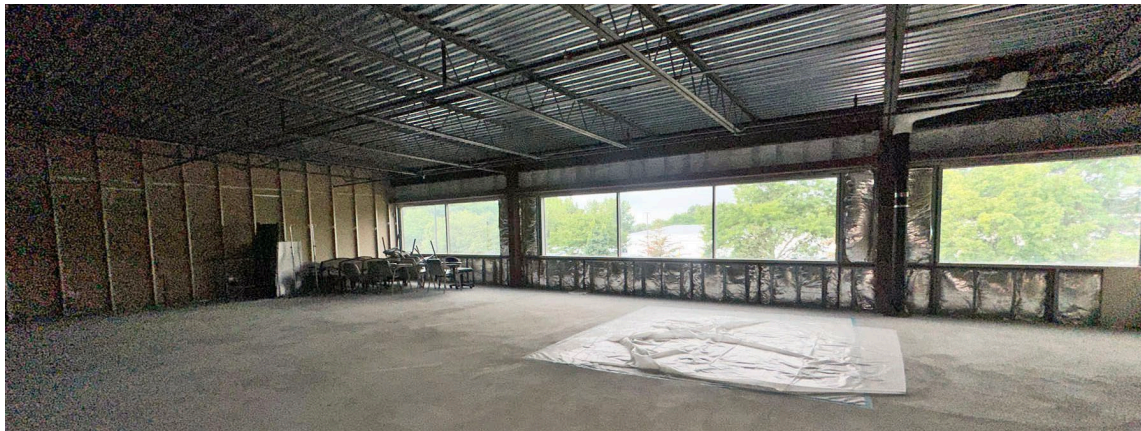


## Suite 205N – 2,717 Square Feet

First-generation space

Ideal for tenant seeking a custom build-to-suit layout

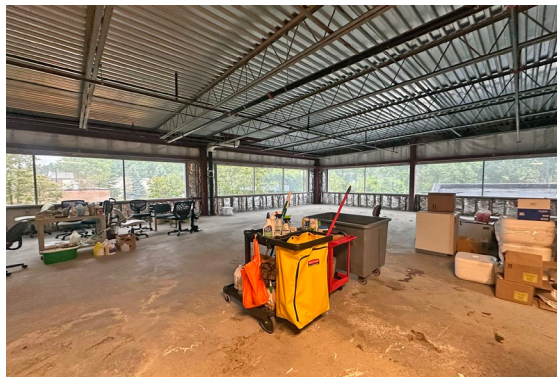
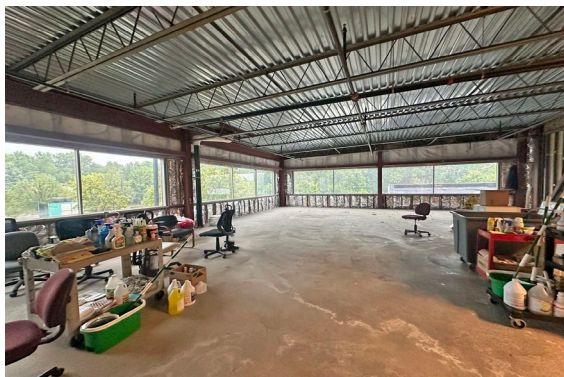
Direct access to parking lot



## Suite 216 – 3,140 Square Feet

First-generation space

Ideal for tenant seeking a custom build-to-suit layout



## Suite 241 – 2,052 Square Feet

First-generation space

Ideal for tenant seeking a custom build-to-suit layout





# SUITE L12



## Suite L12 – 3,079 Square Feet

(4) built-out treatment rooms, each with private bathroom and shower

(3) Additional exam rooms

(1) Large workspace area

(2) Check-in counters

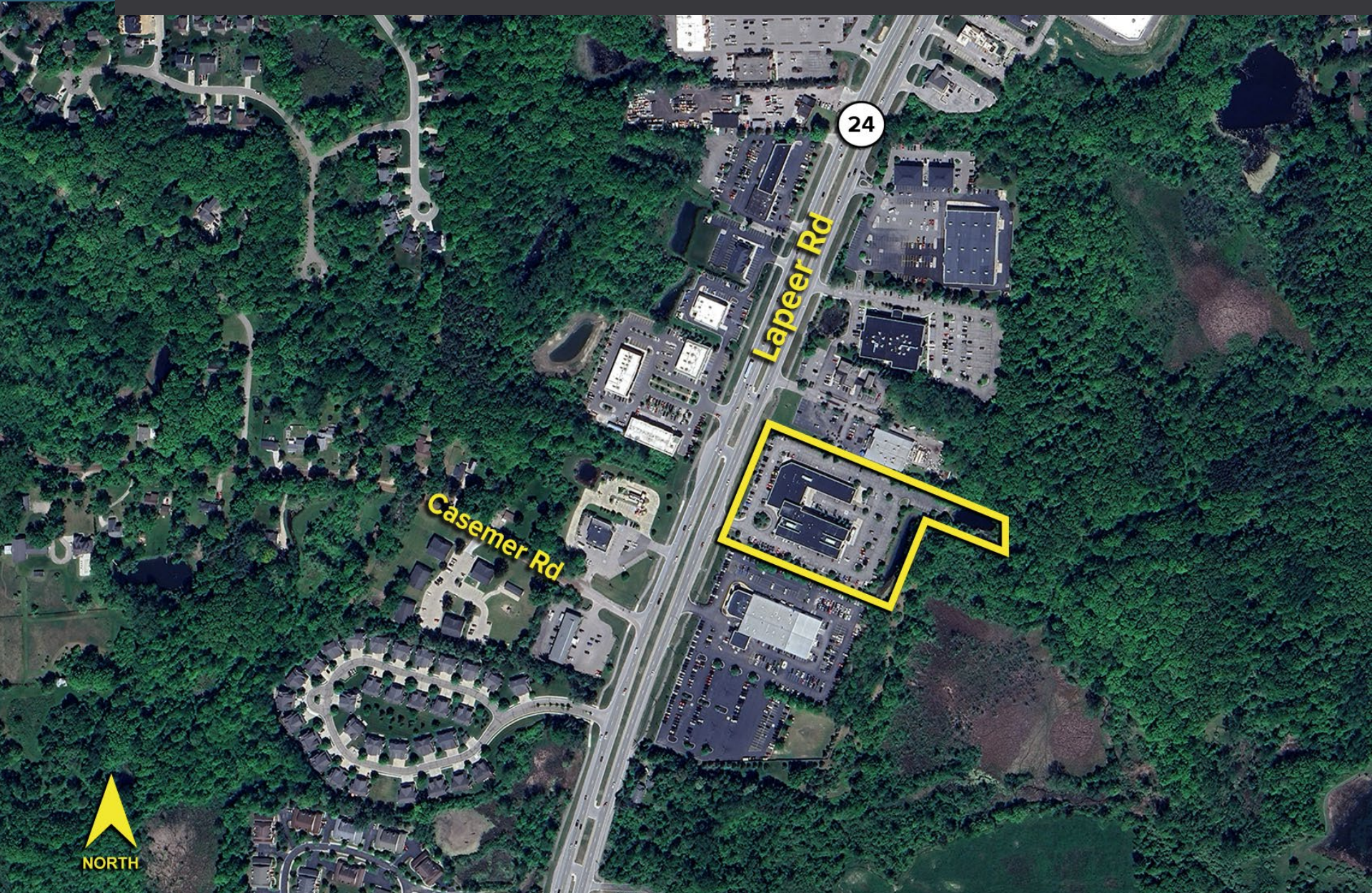
Former pulmonary critical medicine office







# AERIAL VIEW





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