



Your Practice, *Made Perfect*

5,000 - 14,000 SF Available | 3001 Miller Rd, Ann Arbor, MI

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Build-to-Suit Medical Office in Ann Arbor

Your practice deserves a space that's as exceptional as the care you provide. As patient expectations and standards of care continue to evolve, and the demands of a growing practice intensify, your workspace needs to keep pace. The right facility can make a meaningful difference in how efficiently your team works and how welcome your patients feel.

The Unique Benefits of a Build-to-Suit for Medical Office

Most practices don't start out in the perfect space; they start in whatever was available at the time. As demands on that space grow, such as advances in technology, greater accessibility needs, a more diverse patient population, what once worked well enough simply won't cut it.

Build-to-suit development offers medical providers a smarter and more intentional path to grow their practice:

TAILOR YOUR SPACE TO YOUR SPECIALTY

Every square foot is designed around your specific clinical workflows, equipment, and patient care needs.

ELEVATE THE PATIENT EXPERIENCE

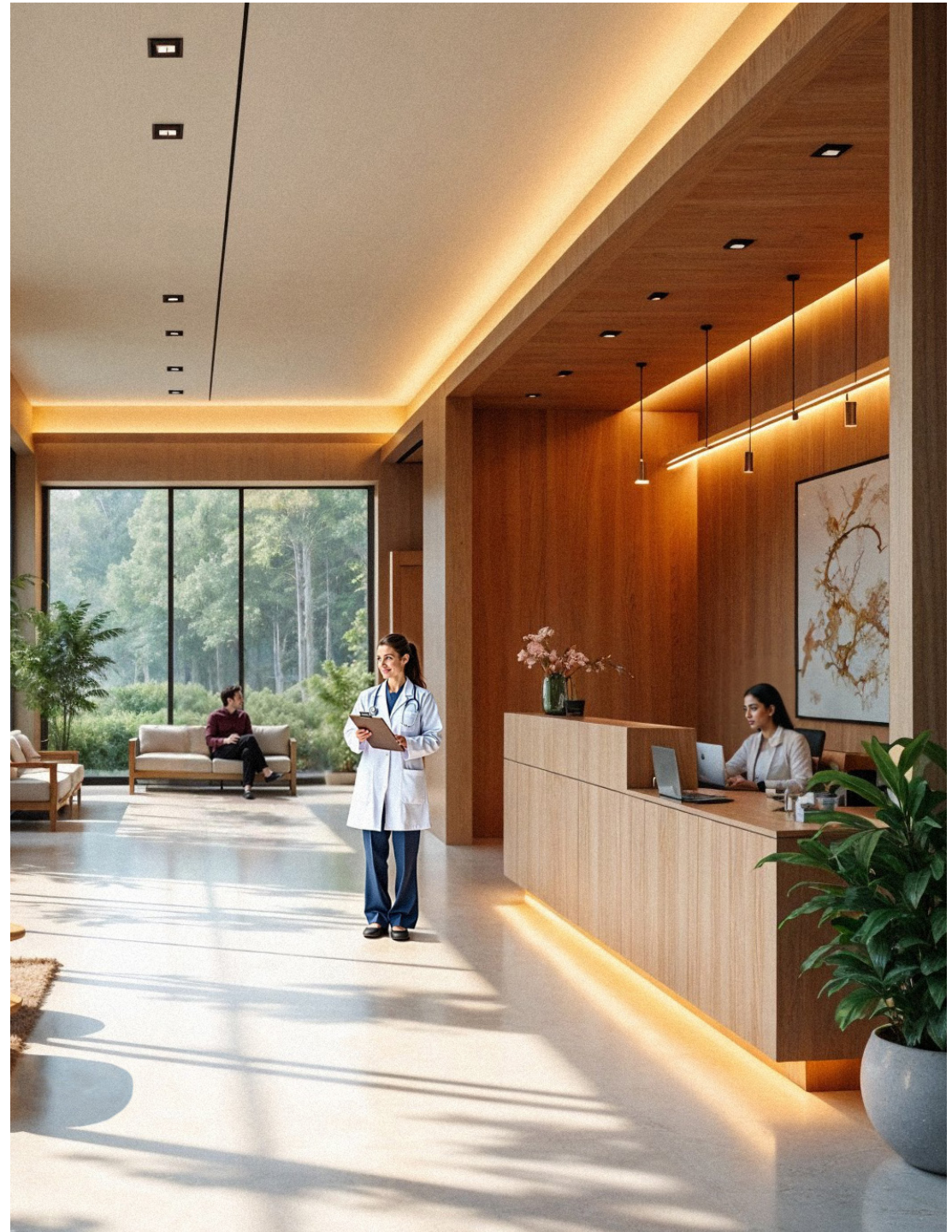
A well-designed space reduces confusion, cuts wait times, and puts patients at ease from the moment they arrive.

PREPARE FOR ADVANCING TECHNOLOGY

Ensure your facility is structured and wired to support the diagnostic and connected care technology your practice depends on.

BUILD WITH SCALABILITY IN MIND

Design with growth in mind, so your facility expands with your practice instead of holding it back.





A Rare Opportunity in Ann Arbor

The new medical facility will be located in the Forest Cove office campus on Ann Arbor's growing westside—convenient to major freeways and just minutes from downtown and the University of Michigan's central campus, as well as the world-class U-M Health System and Trinity Health Partners.

ACCESSIBLE

Minutes from M-14 and I-94, with easy access for patients and staff coming from across the region.

SCENIC

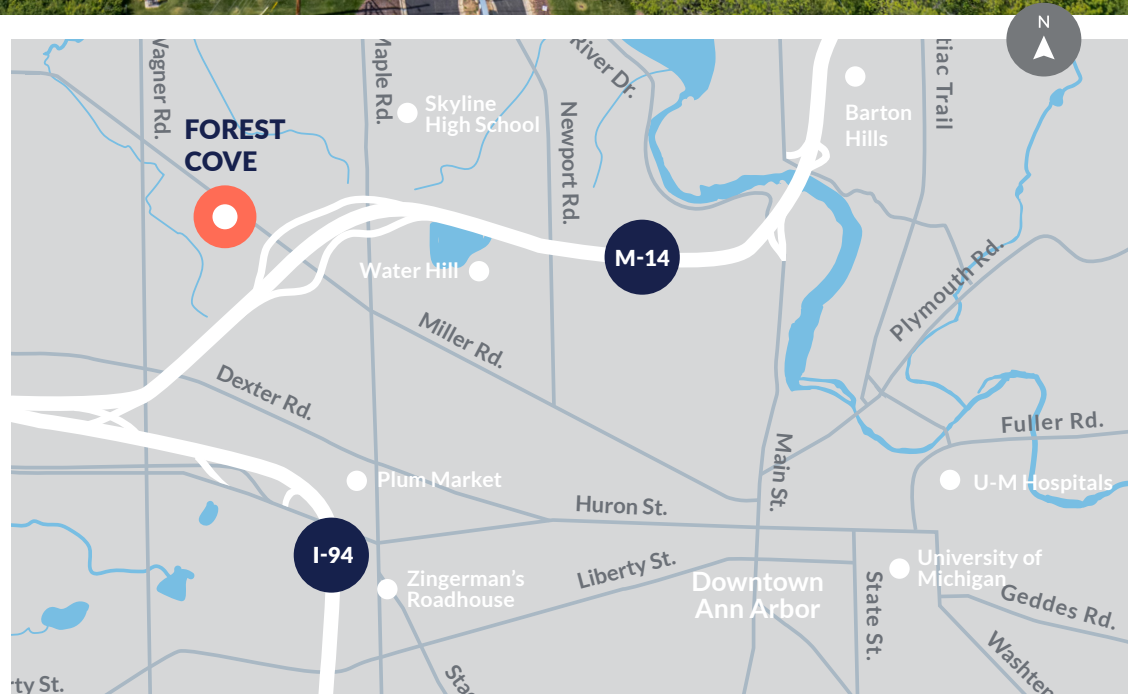
Adjacent to the Botsford Nature Preserve, offering a calm, natural setting that sets your practice apart from many traditional medical office environments.

HIGH-DEMAND MARKET

A growing westside community with strong patient potential and limited quality medical office space.

RARE AVAILABILITY

Build-to-suit opportunities in this corridor are uncommon.



Flexible Entry to Ownership

This build-to-suit opportunity at Forest Cove encompasses a 13,800 SF stand-alone medical facility, which can be designed around your practice from the ground up. Flexible ownership arrangements are available to fit a range of needs and investment levels:

Full Building | Occupy the entire 13,800 SF as your own dedicated facility.

Condo Ownership | Enter into an ownership arrangement with a minimum interest of 2,000 SF.

Sublease | Take the full building and lease out any space your practice doesn't need.

Full-Service & Worry-Free Development

Every detail of development, from design to turnover, is handled by the experienced, full-service team at Oxford. We also offer 24/7 maintenance and management services, so you can stay focused on running your practice.

Potential Rendering

Meet the Needs of Ann Arbor's Growing Patient Market

Ann Arbor's westside is of the region's most desirable residential communities, and one of its strongest markets for healthcare services. Within a 3-mile radius there are 23,612 households--a dense, affluent, and highly-educated patient base with both the means and the inclination to invest in their health.

\$211M in annual healthcare spending within a 3-mile radius

16% above the national average in healthcare spending potential

16.7% of the population is 65 or older, growing to 17.5% by 2030

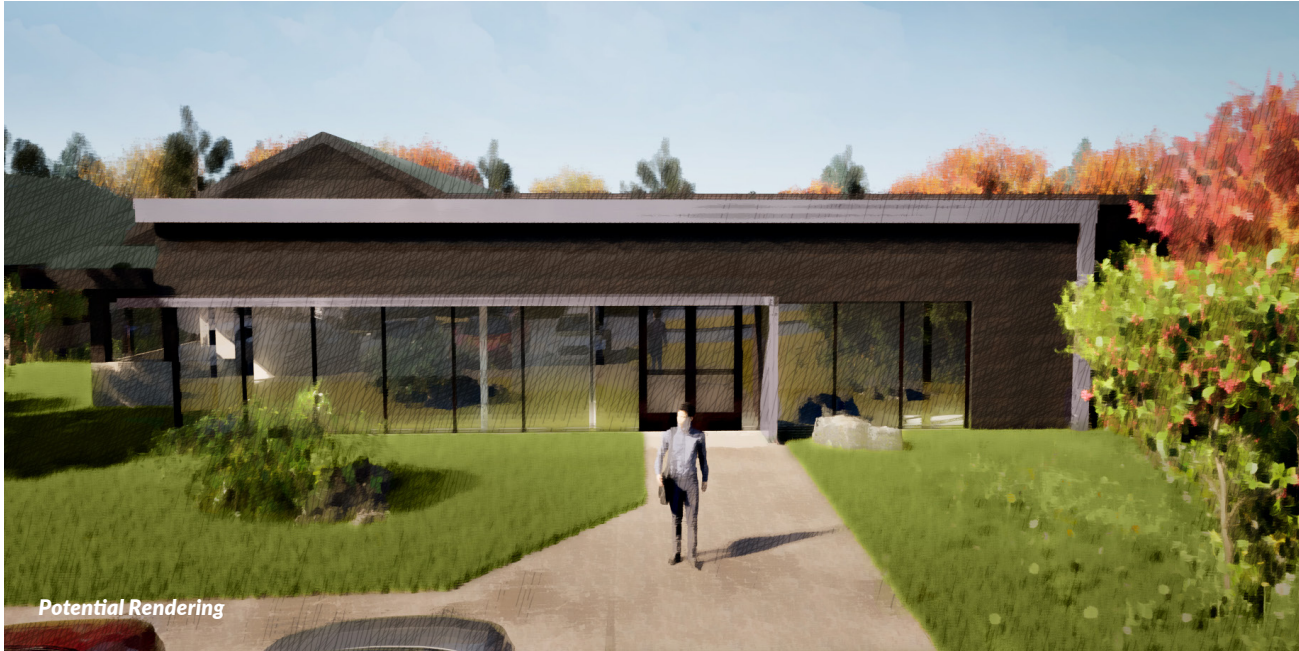
\$102,026 median household income, projected to reach \$114,647 by 2030

54% of residents hold graduate degrees

88.6% white-collar workforce

Average home values of **\$457,000**

This is a community that prioritizes health and wellness, with the financial stability to support a thriving practice. And with the 65+ population on the rise, demand for quality medical services in this corridor is only going to grow.



Trust Your New Medical Office to Oxford

Ann Arbor's Real Estate Leader for Over 25 Years

Oxford Companies is a full-service real estate firm with deep roots in Ann Arbor and a proven track record spanning development, construction, leasing, and property management. Building with Oxford means working with a single, integrated team from groundbreaking to move-in, and long after.

2.6M+ SF of commercial space under management—more than any other firm in Ann Arbor

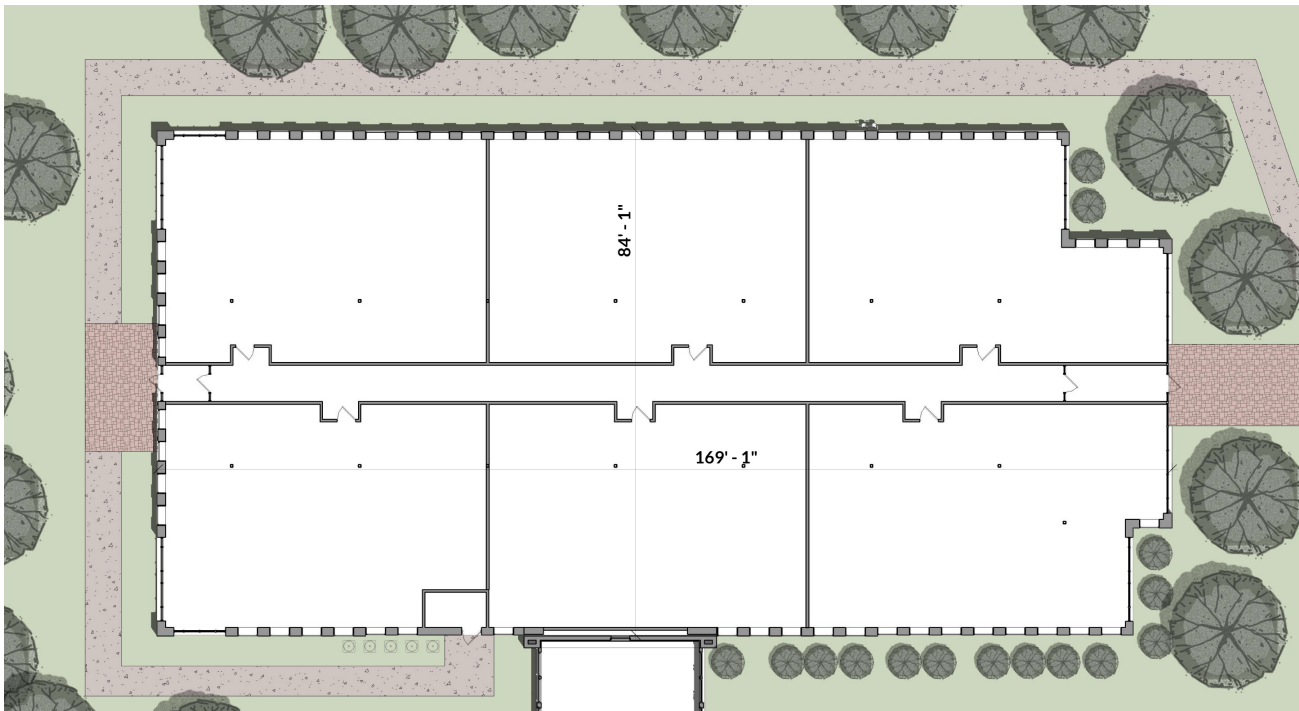
\$80M+ raised across 200+ investors with a 12.8% IRR track record

Healthcare experience in medical office, clinic, and lab environments, with full design-build capabilities from predesign through occupancy

Arbor South developing Ann Arbor's largest mixed-use project, featuring 1,000 apartments, 100,000+ SF of retail, and a full-service hotel

Oxford Mechanical, our in-house HVAC services, keep your facility running at peak efficiency

24/7 maintenance support and hands-on property management so you can focus on your practice





Build Your Perfect Practice

Ready to explore what's possible with a build-to-suit medical office on Ann Arbor's growing westside? Contact Brad Fenkell for more information and to schedule a tour of the site.

Contact Brad Fenkell with questions and to schedule a tour.

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