

OFFICE PROPERTY // FOR LEASE

BUILD TO SUIT MEDICAL SPACE AVAILABLE IN DOWNTOWN ROCHESTER

209 WALNUT BLVD
ROCHESTER, MI 48307



- Modern and updated medical office
- High-end finishes throughout
- 250 - 4,000 SF for lease
- Build-to-suit space is available
- Premium location in downtown Rochester
- Average household income within 3 miles is \$117,138



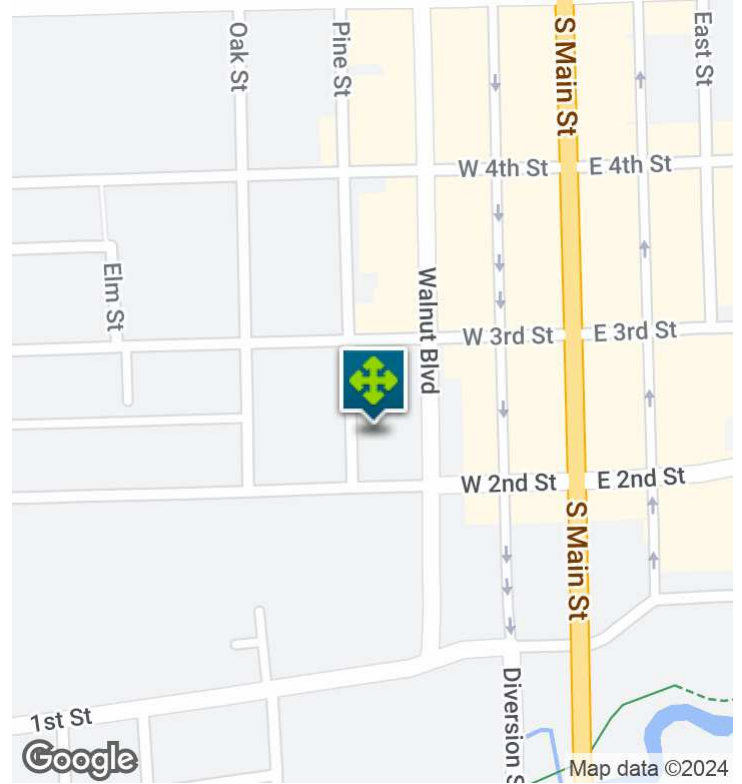
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate	\$24.00 - 30.00 SF/YR (NN)
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OFFERING SUMMARY

Building Size:	5,000 SF
Available SF:	250 - 4,000 SF
Lot Size:	0.21 Acres
Year Built:	1939
Renovated:	2020
Zoning:	CBD
Market:	Detroit
Submarket:	Rochester

PROPERTY OVERVIEW

Discover the epitome of modernity and sophistication at 209 Walnut Blvd in Rochester. This immaculately updated medical office exudes high-end finishes throughout, ensuring a professional and inviting environment for tenants and clients alike. With flexible leasing options ranging from 250 to 4,000 SF, this property meets diverse space requirements. Situated in the premium location of Rochester and complemented by the area's excellent demographics, this offering presents an unparalleled opportunity for medical professionals seeking a prestigious and lucrative practice location.

LOCATION OVERVIEW

Located just off of Downtown Rochester's historic Main Street - a charming area lined with quaint boutiques, inviting cafes, and local eateries,, making it an ideal and convenient location with lots of exposure.

PROPERTY HIGHLIGHTS

- Modern and updated medical office
- High-end finishes throughout
- 250 - 4,000 SF for lease
- Build-to-suit space is available



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	250 - 4,000 SF	Lease Rate:	\$24.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
211 Walnut Blvd	Available	250 - 2,000 SF	Modified Net	\$24.00 SF/yr	First Level
209 Walnut Blvd	Available	4,000 SF	Modified Net	\$30.00 SF/yr	Basement Level

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ADDITIONAL PHOTOS



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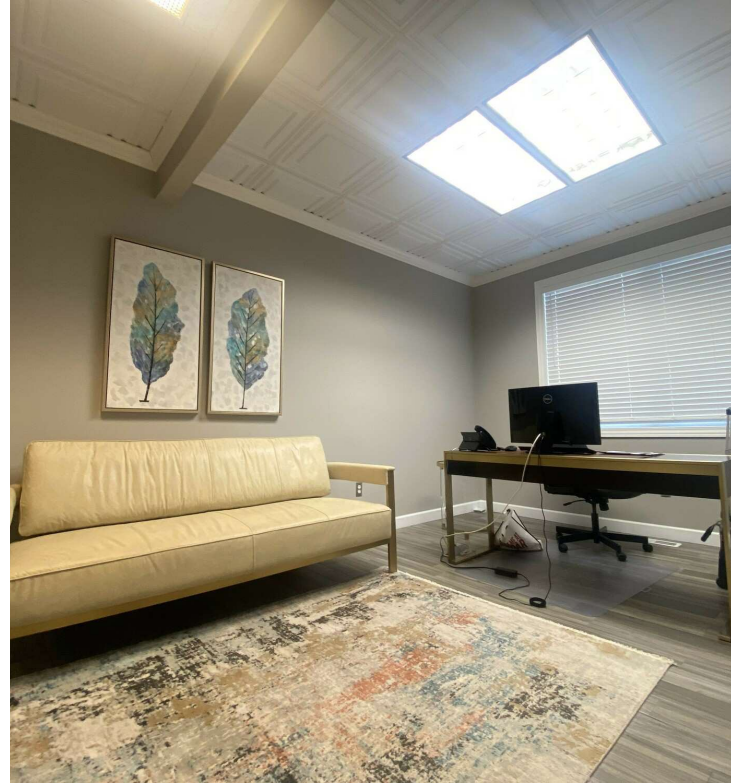
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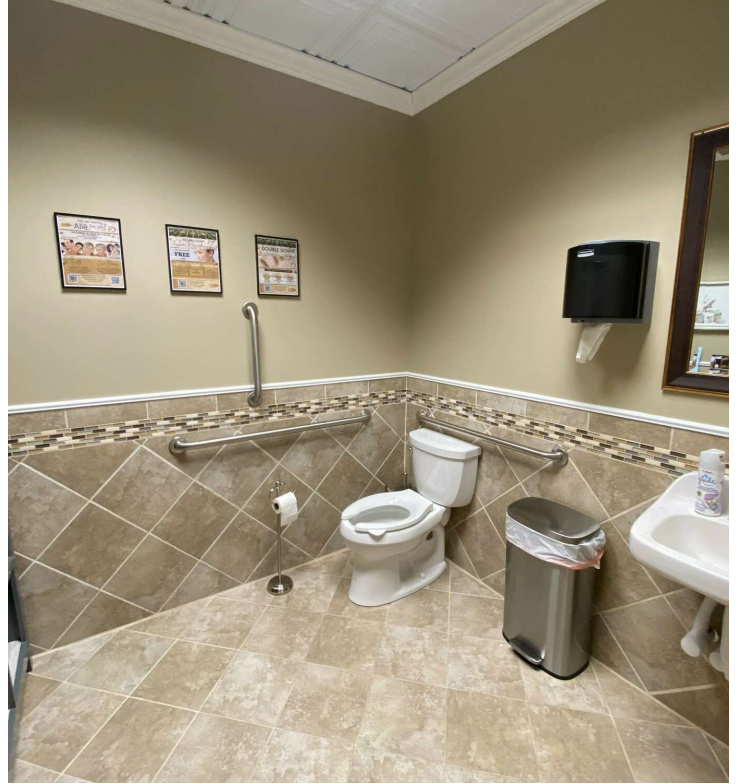
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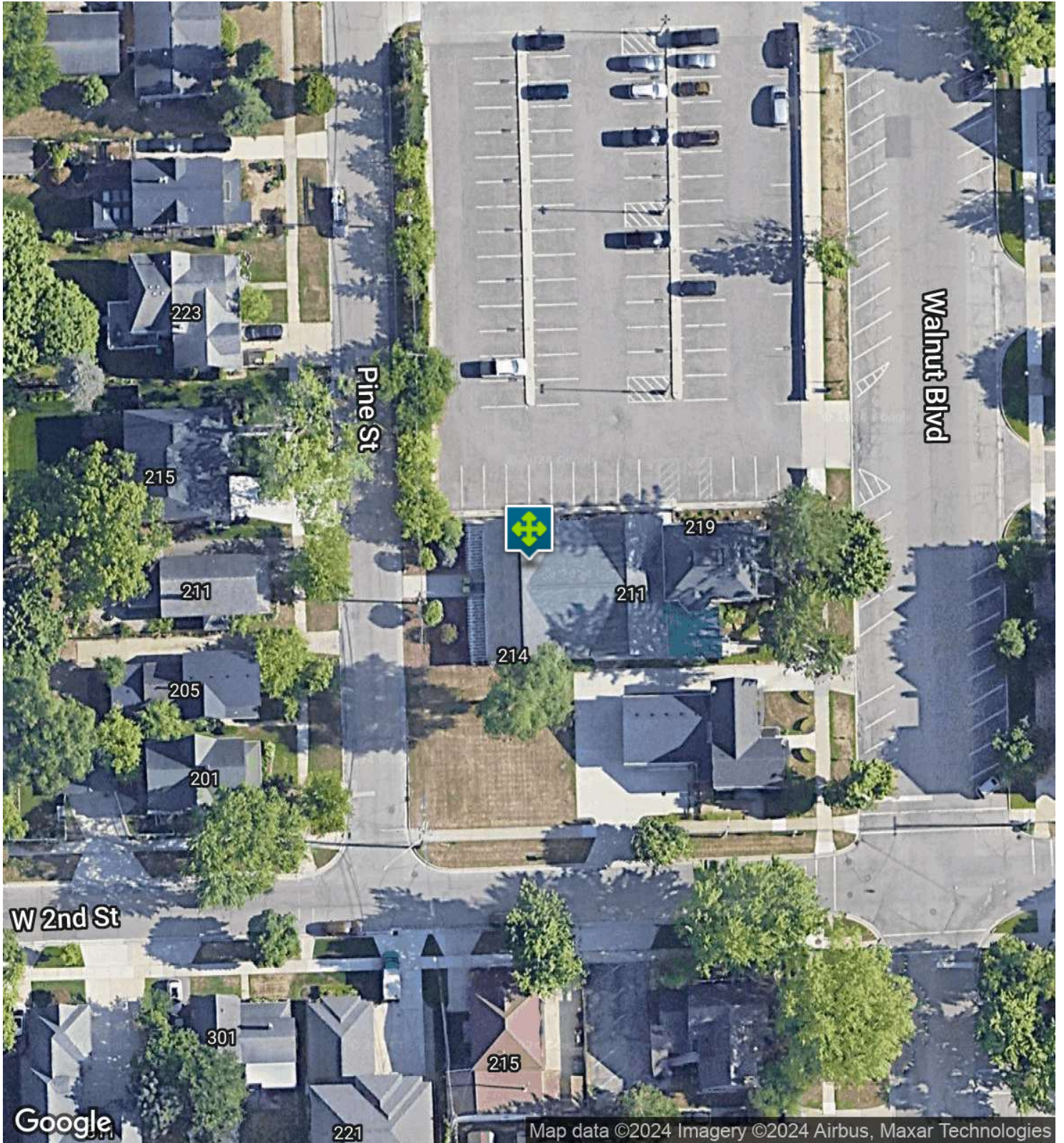
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ADDITIONAL PHOTOS



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AERIAL MAP



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RETAILER MAP



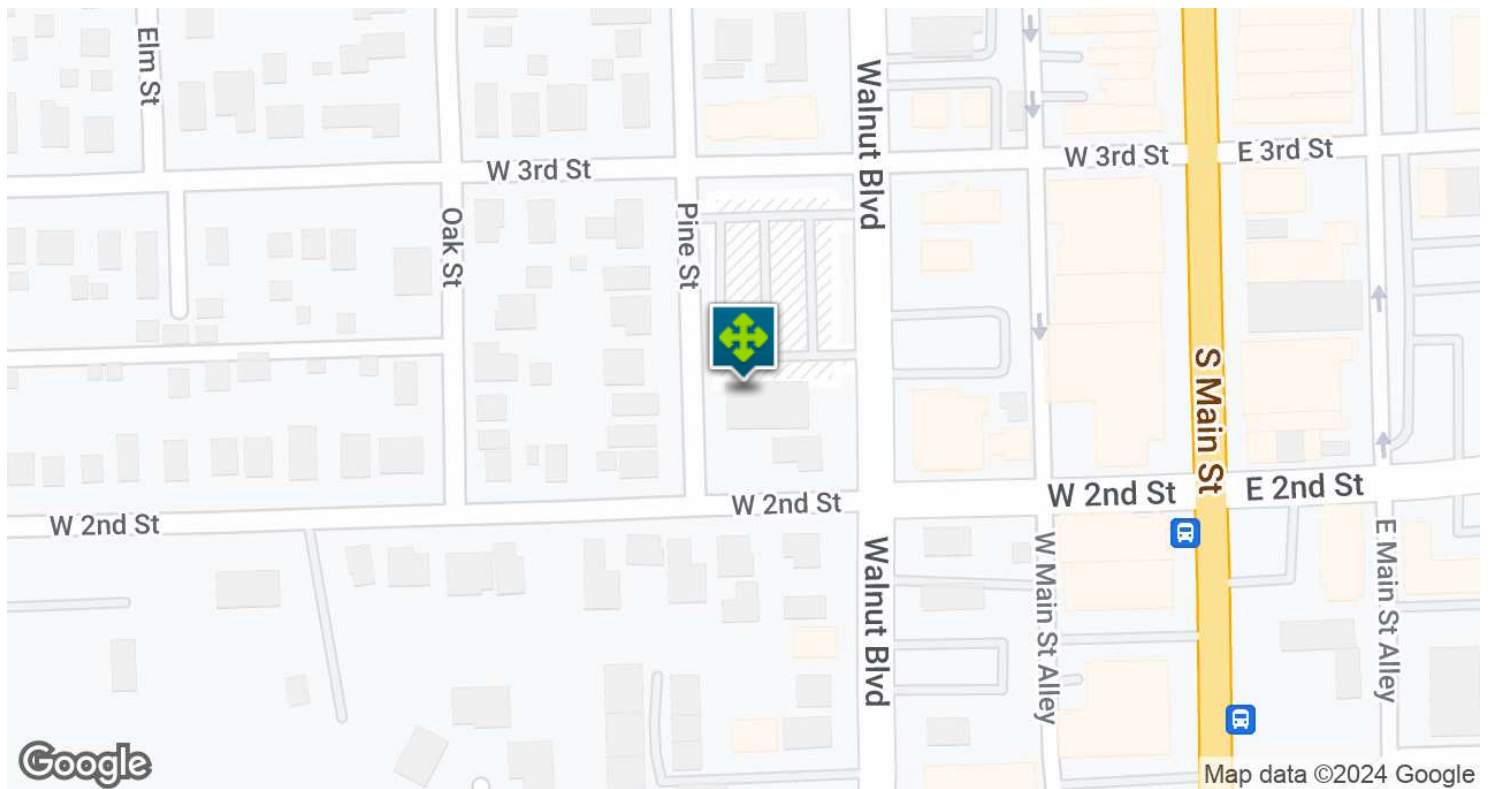
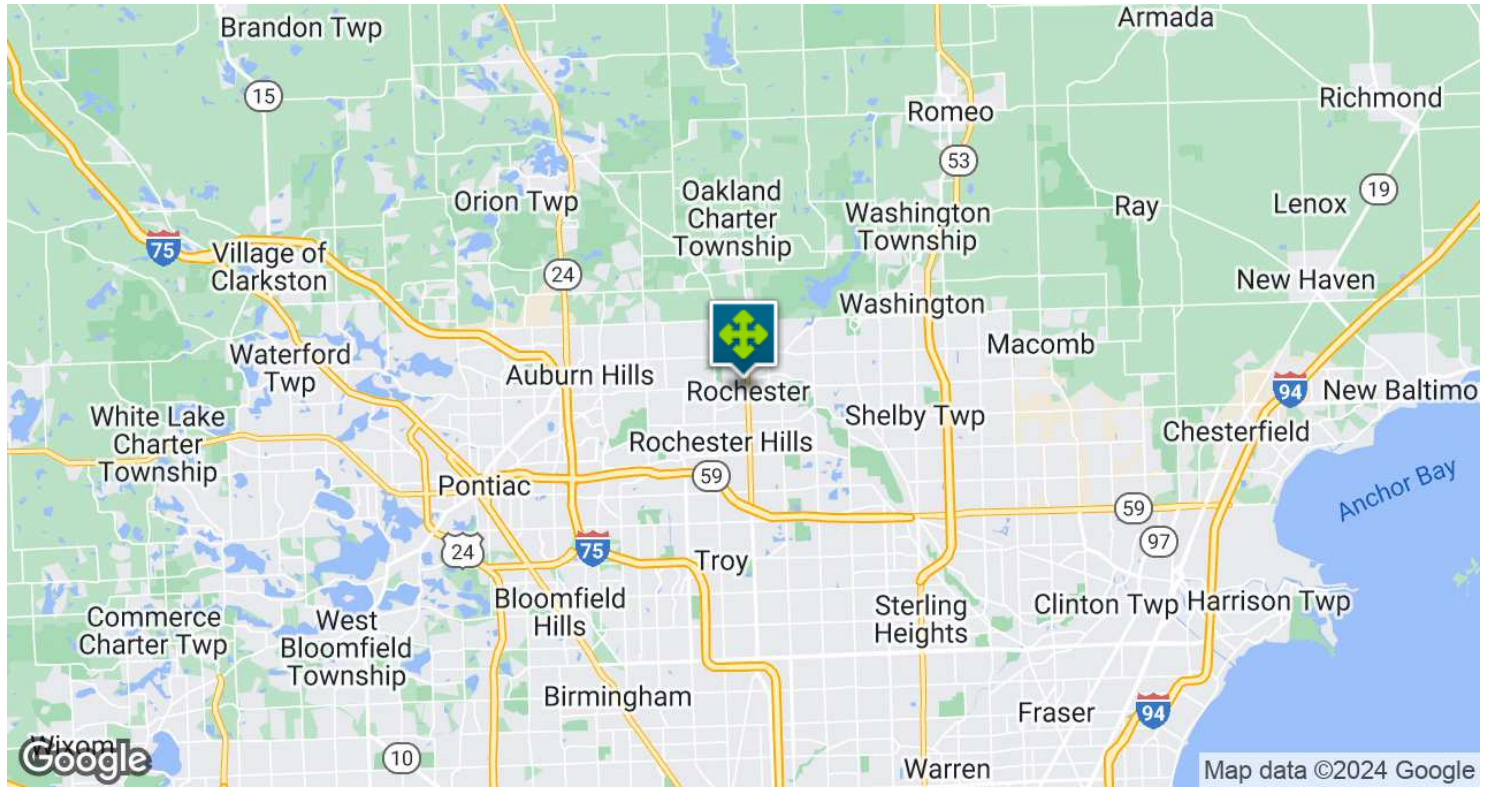
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LOCATION MAP



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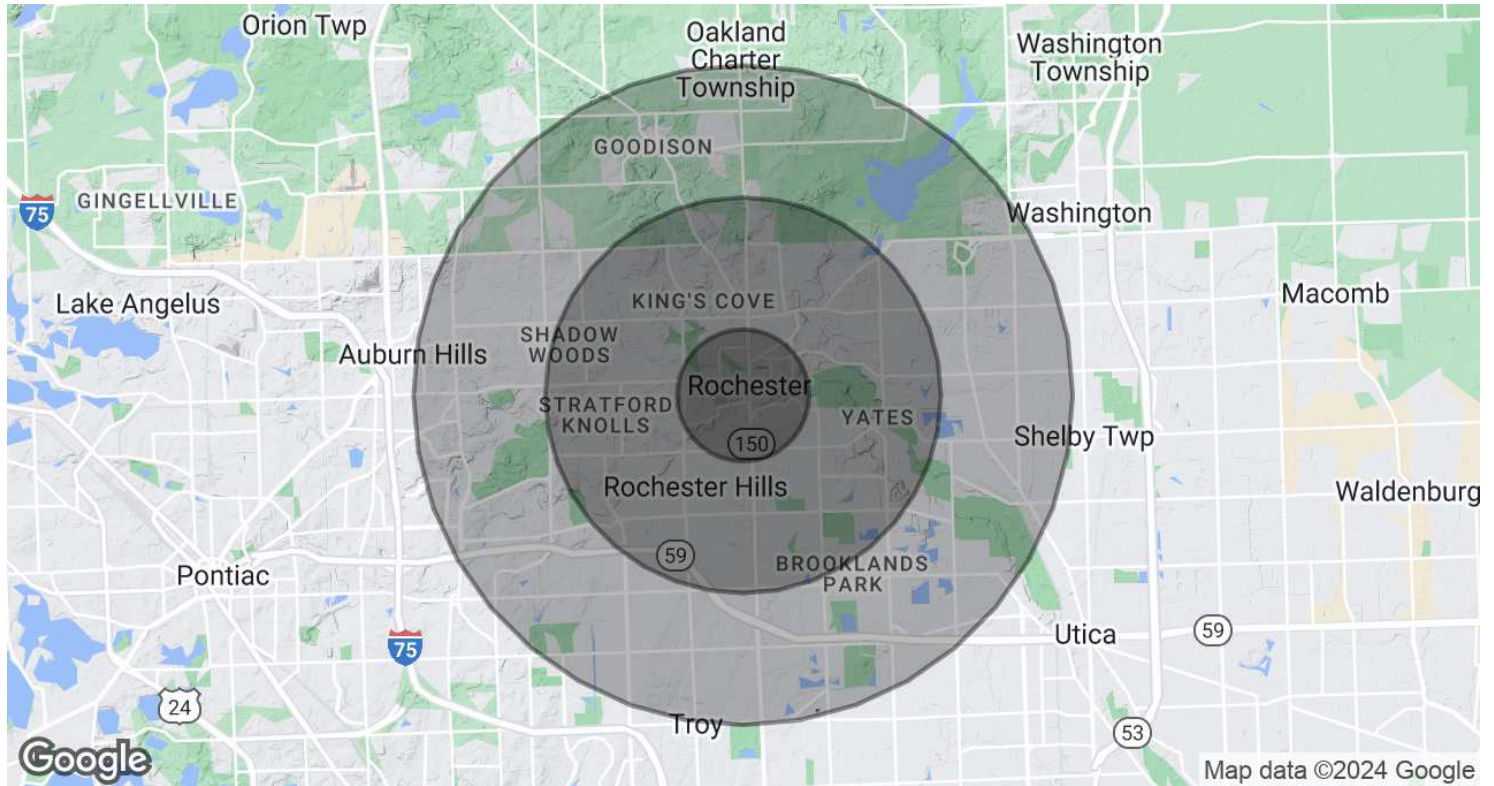
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,274	68,133	153,077
Average Age	39.3	42.4	42.2
Average Age (Male)	35.9	41.1	40.6
Average Age (Female)	42.1	43.3	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,968	28,547	63,217
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$94,480	\$117,138	\$118,008
Average House Value	\$300,095	\$302,589	\$293,470

2020 American Community Survey (ACS)



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CONTACT US



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