

# FOR SALE | MEDICAL OFFICE INVESTMENT

## NORTHWESTERN MEDICAL PLAZA



**29255 NORTHWESTERN HWY**  
**SOUTHFIELD, MI 48034**

### PROPERTY HIGHLIGHTS:

- Multi-Tenant 3-story medical office building located on the south bound side of Northwestern Hwy., Southfield Michigan
- ±27,465 gross SF situated on 2.0 acres of land
- 88% leased with long term stable medical Tenants
- Potential for partial user/investor with one remaining ±3,000 SF available suite
- Stable occupancy history maintaining ±90% occupancy over previous 15 years
- Dramatic 3-story marble lobby
- Common areas completely remodeled in 2023
- Gurney sized elevator designed to accommodate stretchers
- Recent capital improvements; roof replaced - 2020 (w/ 20-year warranty), elevator modernized - 2020, window reglazing - 2020, and roof top HVAC units replaced - 2016
- Centrally located on Northwestern Hwy between Twelve Mile Road and Inkster Road, providing immediate access to I-96 and The Lodge Freeway

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