

OFFICE PROPERTY // FOR LEASE

MEDICAL SUITES AVAILABLE AT ORCHARD TRAILS MEDICAL BUILDING

23133 ORCHARD LAKE RD.
FARMINGTON, MI 48336



- New medical office space up to 3,450 SF
- Premium quality building
- Pharmacy suite available
- Building sign available
- Excellent parking



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
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EXECUTIVE SUMMARY



Lease Rate	\$17.00 - 25.00 SF/YR (MG; MODIFIED GROSS + UTILITIES)
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OFFERING SUMMARY

Building Size:	21,300 SF
Available SF:	1,600 - 3,450 SF
Number of Units:	10
Year Built:	1973
Renovated:	2019
Zoning:	Office
Market:	Detroit
Submarket:	Farmington/Farmington Hills
Traffic Count:	20,359

PROPERTY OVERVIEW

Premier medical office space up to 3,450 SF is available on the second floor in the new wing of this building that was completed in 2019. The landlord will provide a complete build-out for qualified medical practice. Available pharmacy suite fully built out and ready for occupancy, and one existing medical suite for lease at 1,830 SF. Desirable building features include a completely updated lobby, common areas & covered patient drop-off canopy, and secured storage space on the lower level. Tenants currently in this building include Botsford Pediatric Associates, South Oakland Gastroenterology Associates, Farmington Dermatology, Cataract & Eye Consultants of Michigan, and Farmington Family Physicians.

LOCATION OVERVIEW

Located on the west side of Orchard Lake Rd, at the corner of Shiawassee Street - just north of Grand River Ave and south of I-696. Conveniently located a few miles from Corewell Health Farmington (former Beaumont Hospital) and Botsford Hospital

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Orchard Trails Medical Office
Street Address	23133 Orchard Lake Rd.
City, State, Zip	Farmington, MI 48336
County	Oakland
Market	Detroit
Sub-market	Farmington/Farmington Hills
Cross-Streets	Orchard Lake Rd and Grand River Ave

BUILDING INFORMATION

Building Size	21,300 SF
Building Class	B
Occupancy %	85.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	11,000 SF
Year Built	1973
Year Last Renovated	2019
Construction Status	Existing
Condition	Excellent
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Office
APN #	23-27-428-016
Corner Property	Yes
Traffic Count	20,359
Traffic Count Street	Orchard Lake Rd
Waterfront	No
Power	Yes

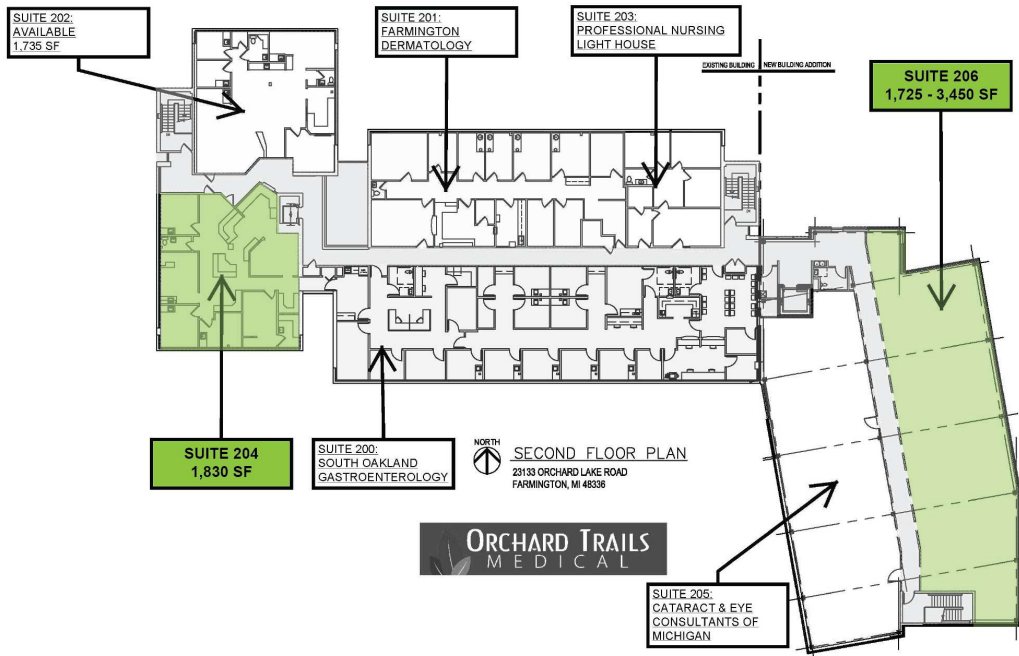
PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	10.0
Number of Parking Spaces	195

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes

LEASE SPACES



LEASE INFORMATION

Lease Type: MG; Modified Gross + Utilities

Lease Term: Negotiable

Total Space: 1,600 - 3,450 SF

Lease Rate: \$17.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
23133 Orchard Lake Rd., Suite 204	Available	1,830 SF	Modified Gross	\$20.00 SF/yr	Former Obstetrician/Gynecologist
23133 Orchard Lake Rd., Suite 206	Available	1,725 - 3,450 SF	Modified Gross	\$25.00 SF/yr	Raw space in new wing of building
23133 Orchard Lake Rd., Suite 101	Available	1,600 SF	Modified Gross + Utilities	\$17.00 SF/yr	Vacant Pharmacy Suite

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ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

Dan Blugerman, CCIM SENIOR ASSOCIATE

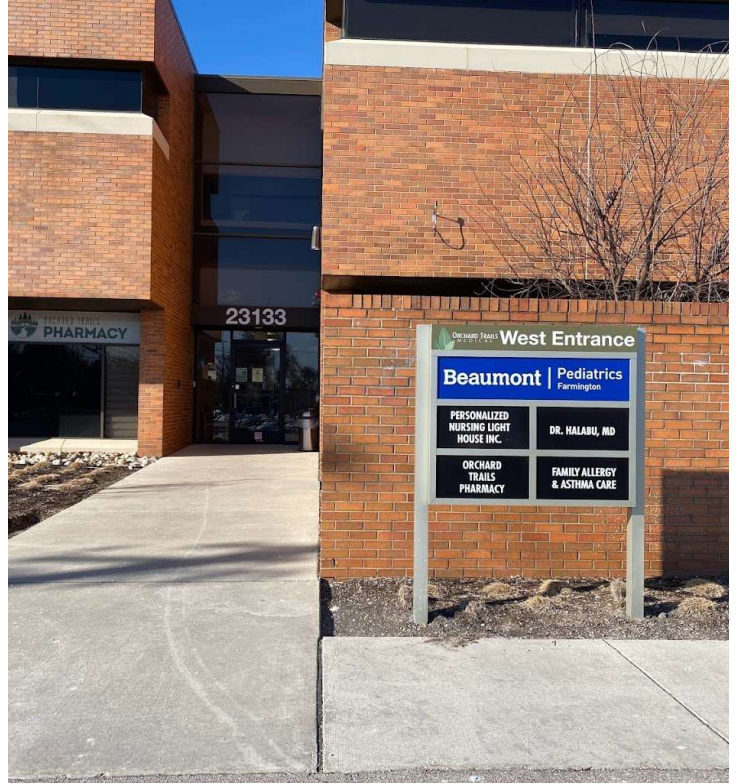
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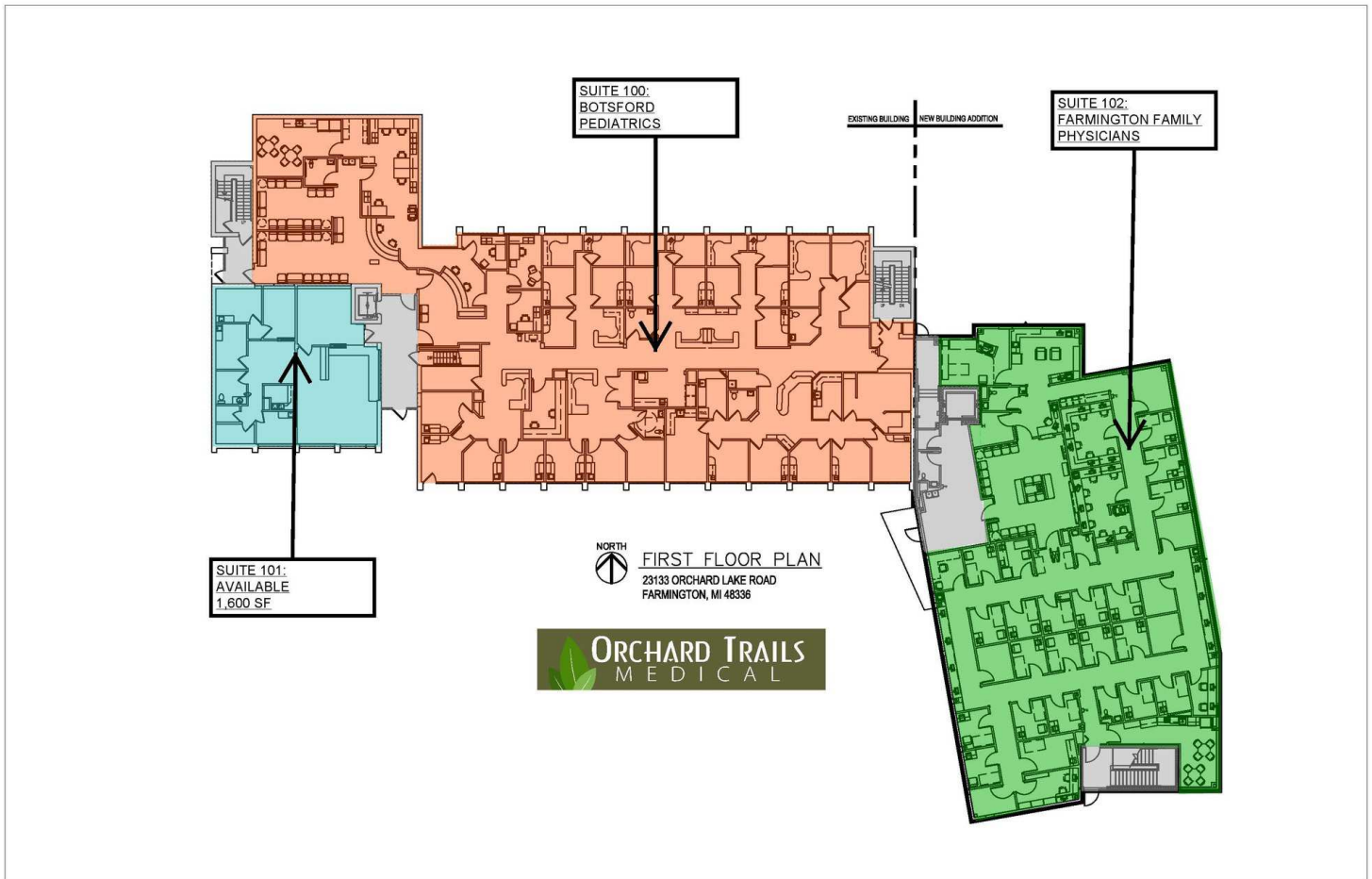
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ADDITIONAL PHOTOS



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SUITE 101



23133 ORCHARD LAKE RD., FARMINGTON, MI 48336 // FOR LEASE
SUITE 101 // PHOTOS

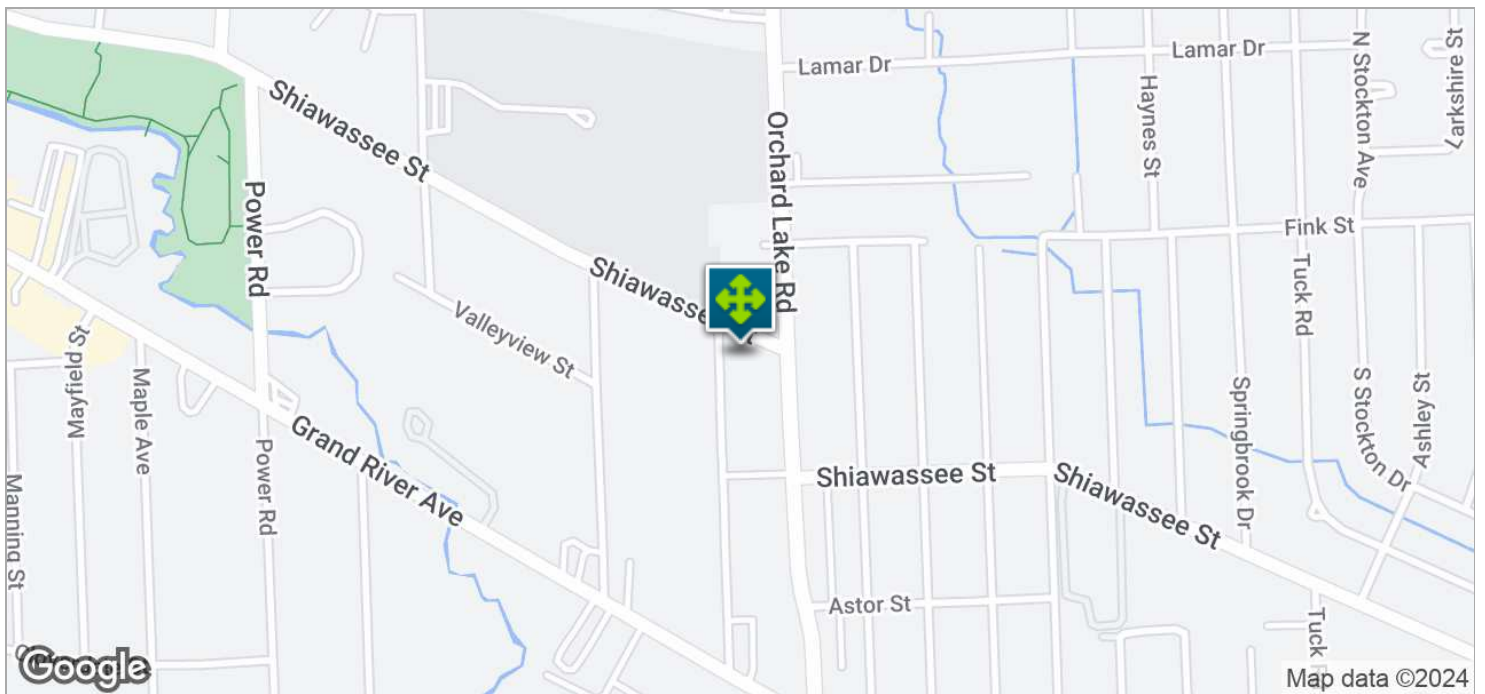
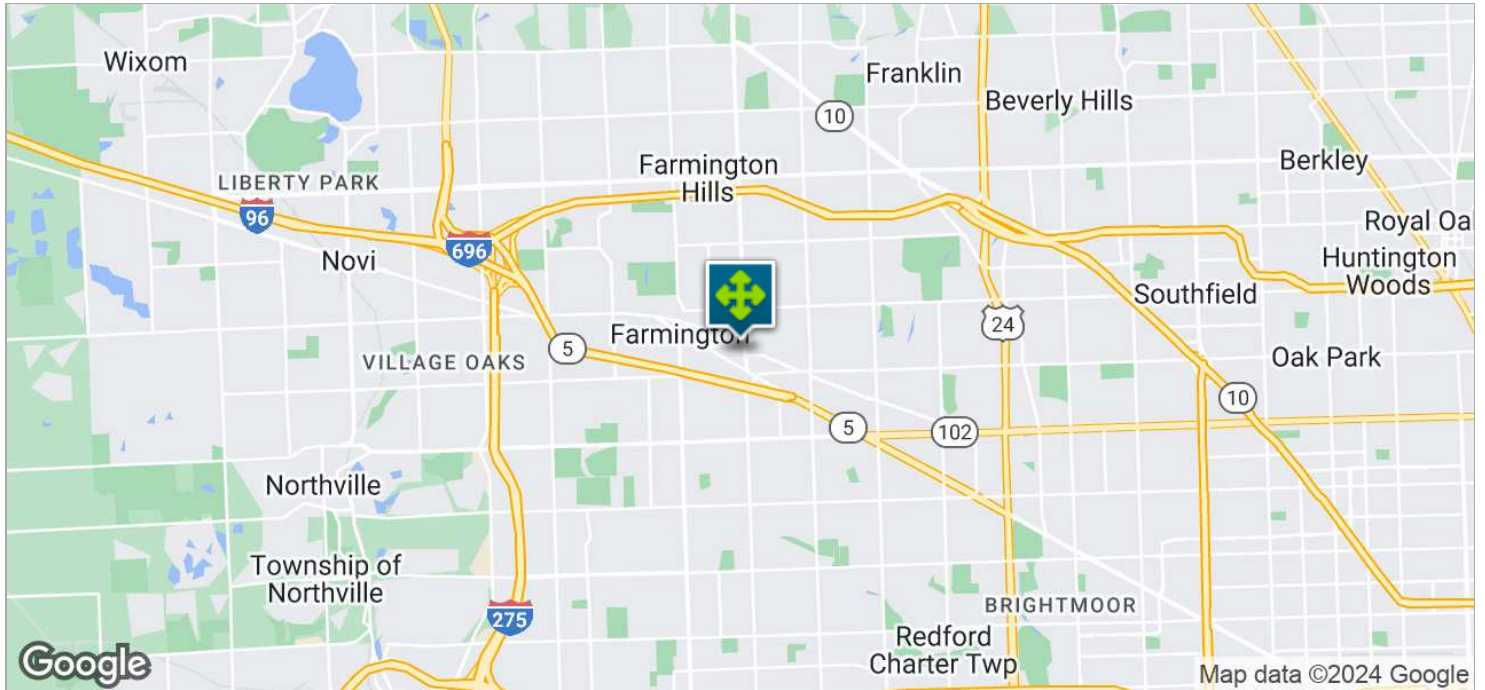


RETAILER MAP

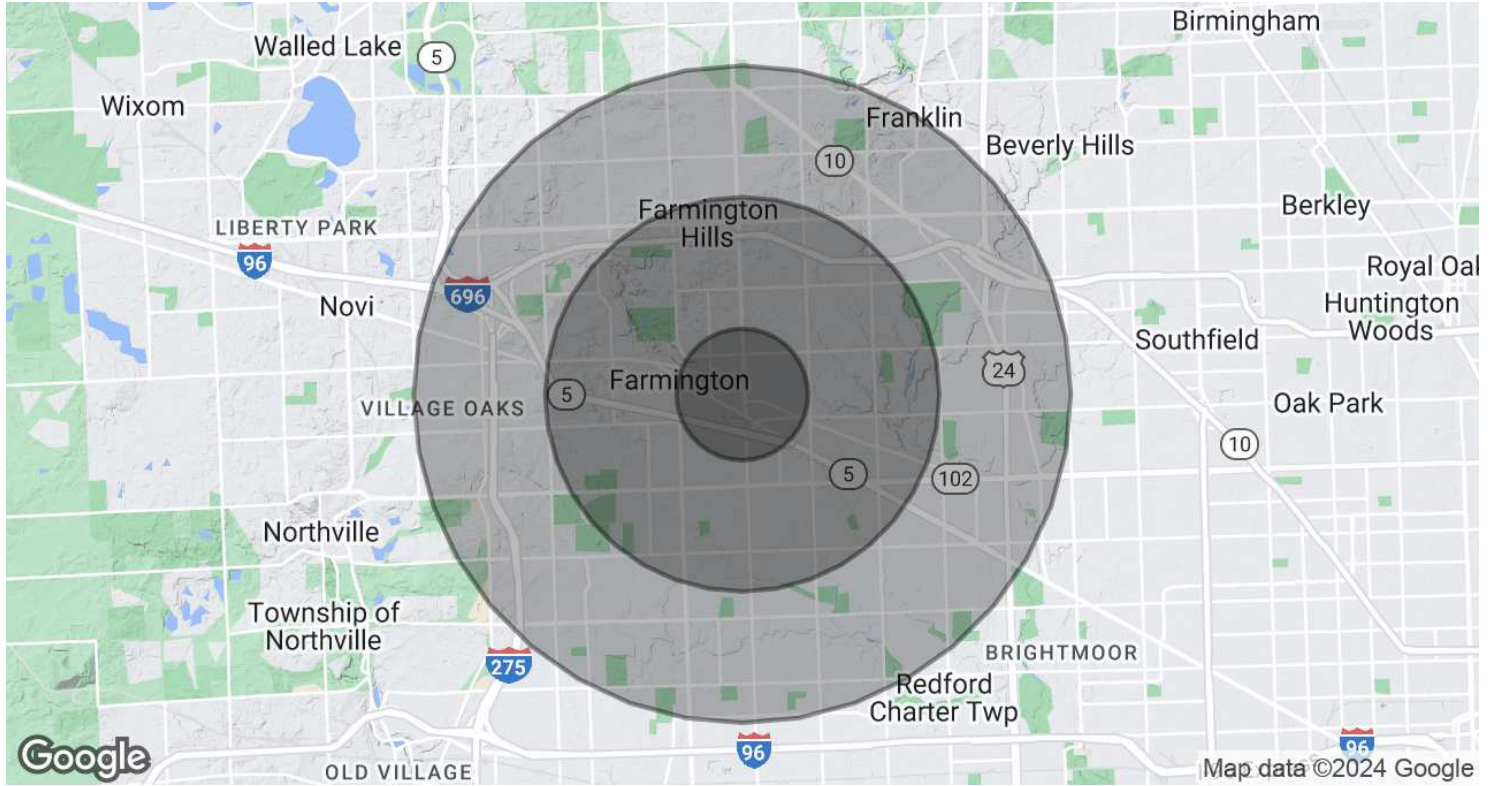


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LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,049	78,867	208,884
Average Age	40.9	42.6	44.2
Average Age (Male)	37.5	40.4	42.0
Average Age (Female)	44.3	45.0	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,272	35,771	94,322
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$81,902	\$90,208	\$91,081
Average House Value	\$186,698	\$191,476	\$194,634

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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