

OFFICE PROPERTY FOR LEASE

Medical Suites Available up to 2,176 SF at Maple & Orchard Lake

6177 ORCHARD LAKE RD
WEST BLOOMFIELD, MI 48322



1,231 - 2,176 SF available

Attractive layouts with multiple exam rooms

Two miles from Henry Ford West Bloomfield
Hospital

Abundant parking



P.A. COMMERCIAL
Corporate & Investment Real Estate

PINE ORCHARD PROFESSIONAL

6177 ORCHARD LAKE RD, WEST BLOOMFIELD, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,231 - 2,176 SF
Building Size:	14,326 SF
Lease Rate:	Negotiable
Zoning:	BI
Year Built:	1983
Lot Size:	1.22 Acres
Market:	Detroit
Submarket:	Bloomfield West
Traffic Count:	30,000

PROPERTY OVERVIEW

Attractive medical, dental, and office suites are available within Pine Orchard Professional Building. All available suites have great floor plans with abundant exam rooms, laboratory, and break room space. Neighboring tenants include dentistry, orthodontics, facial surgery, and prosthodontists services. This is an excellent opportunity to bring your business to this well-maintained professional building in the heart of West Bloomfield!

LOCATION OVERVIEW

Conveniently located just two miles northeast from Henry Ford West Bloomfield Hospital. High traffic location with great visibility at the corridor of Maple Rd and Orchard Lake Rd, in the affluent community of West Bloomfield. The abundant amount of surrounding amenities, retail, and restaurants help serve this growing community.

PROPERTY HIGHLIGHTS

- 1,231 - 2,176 SF available
- Attractive layouts w/ multiple exam rooms
- Two miles from Henry Ford West Bloomfield Hospital
- Abundant parking
- Other tenants include successful dental/medical practices

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// AVAILABLE SPACES

LEASE TYPE | Gross + Utilities; Gross + Utilities**TOTAL SPACE** | 1,231 - 2,176 SF**LEASE TERM** | Negotiable**LEASE RATE** | Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6177 Orchard Lake Rd, Suite 100	Available	2,176 SF	Gross + Utilities	Negotiable
6177 Orchard Lake Rd, Suite 220	Available	1,231 SF	Gross + Utilities	Negotiable

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// ADDITIONAL PHOTOS



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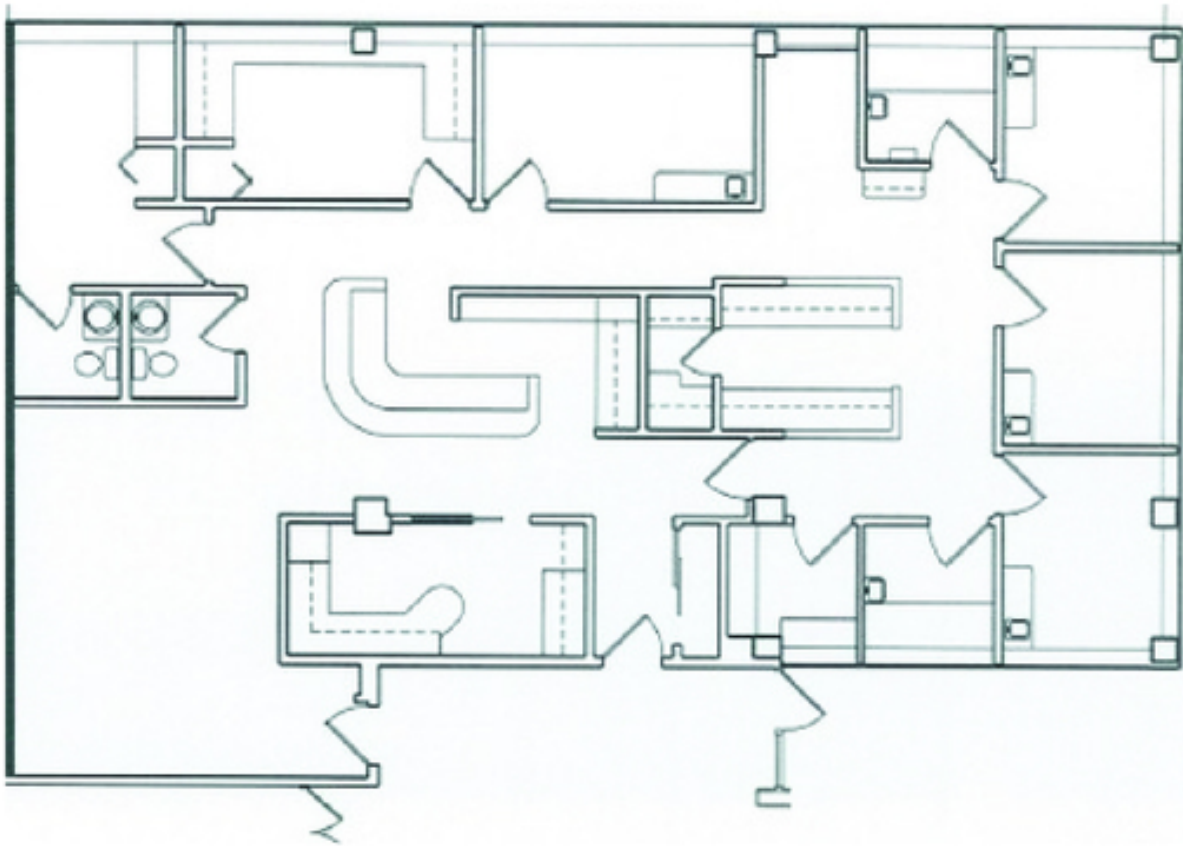
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// FLOOR PLANS



Suite 100

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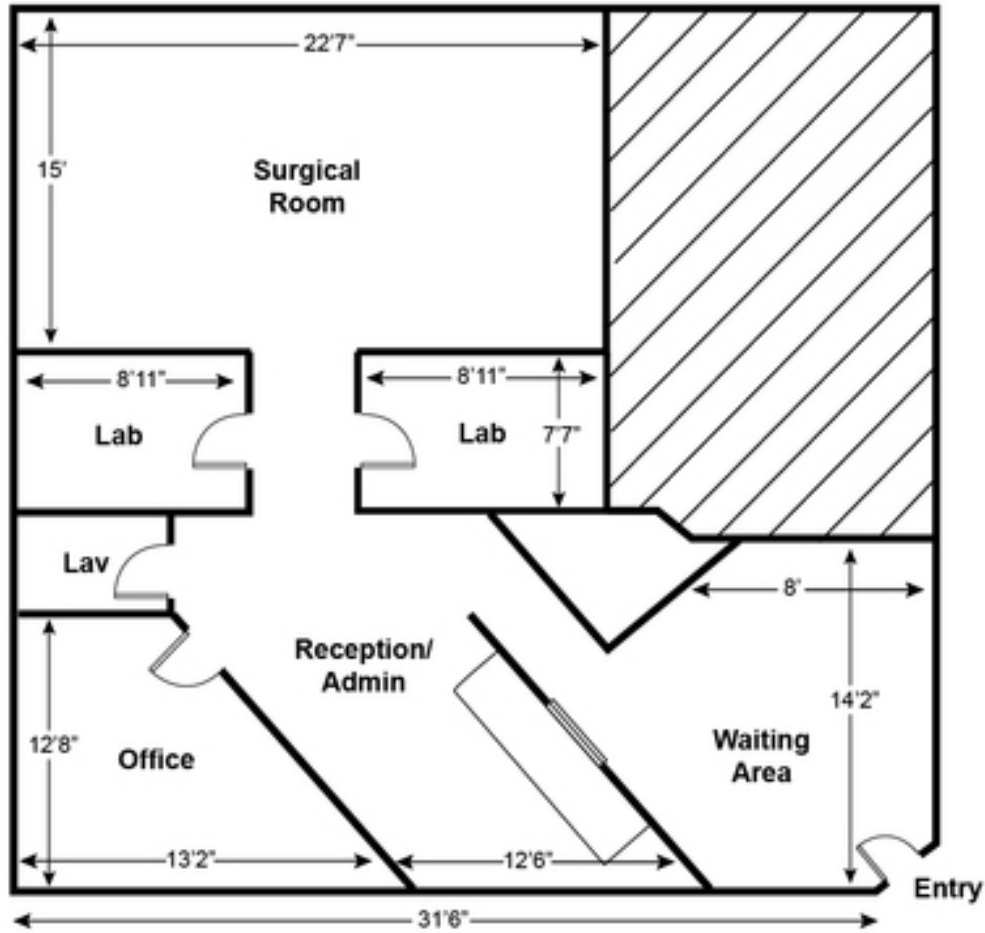
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// FLOOR PLANS



Suite 220

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// RETAILER MAP



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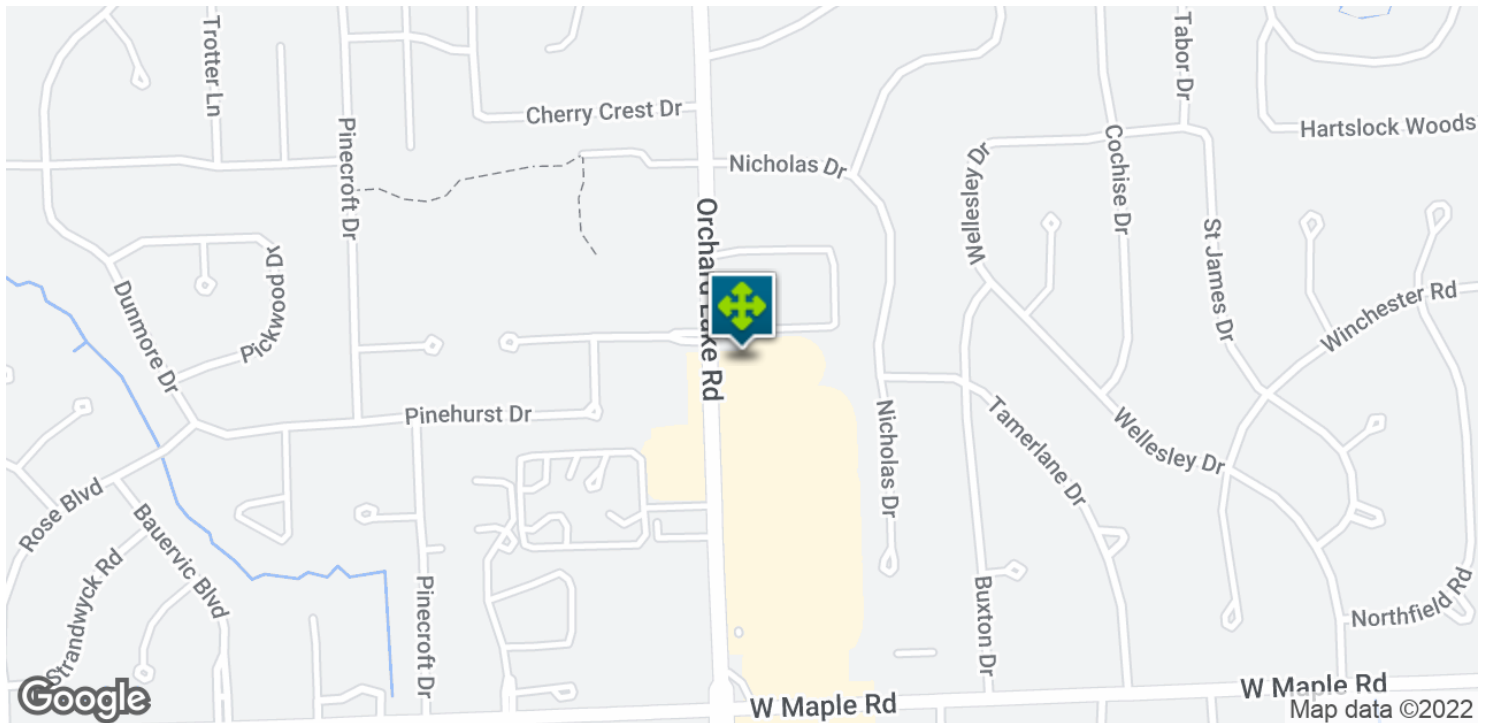
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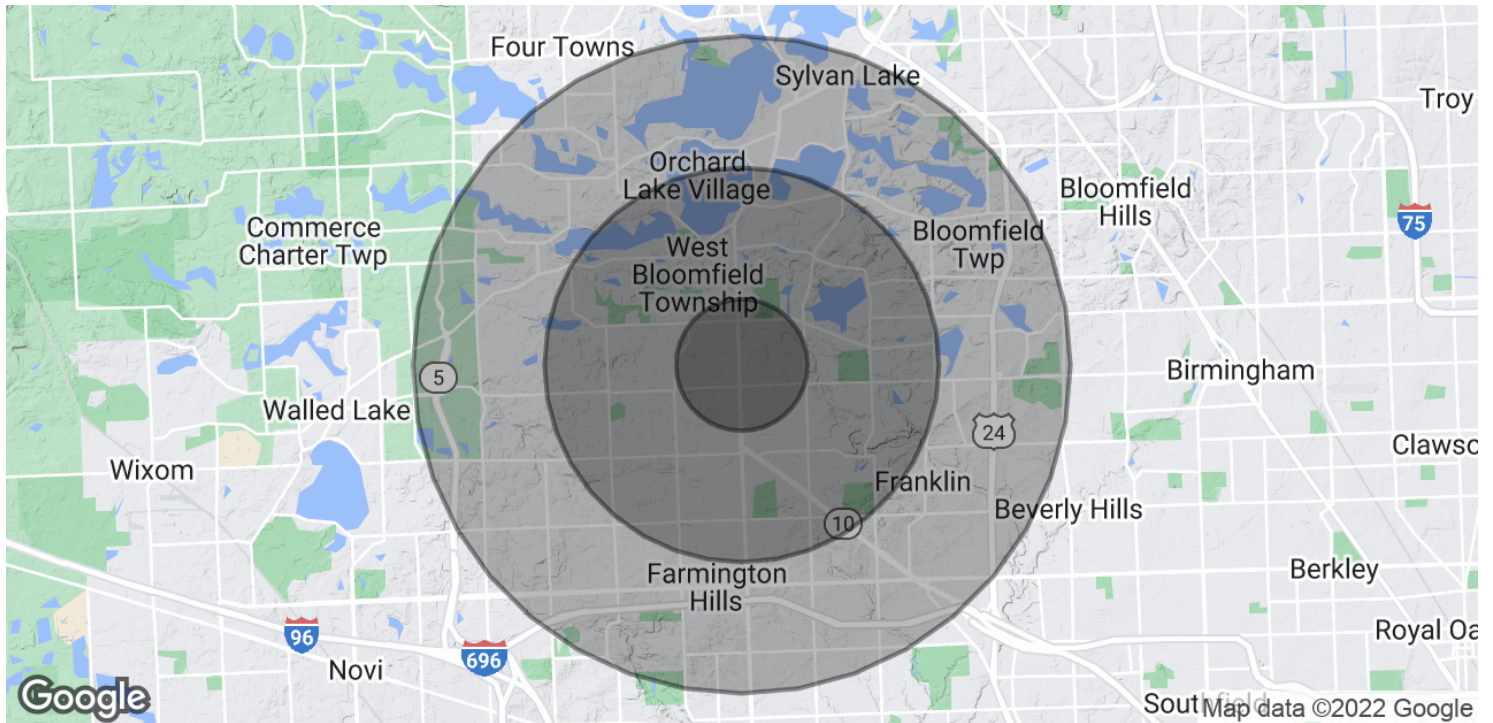


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// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,242	59,928	151,488
Average Age	43.3	44.2	43.8
Average Age (Male)	42.5	43.3	42.9
Average Age (Female)	44.4	45.0	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,987	22,482	58,293
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$127,001	\$123,862	\$125,637
Average House Value	\$328,314	\$332,719	\$325,131

* Demographic data derived from 2020 ACS - US Census

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