

FOR LEASE > MEDICAL OFFICE

# BALD MOUNTAIN MEDICAL COMPLEX

1375 S. LAPEER ROAD | LAKE ORION, MI



## CLASS-A MEDICAL FACILITY

### > PROPERTY HIGHLIGHTS

- Up to 12,416 SF Available Immediately
- Suites Ranging From 737 to 6,655 SF
- Located On Heavily Traveled Lapeer Road
- Easy, Patient-Centric Access With Covered Drop-Off Area
- Join a Diverse Tenant Base Including Pediatrics, Physical Therapy, Urgent Care and Imaging

#### COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

#### For More Information Call:

**GARY P. GROCHOWSKI, SIOR**

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**BRYAN BARNAS**

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[colliers.com/detroit](http://colliers.com/detroit)



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## > PROPERTY PHOTOS



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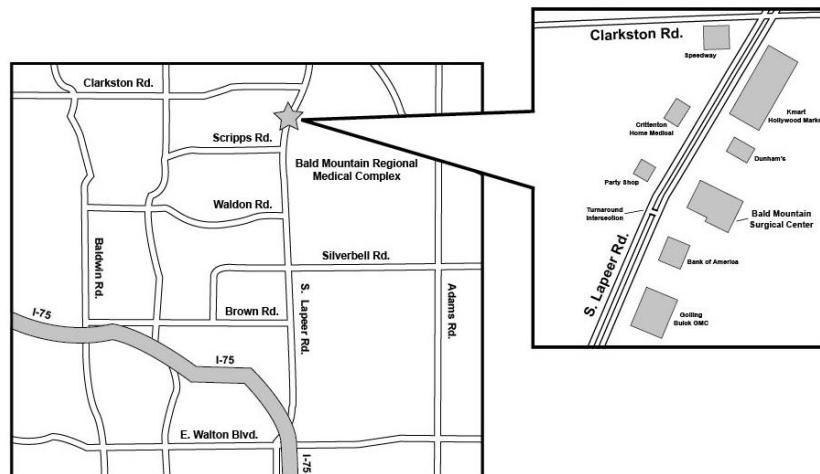
## BALD MOUNTAIN MEDICAL COMPLEX

1375 S. LAPEER ROAD  
LAKE ORION, MI

- Class A Medical Complex
- Easy Patient-Centric Access
- Covered Drop-Off Area
- Diverse Tenant Base



SUITE NO.	SPACE AVAILABLE (SF)	LEASE RATE (\$/SF)	OCCUPANCY
Suite 102	737	\$22.75/SF NNN	Immediate
Suite 200	4,367	\$22.75/SF NNN	Immediate
Suite 202	2,288	\$22.75/SF NNN	Immediate
Suite 200 / 202	6,655	\$22.75/SF NNN	Immediate
Suite 205	5,024	\$22.75/SF NNN	Immediate



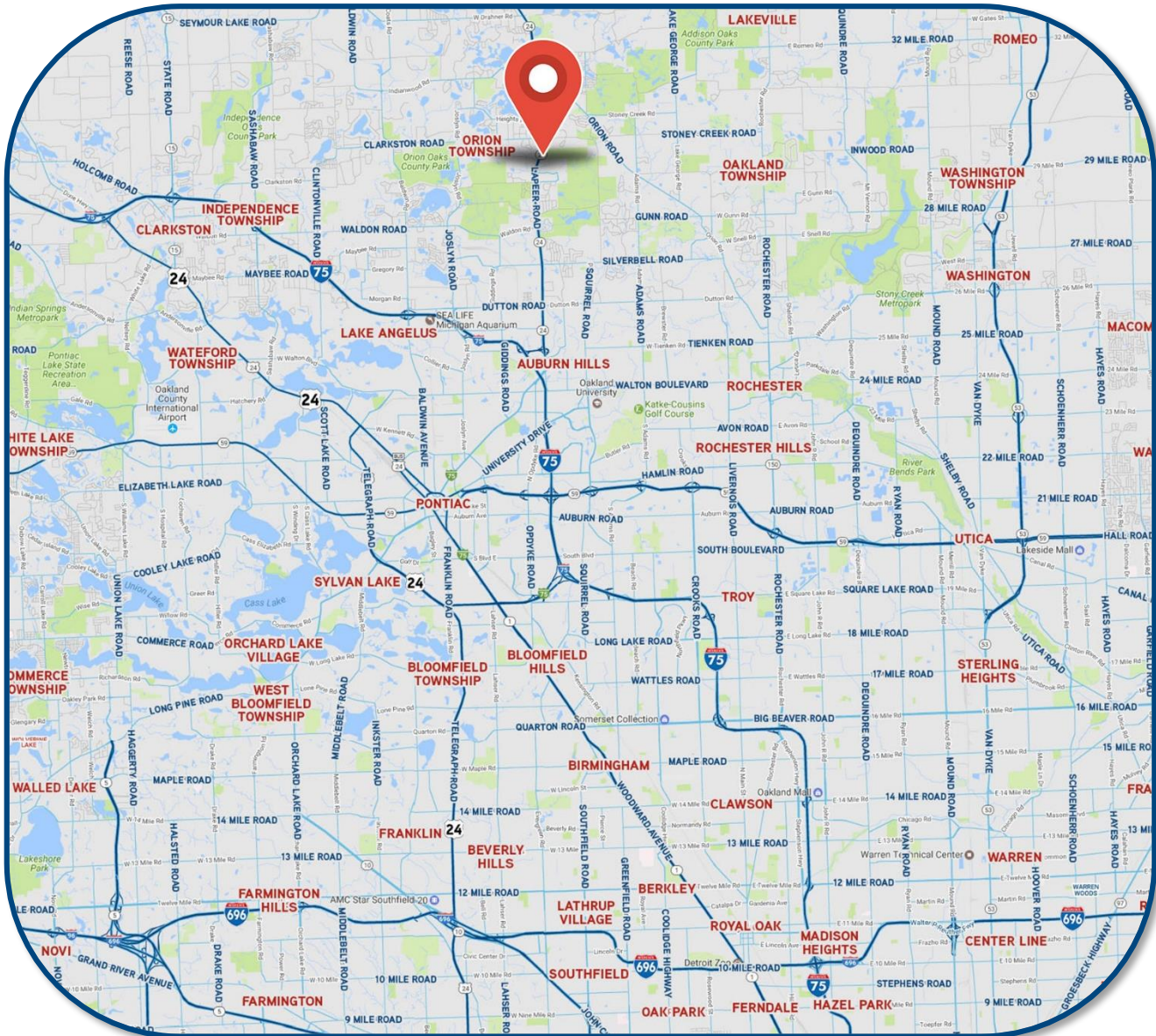
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# BALD MOUNTAIN MEDICAL COMPLEX

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## > LOCATION MAP



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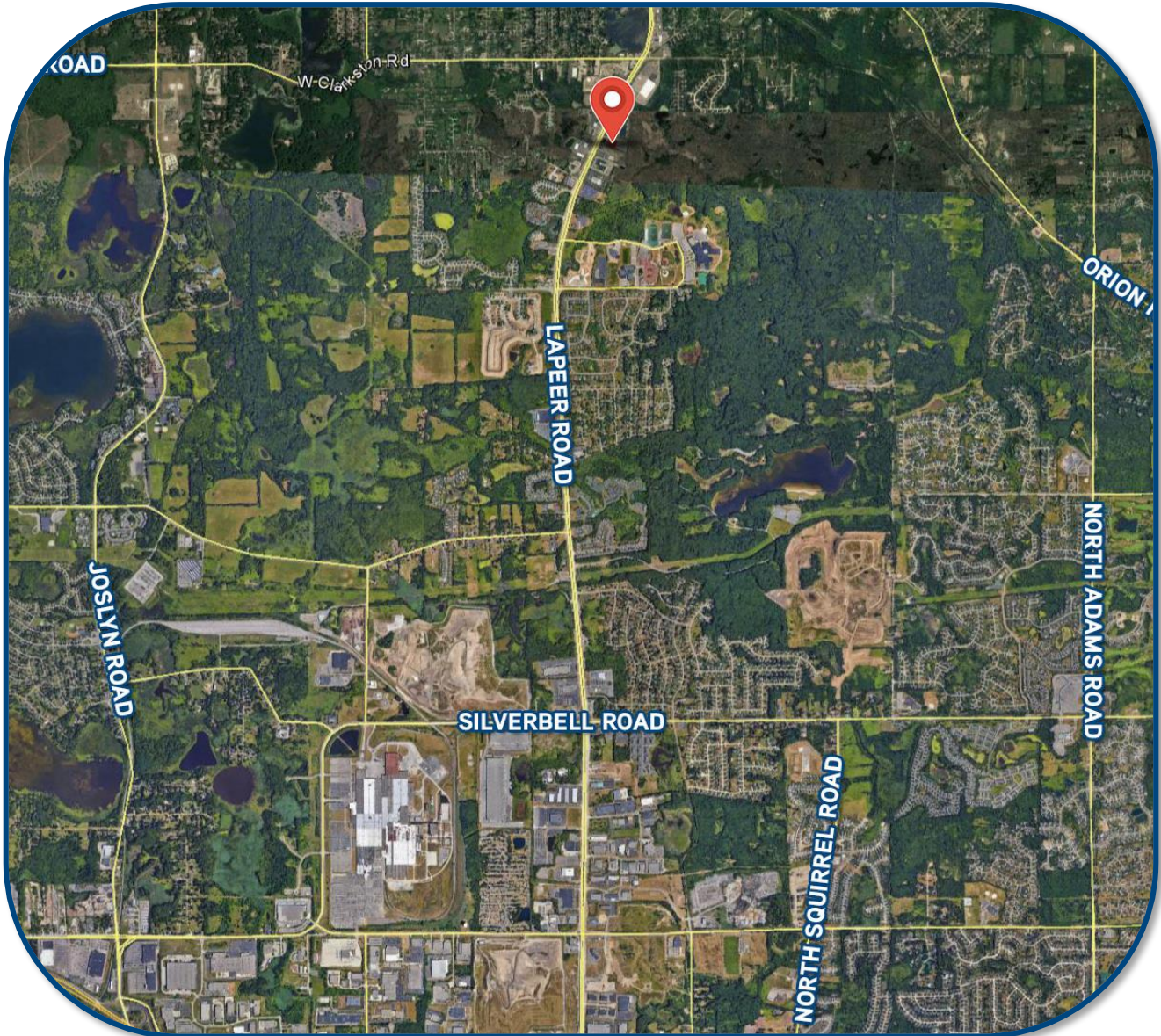
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## > AERIAL MAP



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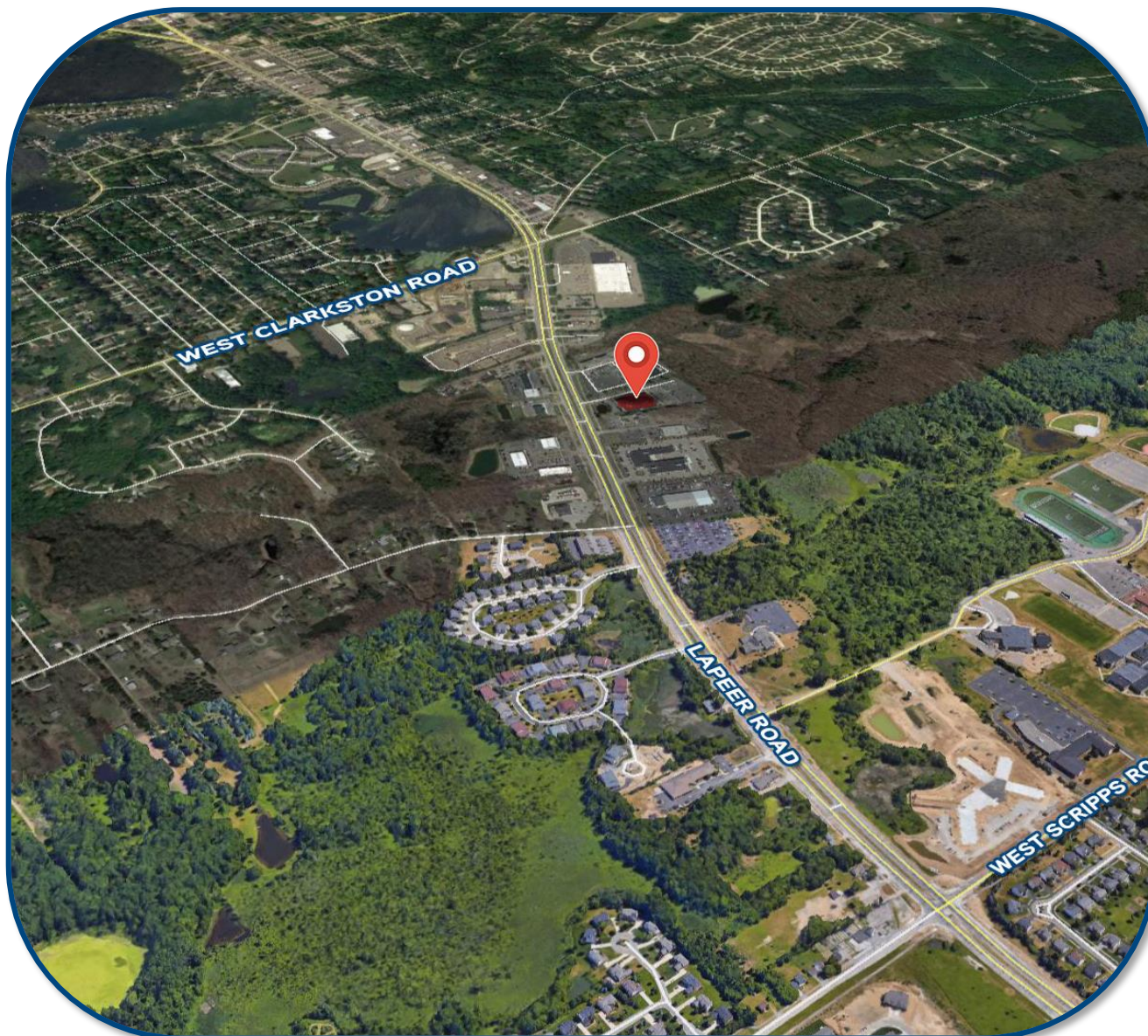
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## > BIRD'S EYE VIEW



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# Office Availability

## For Lease

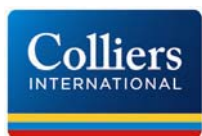
### Bald Mountain Medical Complex



1375 S. Lapeer Road  
Lake Orion, MI 48360

Sale Price:	NFS
Lease Rate :	\$22.75 NNN
Gross Sq Ft:	58,995
Vacant Sq Ft:	12,416
Min Available Sq Ft:	737
Max Contiguous Sq Ft:	6,655
% Occupied:	79%
Date Built/Rehab:	2003 /
T I Allowance:	TBD
Pass Thrus:	TBD
Property Taxes/Year:	
Parking:	247 Spaces

#### For more information, contact:



#### Gary Grochowski, SIOR

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#### Bryan Barnas

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**(248) 540-1000**

2 Corporate Drive  
Suite 300  
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248 540 1000

400 E. Washington St.  
Ann Arbor, MI 48104  
734 994 3100

County: Oakland

Crossroads: South of E. Clarkston; North of E. Scripps

- Up to 12,416 SF Available Immediately
- Suites Ranging From 737 to 6,655 SF
- Located On Heavily Traveled Lapeer Road
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Site Status: Existing

Acres: 6.39

Zoning: RB = Restricted Business

Sub-Type: Medical

Floors: 2

Basement:

Class: A

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