

MEDICAL OFFICE SPACE FOR SUB-LEASE

WELLPOINTE MEDICAL CENTER
1701 E. SOUTH BLVD, SUITE 140
ROCHESTER HILLS, MI 48307



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KEY FEATURES

2,600 sq ft recently-renovated medical office with:

- digital x-ray suite
- large reception/waiting room
- 3-6 exam room availability (varies by day)
- 3 offices for physicians/staff
- 2 storage rooms
- 2 restrooms
- 1st floor suite entrance easily accessible and close to east building entrance

ADDITIONAL INFORMATION

Multi-specialty medical building, neighboring tenants include 3 large primary care groups.

Conveniently located near Corewell Health/Troy Beaumont hospital and professional building.

Two lobby entrances with 2 elevators, pharmacy, urgent care center, and after-hours key-fob security.

Property includes a large parking lot, emergency backup generator, and recent improvements to roof and HVAC.

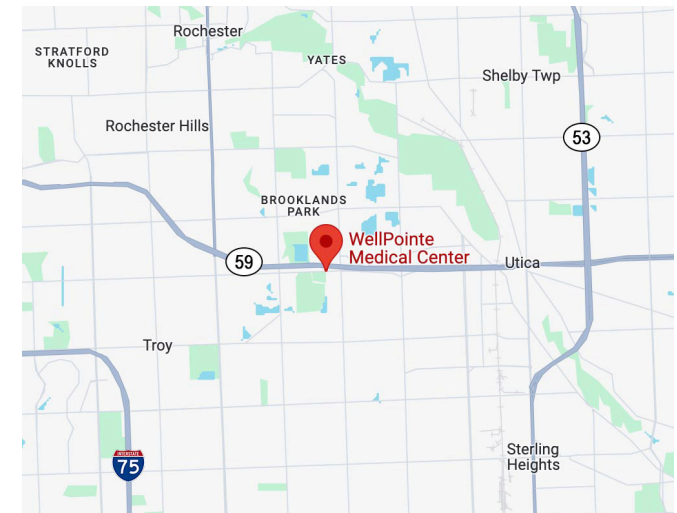
SUB-LEASE

Availability: immediate

Term: negotiable

Rental rate: upon request

Sublease available from current tenant until June 2033



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