

**FOR LEASE**

**BEACON HILL MEDICAL OFFICE**

**18161 W 13 MILE RD, SOUTHFIELD, MI 48076**



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# BEACON HILL MEDICAL OFFICE

## PROPERTY HIGHLIGHTS

- Medical Office Building for Lease
- Medical suites available up to 2,167 SF
- Centrally located near Birmingham, Bloomfield Hills, Bingham Farms, Southfield, and Farmington Hills
- Ideal for medical practitioners or professional office use
- High-visibility location at 13 Mile & Southfield Road
- 152 on-site surface parking spaces (7.9/1,000 ratio)
- Aggressive tenant improvement packages available for qualified tenants
- Professional ownership and management
- Lease Rate: \$17.95/SF MG + Utilities

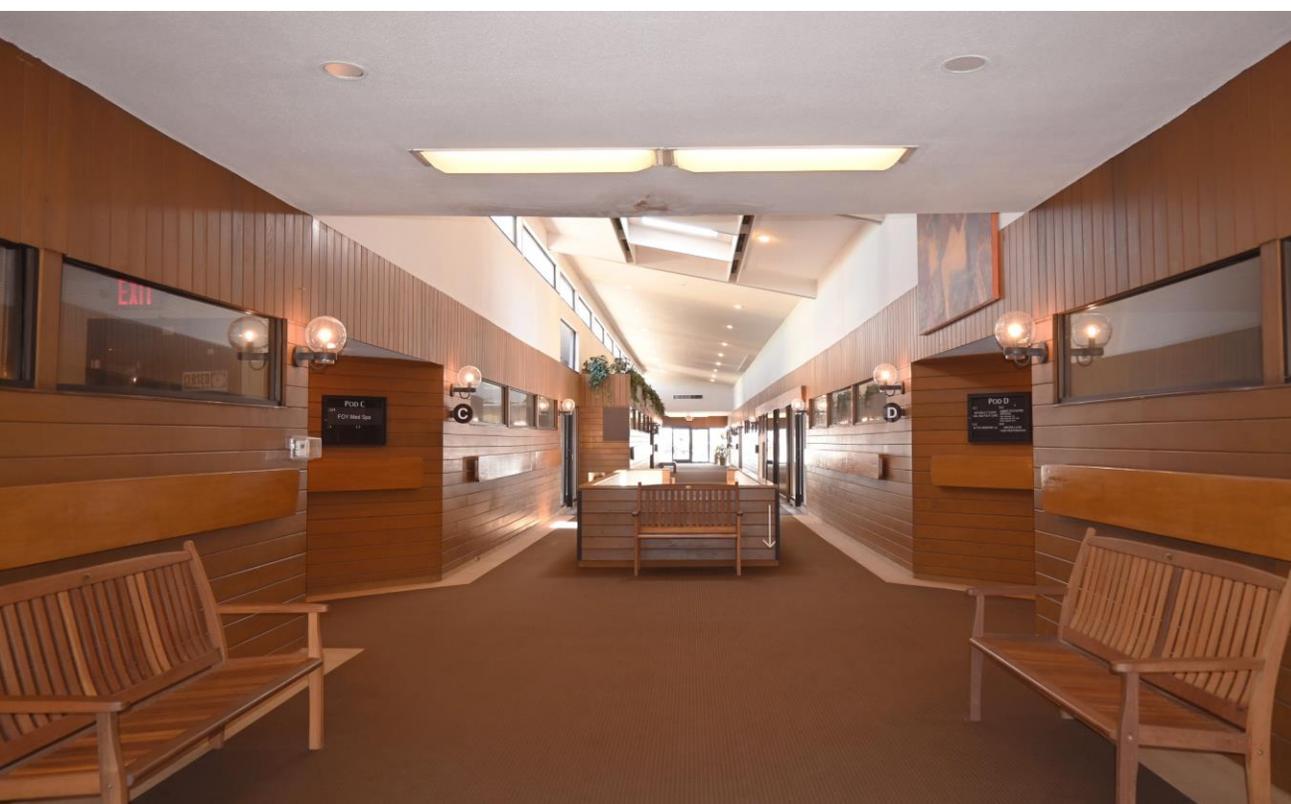
<b>Available SF</b>	4,380 SF
<b>Property Type</b>	Office/Medical
<b>City</b>	Southfield
<b>Lease Rate</b>	\$17.95/SF MG + Utilities

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PROPERTY HIGHLIGHTS

TURNKEY BUILDOUTS AVAILABLE



ADDITIONAL PHOTOS

**BIRMINGHAM**

±2.6 Miles

**SUBJECT PROPERTY**

**Corewell Health**  
William Beaumont  
University Hospital

**StraithHOSPITAL**  
COMMITTED TO YOU

**HENRY FORD HEALTH** Ascension

**NEARBY HIGHWAY ACCESS POINTS**



## SOUTHFIELD, MI

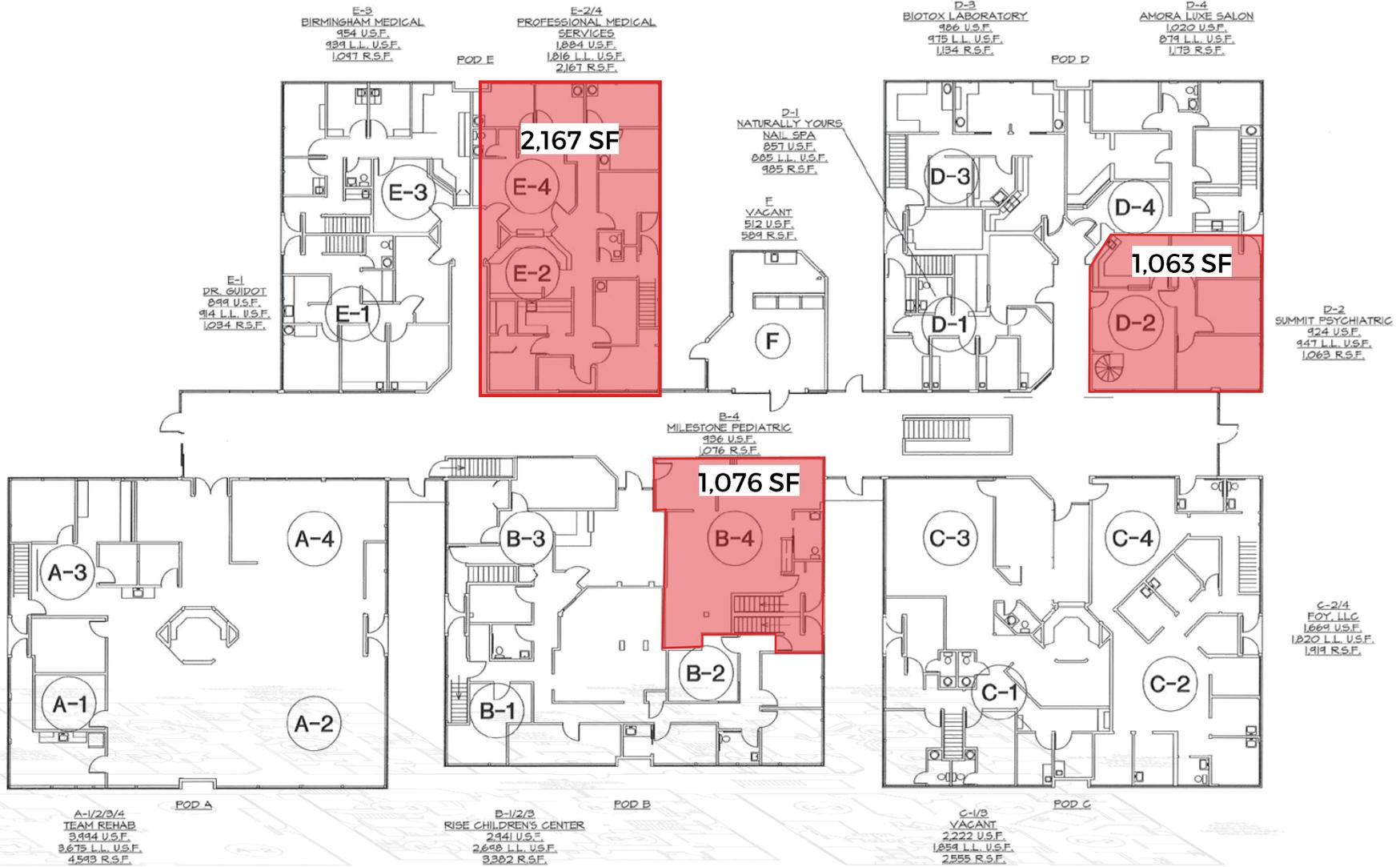
Southfield, Michigan, is a vibrant suburb located just northwest of Detroit, recognized for its dynamic blend of residential, commercial, and educational spaces. Incorporated in 1958 to prevent annexation by Detroit, Southfield has grown into a major business hub, boasting over 27 million square feet of office space and housing more than 10,000 businesses, including offices for over 100 Fortune 500 companies. The city is also home to Lawrence Technological University, contributing to its reputation as a center for innovation and learning.

Beyond its economic prowess, Southfield offers a rich quality of life with over 800 acres of parkland, a public golf course, and numerous recreational facilities. The Southfield City Centre serves as a focal point for community events and cultural activities. Architecturally, the city features notable Mid-century modern designs, including works by Minoru Yamasaki. With a diverse population and a commitment to community development, Southfield exemplifies the dynamic character of Michigan's suburban landscape.

EST POPULATION (2024)	±74,500
HOUSEHOLDS (2024)	±35,100
AVG HH INCOME (2024)	±\$84,000

# BEACON HILL MEDICAL OFFICE FLOOR PLAN

# FLOOR PLAN



CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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