



Offered
Exclusively By

BROKERAGE TEAM

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Henry Ford Health System (Fitch: A+)

d/b/a Greenfield Health System - Greenfield Dialysis

Bloomfield Hills, Michigan

[Click here for more information & to download the full Offering Memorandum](#)



Subject Property

Northmarq is pleased to offer a single-tenant dialysis clinic located in Bloomfield Hills, Michigan, within the Lexus

Professional Building. The ±13,561 SF medical condo was purpose-built in 2008 and is positioned directly across from Trinity Health Oakland Hospital, a 497-bed community teaching hospital. The property benefits from strong visibility along Woodward Avenue and is supported by affluent demographics, with over 167,000 residents within five miles and average household income exceeding \$143,000. It is leased to Henry Ford Health System (HFH) d/b/a Greenfield Health System under a NNN lease with 1.5% annual rent increases. The tenant has operated at the site since 2008 and recently executed a 10-year lease extension through August 2035, with additional renewal options. HFH reported \$9.6 billion in revenue in 2024 and holds an A+ credit rating from Fitch, offering investors long-term, passive income backed by an investment-grade healthcare system in the Detroit MSA.



\$5,199,890

Offering Price



6.75%

Cap Rate