

# 207 CIRCLE DRIVE



**MOATS**  
OFFICE PROPERTIES

# ABOUT US

For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs, Northwest Michigan, and Central Arizona.

We are a family owned and operated business and strive for the best in customer satisfaction.

# 207 CIRCLE DRIVE AT-A-GLANCE

**Fully Built-Out Medical / Office**

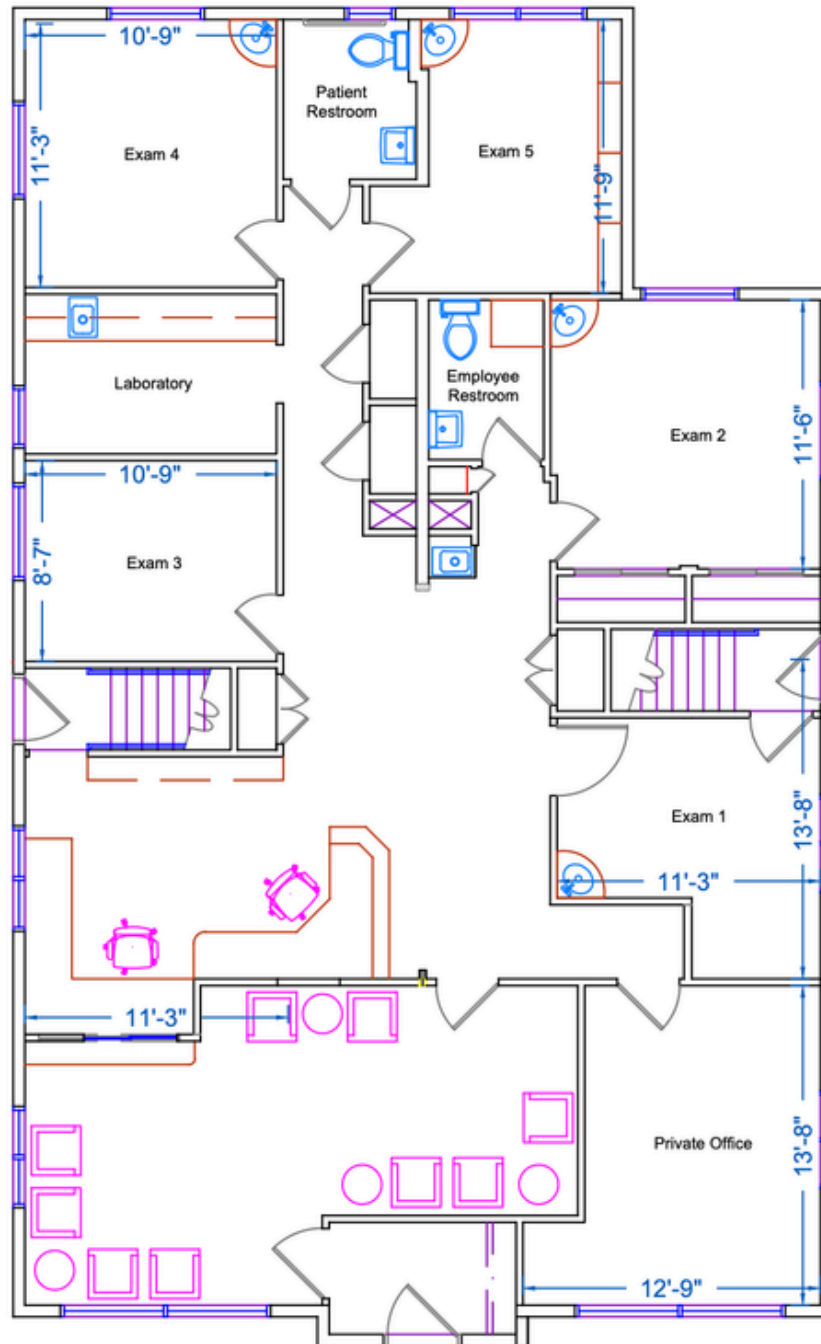
**For Sale By Owner: \$590,000**

**Marquee Signage Placement  
Available**

# BUILDING SUMMARY

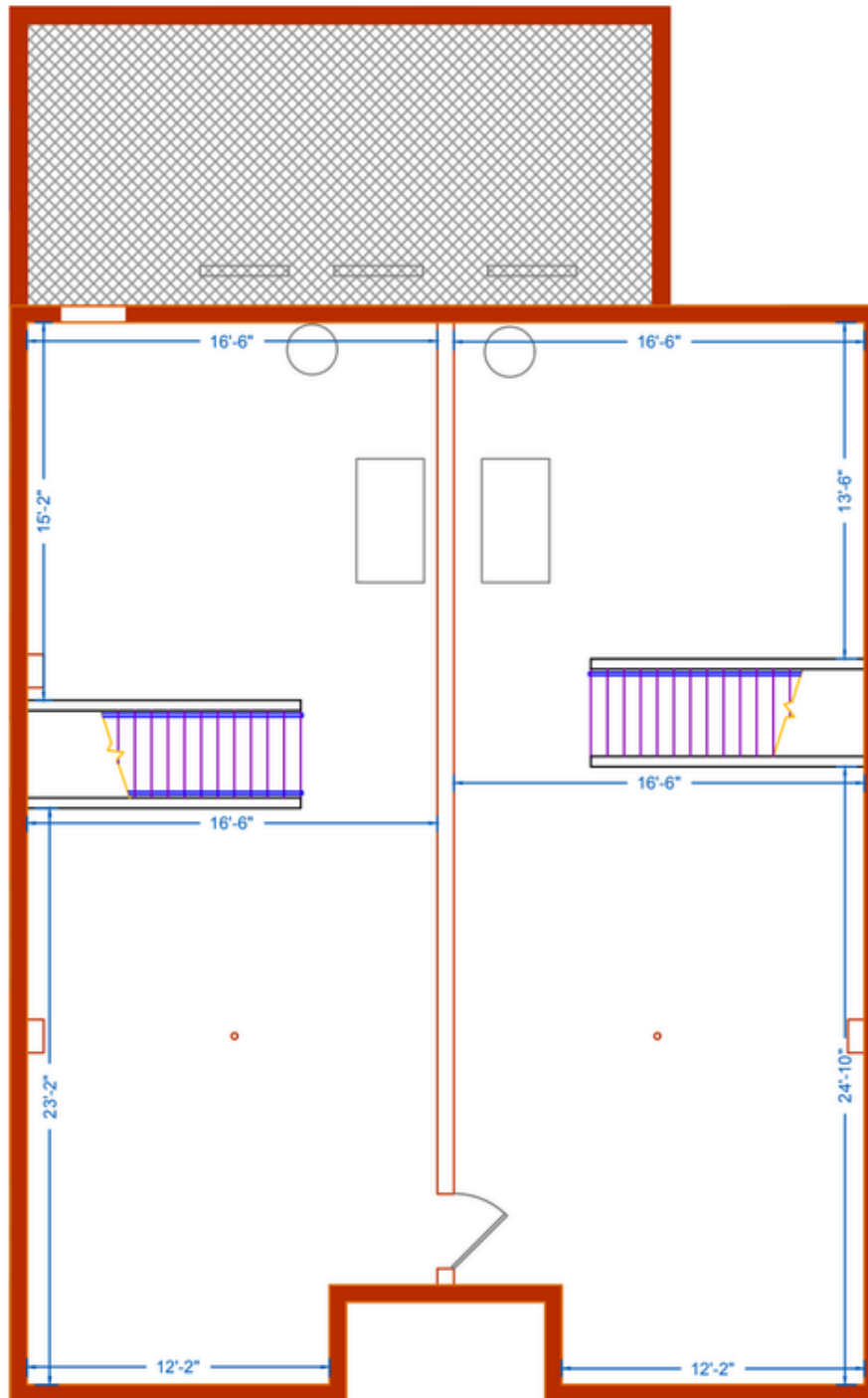
## Value Drivers

- Established **Medical Use & Turnkey Build-Out** featuring multiple exam rooms, a lab area, reception, and a private office—ideal for healthcare, dental, or wellness providers seeking immediate operational readiness.
- Situated just off the city's primary east-west corridors, providing **excellent access** for patients and staff traveling from across Grand Traverse County and surrounding communities.
- **Single-level layout supports easy mobility and ADA accessibility**, a key advantage for medical and outpatient service providers.
- **Prominent frontage** along Circle Drive with easy-to-identify building signage opportunities enhances patient navigation and professional presence.
- **Fully heated sidewalk & parking lot system**, providing reliable, snow- and ice-free walkways—an exceptional convenience feature that **enhances patient safety and accessibility year-round**.
- **Dedicated parking** immediately adjacent to the building supports consistent patient flow and minimizes wait-time congestion.
- **Natural light and an efficient floor plan** create a comfortable, patient-friendly setting that aligns with modern healthcare experience standards.
- **Flexible interior layout** can accommodate a broad range of practices—including family medicine, dermatology, physical therapy, behavioral health, chiropractic, dental, and boutique wellness.
- **Minutes from Munson Medical Center**, Munson Professional Building, and other leading regional providers—benefiting from strong patient traffic and a well-established medical ecosystem.



## FIRST FLOOR HIGHLIGHTS

- 1,800 SF
- 5 Exam Rooms
- Reception
- Laboratory
- Private Office



## LOWER LEVEL HIGHLIGHTS

- 1,400 SF







## IN THE HEART OF CHERRY CAPITAL

- Located in a well-established medical and commercial corridor
- Excellent visibility, easy access, and proximity to local amenities
- Only minutes from Munson Medical Center



**MOATS**  
OFFICE PROPERTIES



BEECH STREET

MADISON STREET

ADA ACCESSIBLE PARKING

PRIVATE PARKING LOT

207

FULLY HEATED  
SIDEWALKS & PARKING LOT

MAIN ENTRANCE

MONUMENT SIGNAGE AVAILABLE

CIRCLE DRIVE

ADA ACCESSIBLE PARKING



**MOATS**  
OFFICE PROPERTIES

# CONTACT

**RYAN MOATS**

Owner & Operator

847.363.9700

Ryan@MoatsOffice.com

[www.MoatsOffice.com](http://www.MoatsOffice.com)

TO LEARN MORE, VISIT OUR  
WEBSITE OR SCAN OUR QR CODE:

