

OAKWOOD

MEDICAL & PROFESSIONAL

811 Oakwood Drive
Rochester, MI 48307



Office/Medical Opportunity

*4 spaces available ranging from **1,209 RSF - 2,645± RSF***

*RSF (Rentable Square Feet)

FOR LEASE

PROPERTY HIGHLIGHTS



Description

Fully renovated exterior and common areas at Oakwood Medical & Professional Building. This property is uniquely positioned between Henry Ford Rochester Hospital & Downtown Rochester. Spaces ranging from 1,209± RSF to 2,645± RSF available in this recently refreshed medical building.

Key Features

- Revamped Interior/Exterior Common Areas
- Newly Designed Landscape Surroundings
- Free Rent & Tenant Improvement Allowance Available for Qualified Tenants
- Within Walking Distance to Henry Ford Rochester Hospital and Downtown Rochester

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	10,082	68,500	153,096
HOUSEHOLDS:	4,855	28,368	61,864
AVG. HOUSEHOLD INCOME:	\$127,706	\$159,042	\$159,196
DAYTIME POPULATION:	14,237	43,630	117,713

SUITE	SIZE	MONTHLY RENT
1st Floor		
101	1,347 ± RSF	\$2,395
SUITE 101 Recently Renovated		
2nd Floor		
201	2,645 ± RSF	\$4,295
SUITE 201 Recently Renovated		
202	1,209 ± RSF	\$2,295
SUITE 202 Recently Renovated		
3rd Floor		
301 & 302	2,643 ± RSF	\$3,750

* Monthly Rent reflects a gross figure plus utilities, RSF (Rentable Square Feet)

Local Trade Area



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FLOOR PLAN - 1st Floor

Suite 102 & 103 - 2,323 ± RSF
Flourishing Lives

Suite 101 - 1,347 ± RSF

AVAILABLE
Recently Renovated



Suite 106 - 312 ± RSF
Theodore Roumell, MD

Suite 105 - 722 ± RSF
**Just Posh Massage
& Esthetics**

Suite 104 - 639 ± RSF
**Lightbulb Moments
Counseling**



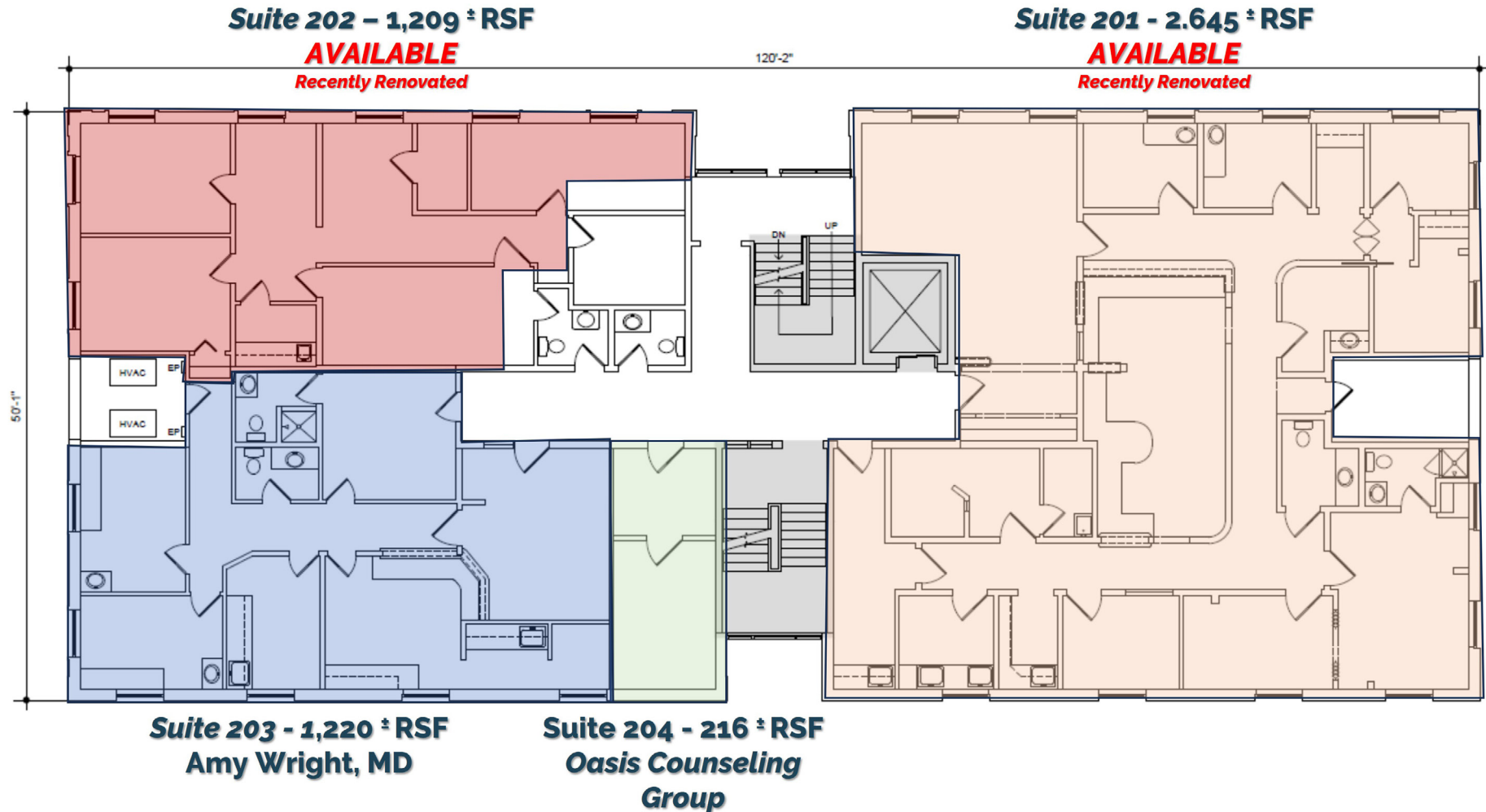
EXISTING 1ST FLOOR PLAN
811 OAKWOOD DR, ROCHESTER, MI

SCALE: 1/8" = 1'-0"

PREPARED BY METRO CAD GROUP

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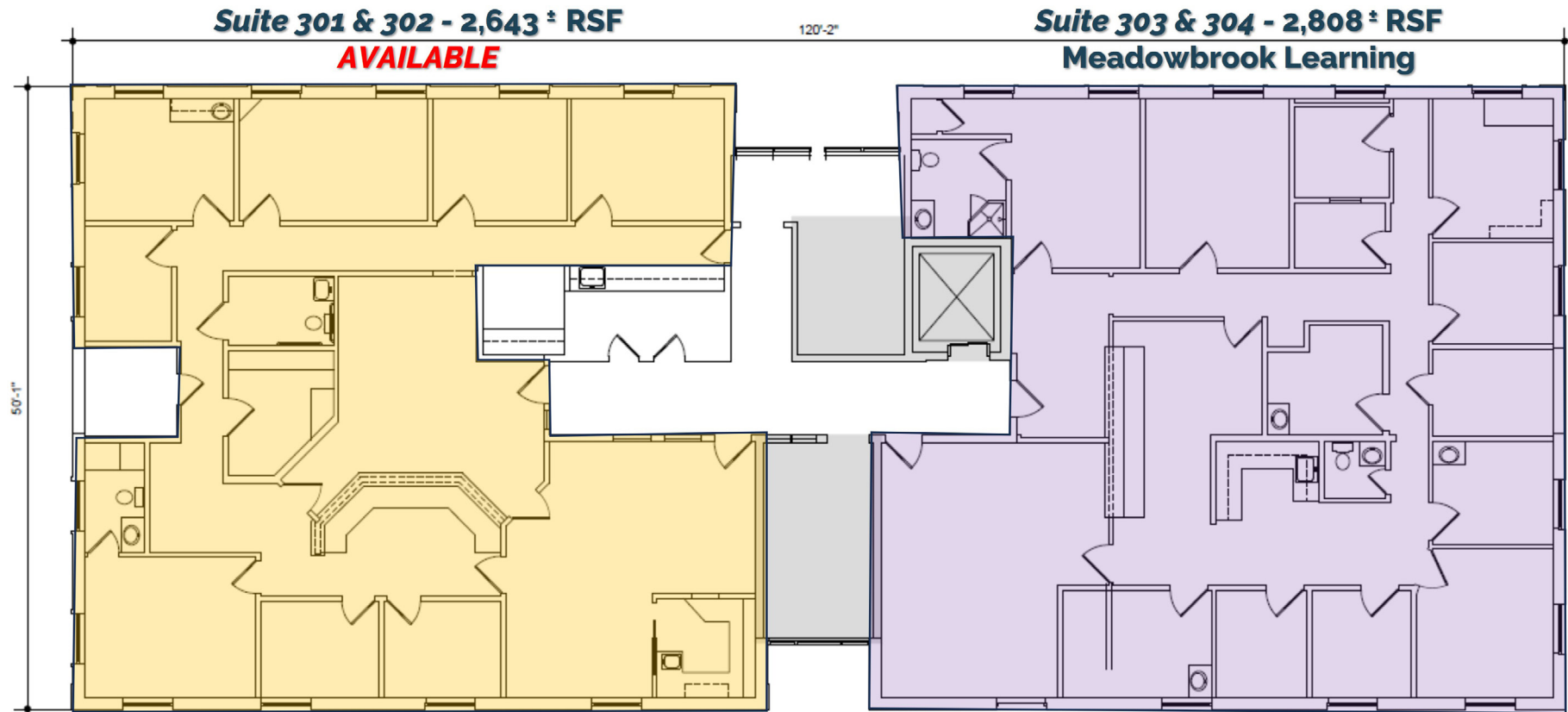
FLOOR PLAN - 2nd Floor



EXISTING 2ND FLOOR PLAN
811 OAKWOOD DR, ROCHESTER, MI

SCALE: 1/8" = 1'-0"

FLOOR PLAN - 3rd Floor



EXISTING 3RD FLOOR PLAN
811 OAKWOOD DR, ROCHESTER, MI

SCALE: 1/8" = 1'-0"

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PHOTOS

OAKWOOD *Medical & Professional*



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