

OFFICE PROPERTY // FOR LEASE

3,000 - 12,000 SF OF PRIME MEDICAL/OFFICE SPACE ON ORCHARD LAKE RD

28511 ORCHARD LAKE RD

FARMINGTON HILLS, MI 48336



- 3,000 - 12,000 SF space that can be divided
- Former Rainbow Rehab facility
- Medical-ready layout with extensive ADA accessible features throughout
- Perfect opportunity for autism, rehab, physical therapy, etc
- Monument sign on high-traffic Orchard Lake Rd - 30,345 VPD
- Four entry doors and windows on all sides
- Professionally managed and maintained property
- New HVAC systems + parking lot replaced in 2025
- Strong area demographics: \$139,081 Average household income within 3 miles
- Surrounded by major retailers and business services with quick freeway access



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Corporate & Investment Real Estate

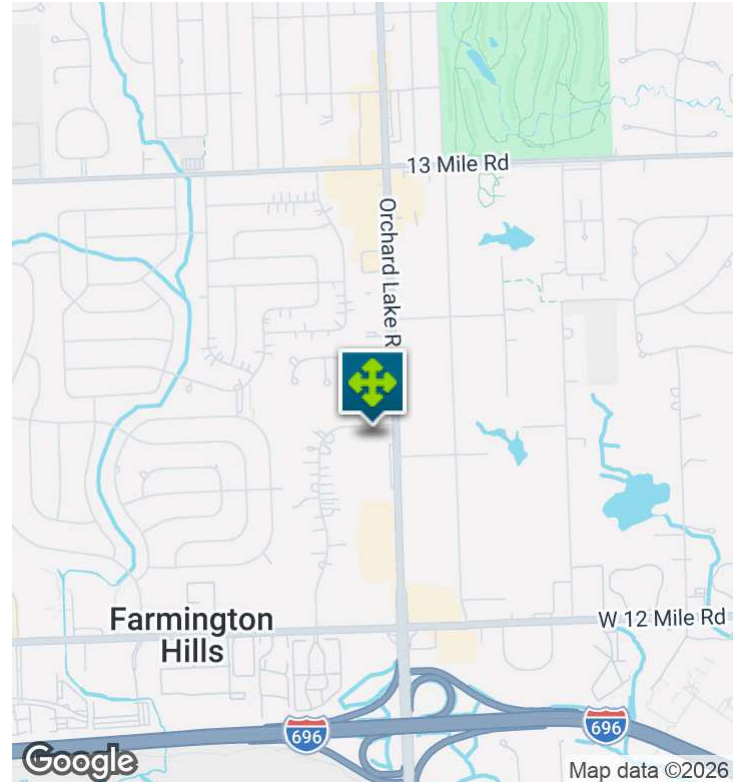
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Southfield, MI 48076
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pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate

**\$18.50 SF/YR
(GROSS PLUS
JANITORIAL &
UTILITIES)**

OFFERING SUMMARY

Building Size:	12,000 SF
Available SF:	3,000 - 12,000 SF
Lot Size:	2 Acres
Year Built:	1984
Renovated:	2019
Zoning:	OS-2
Market:	Detroit
Submarket:	Farmington/ Farmington Hills
Traffic Count:	30,345

PROPERTY OVERVIEW

Fully built-out former "Neuro Restorative/Rainbow Rehab" center. Easy to divide. Can be converted to Autism services, Rehab, Physical Therapy, Dialysis, and a variety of medical uses. This exceptional property offers immediate availability and a range of features designed to elevate your business. The building includes newly updated HVAC systems, a parking lot replaced in 2025, and is fully ADA accessible with no steps required to enter, ensuring convenience for patients, staff, and visitors.

With a commanding monument sign, four entry doors, and windows on all sides, this space provides excellent visibility, abundant natural light, and strong branding opportunities. Whether you're establishing a new presence or expanding operations, this versatile property presents a prime opportunity to create a lasting impression while accommodating a wide range of medical and professional business needs.

LOCATION OVERVIEW

Considered the "Main Street" of Farmington-West Bloomfield, this location offers a diverse array of amenities and attractions, making it ideal for medical tenants. With proximity to top-notch dining options, convenient shopping centers, and renowned medical facilities, the area effortlessly blends work and leisure. Enjoy easy access to I-696 and nearby points of interest such as the vibrant downtown district, leading hospitals, and recreational parks, enhancing the appeal of the location for professionals and patients alike. Located just minutes from major thoroughfares—including I-696 and M-5—this property provides exceptional convenience and regional connectivity.



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Dan Blugerman, CCIM SENIOR ASSOCIATE

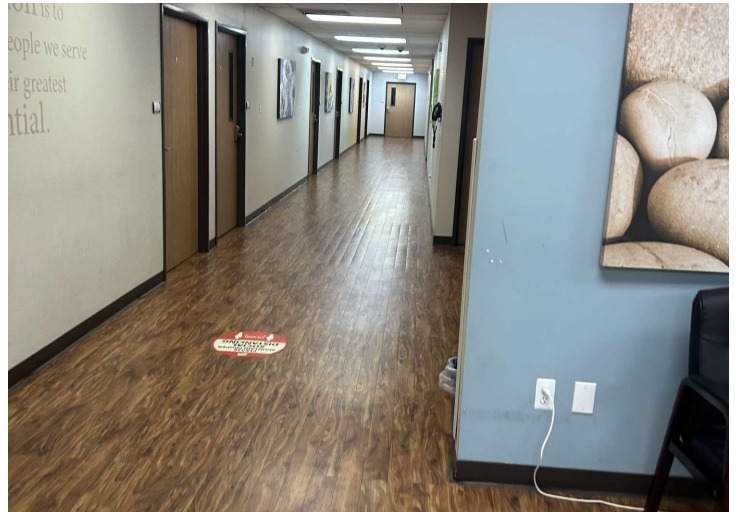
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ADDITIONAL PHOTOS



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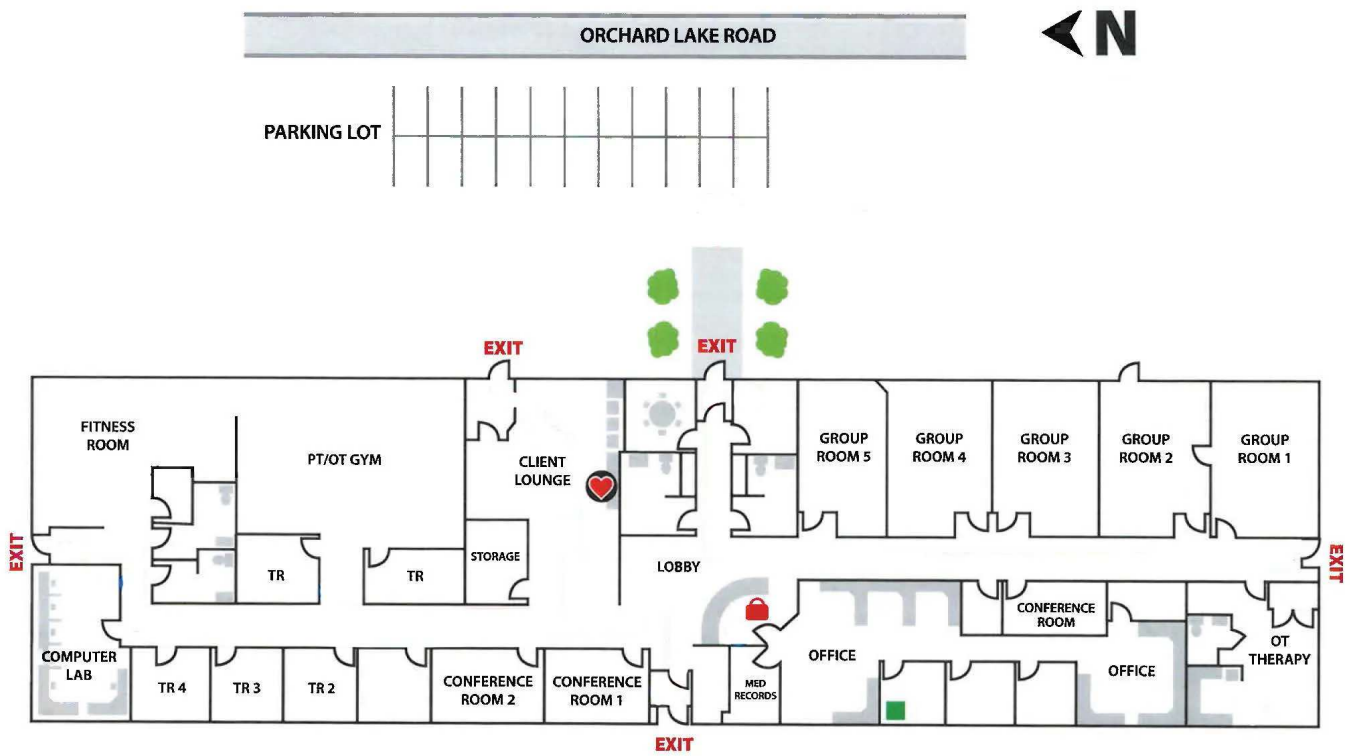
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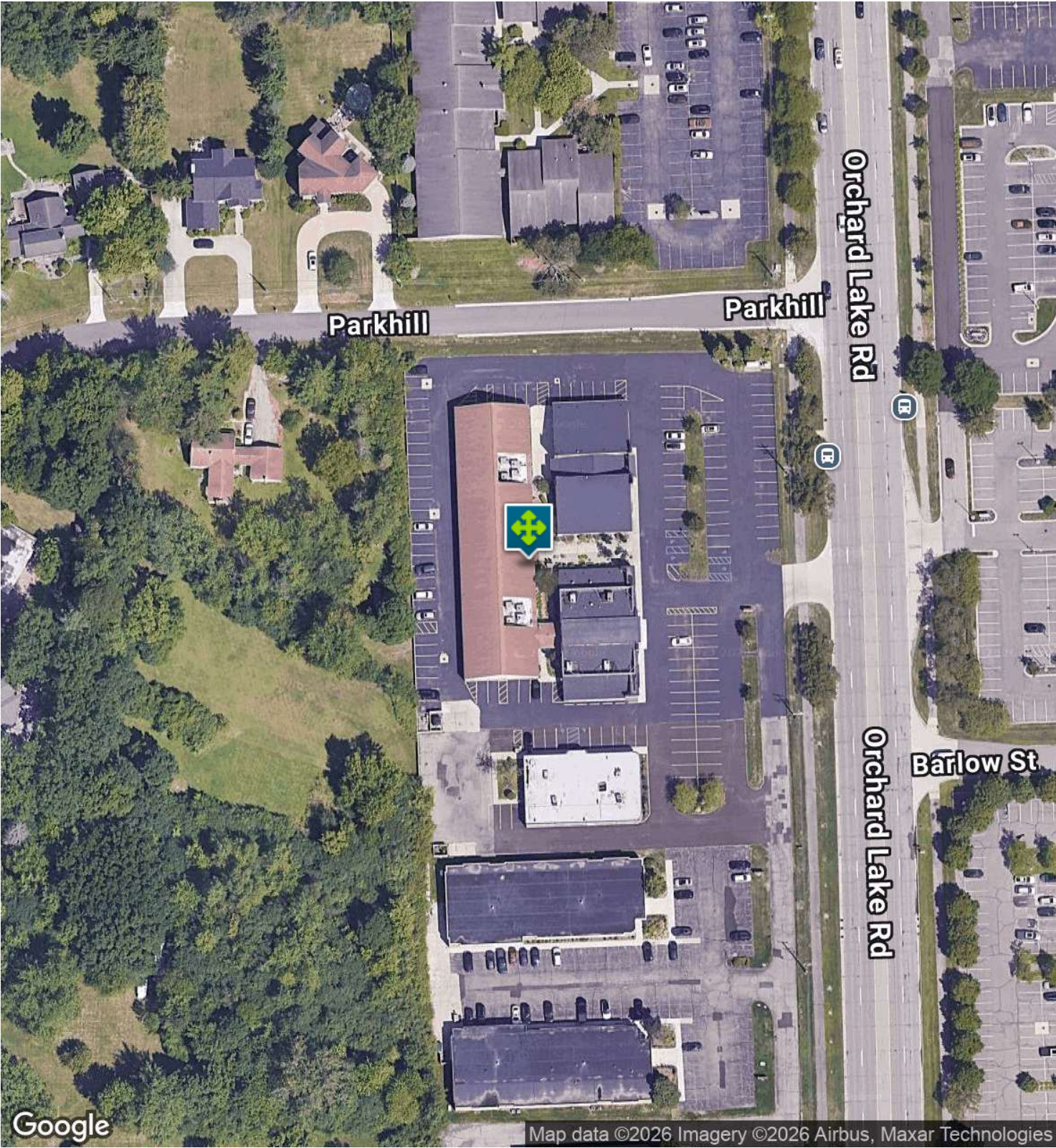
FLOOR PLANS



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AERIAL MAP



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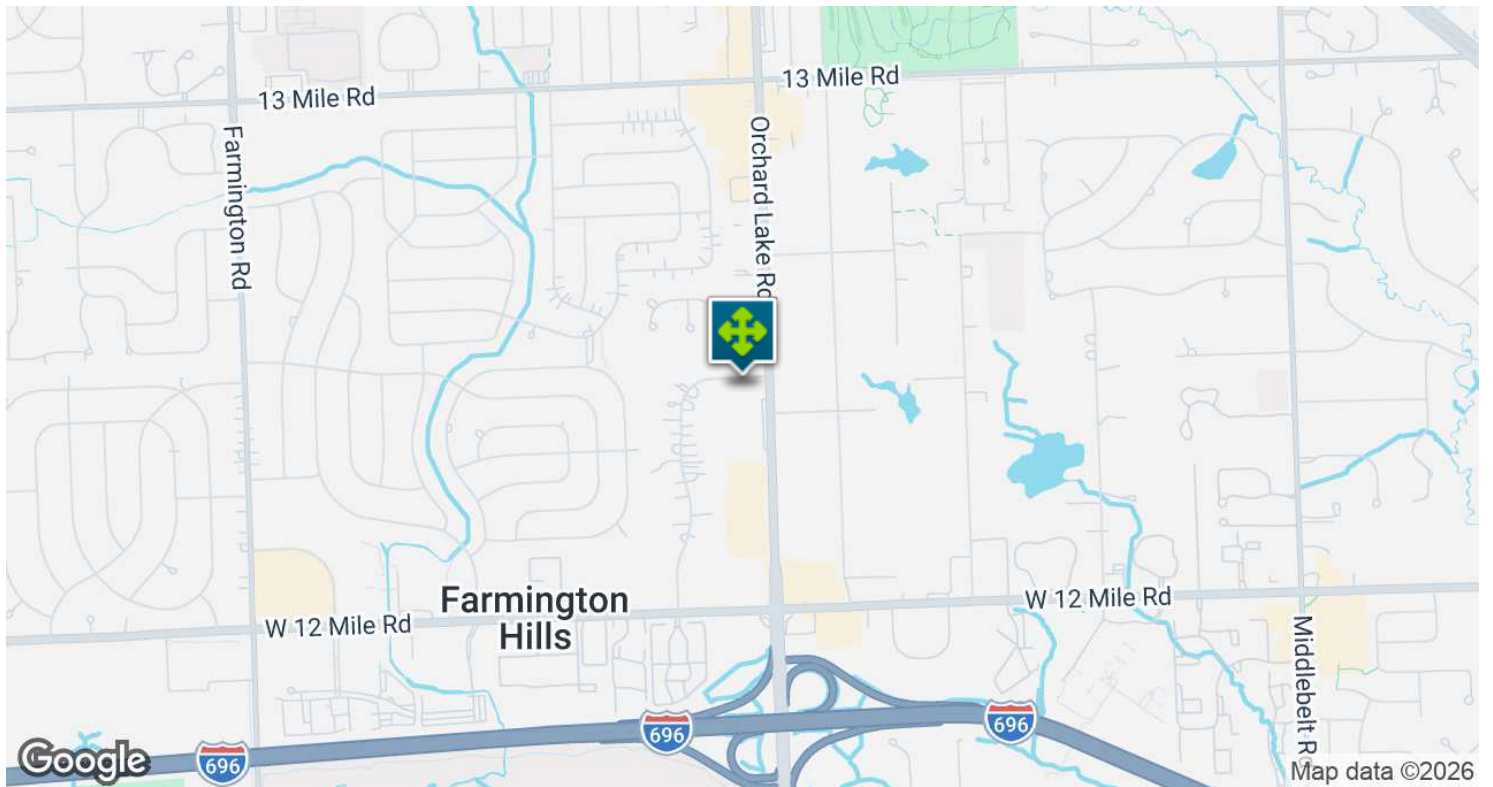
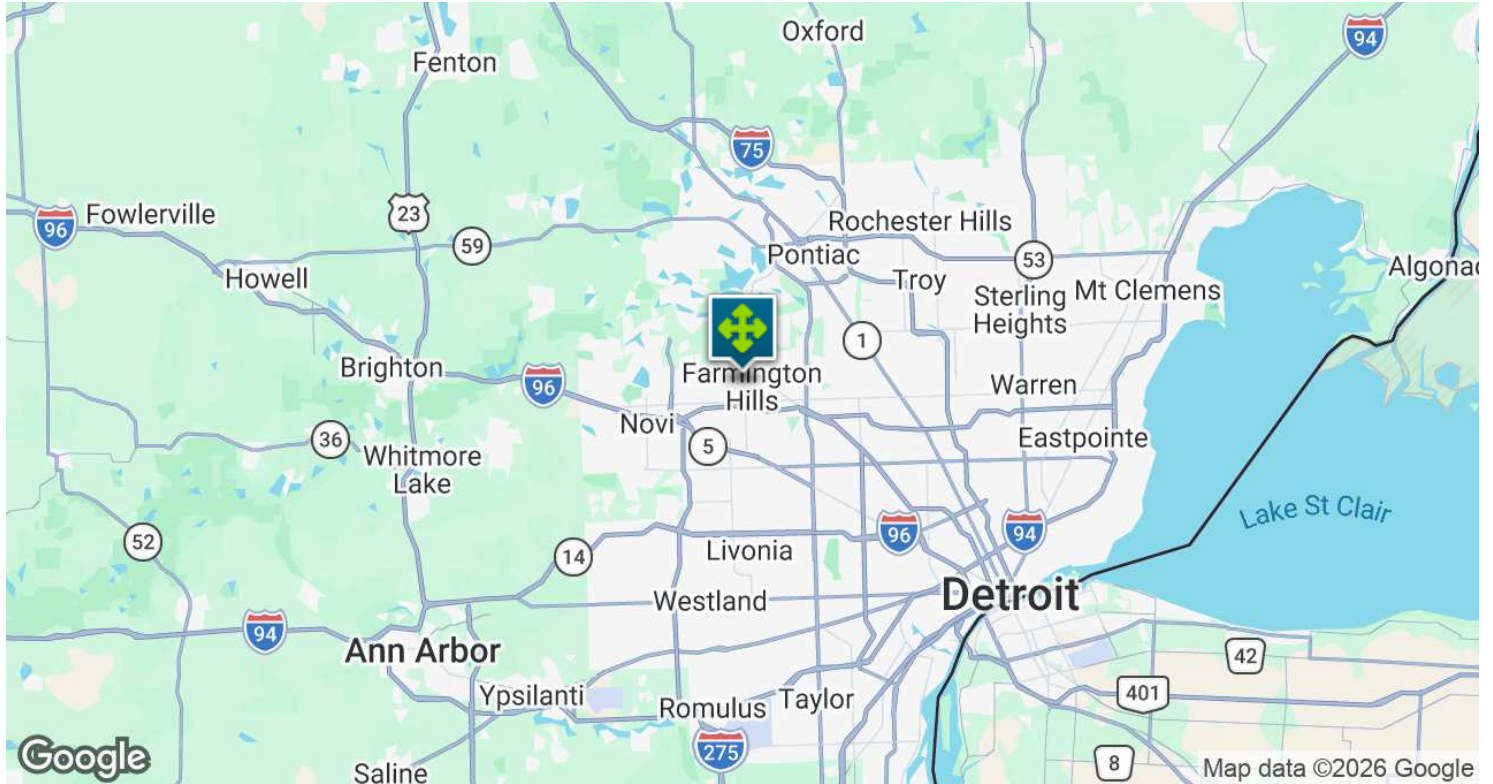
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RETAILER MAP



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LOCATION MAP



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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