

# NORTHWESTERN MEDICAL CENTER

29275 NORTHWESTERN HIGHWAY | SOUTHFIELD, MI 48034

Medical/Office Building For Sale



## PROPERTY HIGHLIGHTS

- ± 29,026 SF medical office building for sale
- Equipped with a rare mobile MRI portal & enclosure
- Excellent user/investor opportunity with up to 13,944 RSF of contiguous space available on the first floor
- Well-maintained property, attractively priced well below replacement cost
- Vacancies have extensive medical buildouts and separately metered utilities
- Exterior signage with excellent visibility along Northwestern Highway
- Outstanding location with convenient access to 12 Mile, Franklin, and Telegraph Roads, as well as I-696
- Densely populated trade area with more than 189K residents within a 5-mile radius



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## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Sale Price:    | \$3,700,000           |
| Price/SF:      | \$127.47              |
| Occupancy:     | 37%                   |
| Parcel:        | 76-24-07-351-013      |
| Zoning:        | B-3, General Business |
| Year Built:    | 1984                  |
| Land Size:     | 2.03 Acres            |
| Building Size: | 29,026 SF             |
| Parking:       | ± 116                 |

## TAXES

|              |             |
|--------------|-------------|
| Winter 2025: | \$19,316.34 |
| Summer 2026: | \$55,326.24 |
| Total:       | \$74,642.58 |

## CONSTRUCTION DETAIL

|                    |                                                                                      |
|--------------------|--------------------------------------------------------------------------------------|
| Construction:      | Steel frame with concrete block and masonry walls:                                   |
| Foundation:        | Reinforced concrete foundation; 4" poured concrete floors                            |
| Windows:           | Windows are fixed-pane style in aluminum frames                                      |
| Roof:              | Fully adhered EPDM membrane                                                          |
| Interior Finishes: | Carpet, vinyl, and ceramic tile floor coverings; painted and papered sheetrock walls |
| Electrical & HVAC: | Adequate electrical and HVAC and typical complement of electrical outlets/switches   |
| Plumbing:          | Copper or CPVC supply lines, CPVC waste/vent lines, porcelain fixtures               |
| Utilities:         | Separate meters for exterior and interior                                            |
| Restrooms:         | 2 common restrooms, with several suites having additional fixtures and toilets       |
| Insulation:        | Exterior walls and roof are adequately insulated                                     |

## PROPERTY DESCRIPTION

This ±29,026 SF medical office building presents an excellent user/investor opportunity, with up to 13,944 RSF of contiguous first-floor space and vacancies featuring extensive medical buildouts and separately metered utilities. The well-maintained property is attractively priced well below replacement cost and is equipped with a rare mobile MRI portal and enclosure. Available vacant spaces include 7,315 RSF, 4,809 RSF, 1,454 RSF, 1,245 RSF, and 1,807 RSF. Exterior signage offers excellent visibility along Northwestern Highway, while the outstanding location provides convenient access to 12 Mile, Franklin, and Telegraph Roads, as well as I-696. Situated within a densely populated trade area, the property benefits from more than 189,000 residents within a 5-mile radius.

## LOCATION DESCRIPTION

Located on the southwest side of Northwestern Highway, just north of 12 Mile Road and west of Franklin Road.

## CURRENT OCCUPANCY

Solaris Health Holdings, LLC; Corazon Imaging, LLC; Synergy Health Partners; Sandra S. Lerner, D.O., PLLC

## SURROUNDING BUSINESSES

Fifth Third Bank, Lillie Mae's, Grape Leaves, Zoup, Bellacino's, Bigalora, Fishbone's, Sweetwater Tavern, Bucharest Grill, DUO Restaurant & Spirits, Guitar Center, and more.

## TRAFFIC (VEHICLES PER DAY)

|                        |        |
|------------------------|--------|
| Northwestern Highway   | 55,212 |
| (2WAY/ADT/CoStar 2026) |        |



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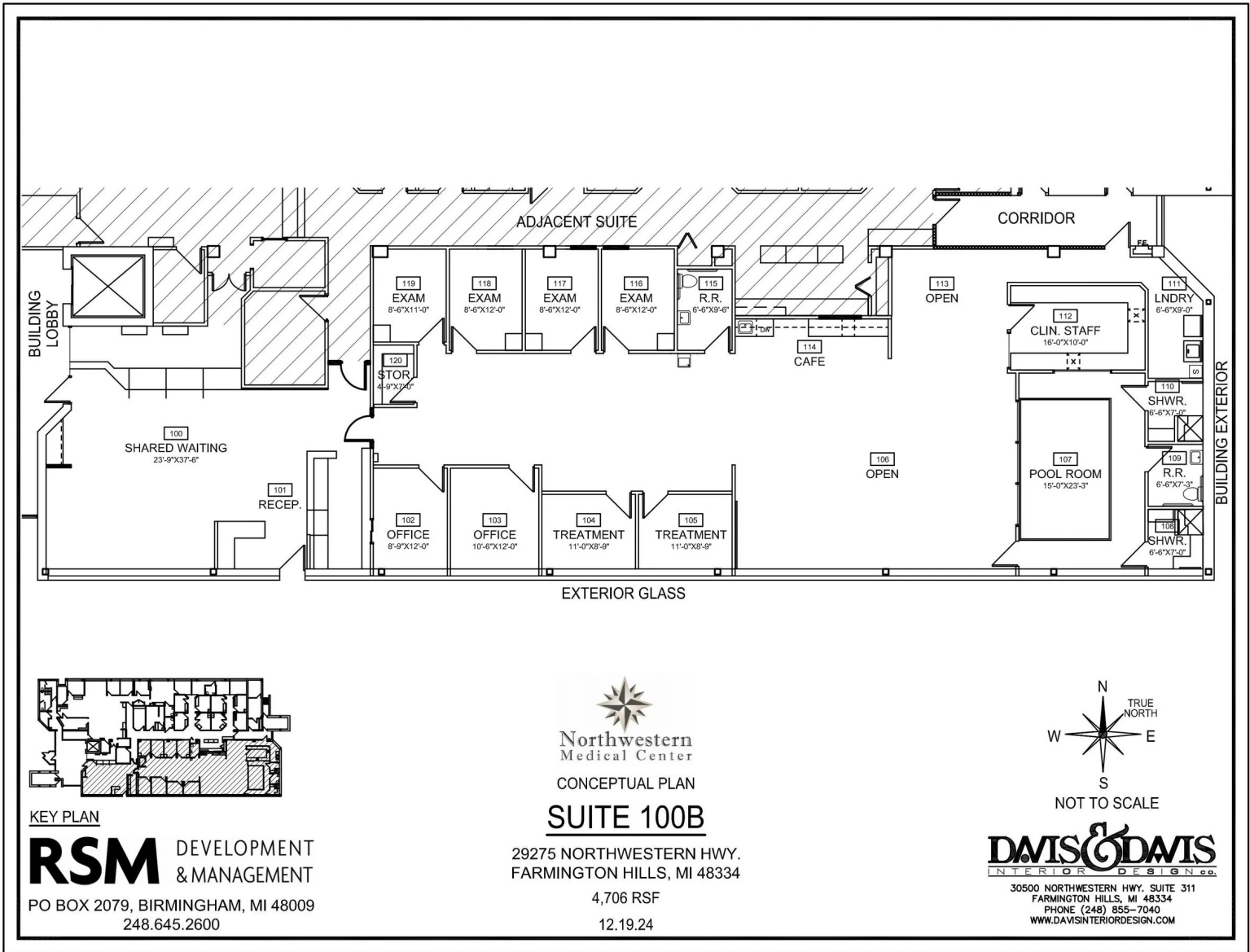
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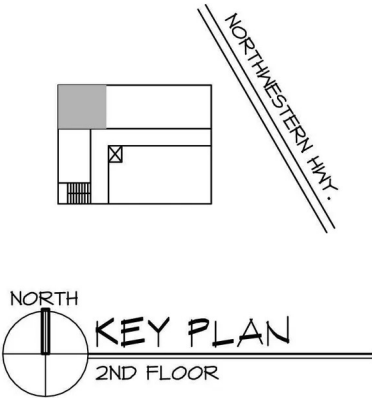
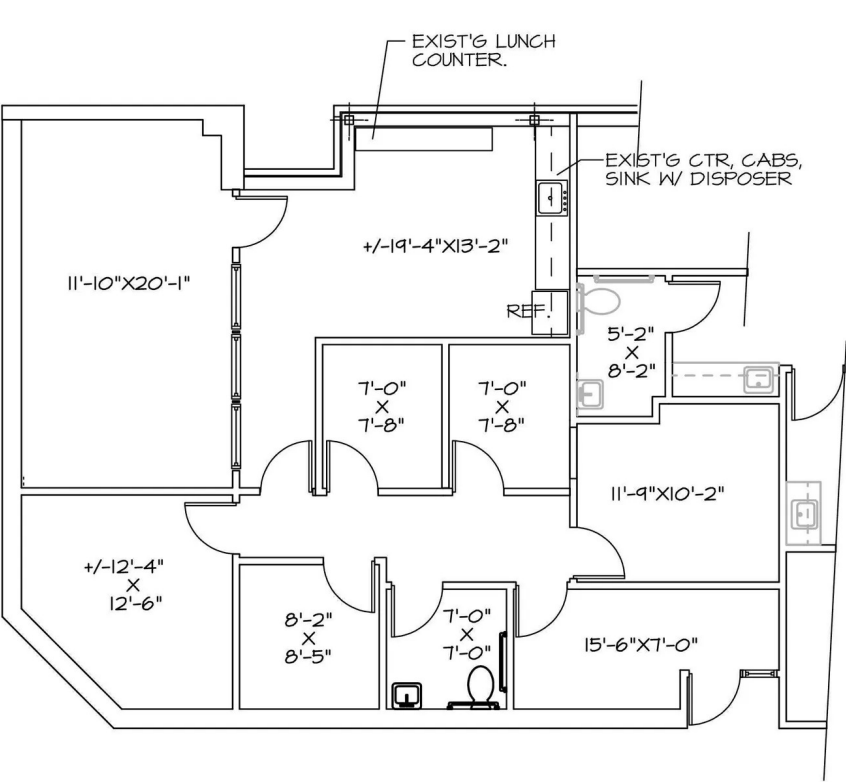
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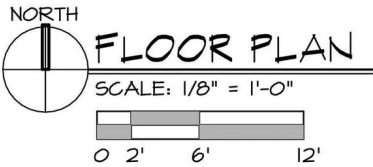


## AS-BUILT PLAN FOR: SUITE #201

29275 NORTHWESTERN HIGHWAY  
SOUTHFIELD, MI

AREA: 1,454. RENTABLE SQ.FT.

**RSM** DEVELOPMENT  
& MANAGEMENT



|          |          |                                                                                                   |
|----------|----------|---------------------------------------------------------------------------------------------------|
|          |          |              |
|          |          |                                                                                                   |
| REV. #1  | 1/17/22  | 17376 W. 12 MILE RD. SUITE #105<br>SOUTHFIELD, MICHIGAN 48076<br>PH: 248-425-1333 Erk@ark-tec.com |
| AS-BUILT | 12/21/21 |                                                                                                   |

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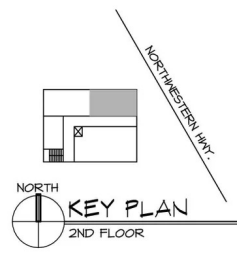
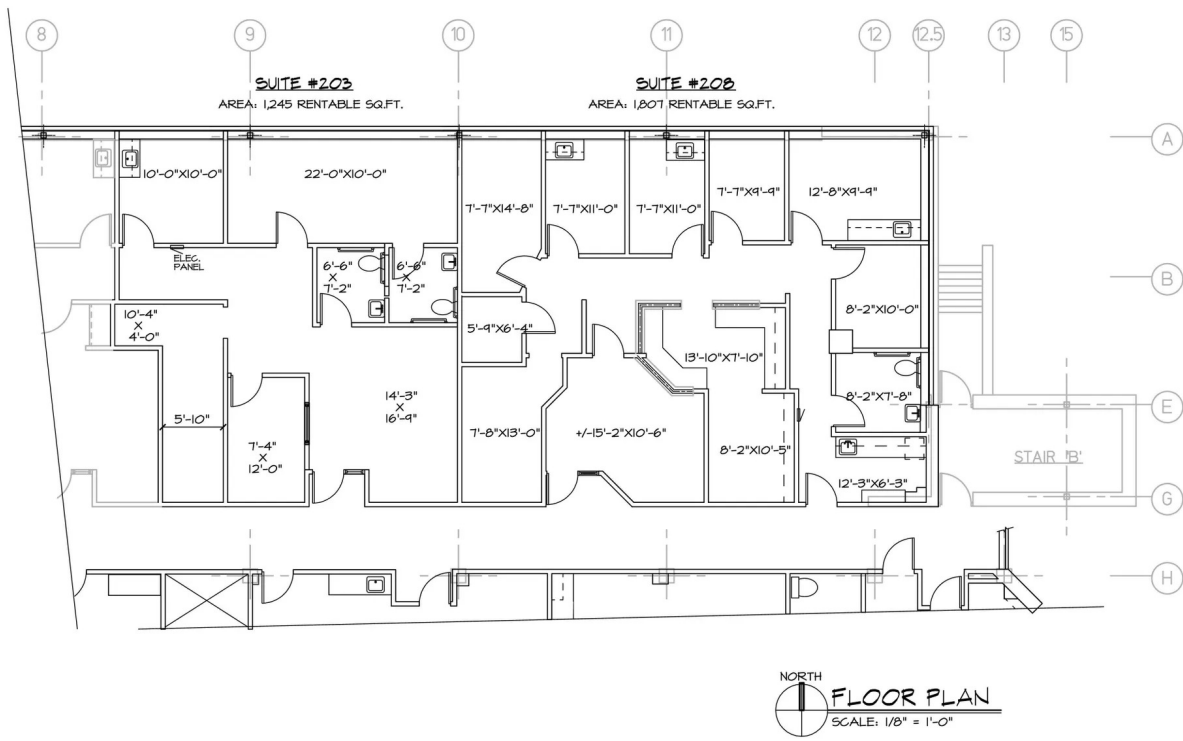
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TOTAL AREA: 3,052 RENTABLE SQ.FT.

BUILDING IS NOT SPRINKLERED THROUGHOUT (LIMITED COVERAGE ONLY)

**AS-BUILT PLAN FOR:  
SUITE #203 & #208**

NORTHWESTERN MEDICAL CENTER  
29275 NORTHWESTERN HWY  
SOUTHFIELD, MICHIGAN 48034

|          |         |                                                                                                               |
|----------|---------|---------------------------------------------------------------------------------------------------------------|
|          |         | <b>ARK-TEC LLC</b><br>ARCHITECTS<br>17516 ALI DR. SUITE 105<br>SOUTHFIELD, MICHIGAN 48076<br>PH: 248-364-2000 |
| UPDATE   | 3/12/26 |                                                                                                               |
| AS-BUILT | 4/24/16 |                                                                                                               |



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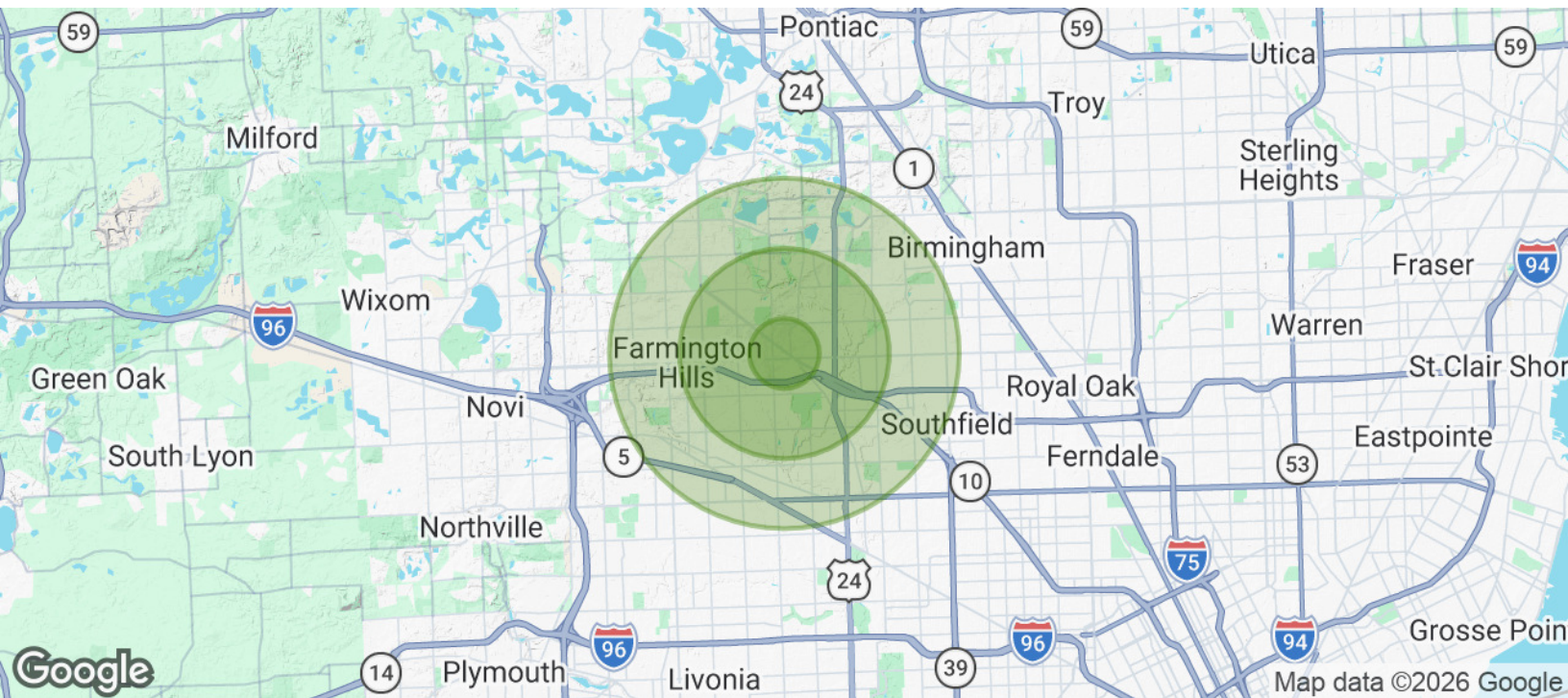
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,286  | 60,361  | 189,257 |
| Average Age          | 45.9   | 46.5    | 44.9    |
| Average Age (Male)   | 41.9   | 43.9    | 43.0    |
| Average Age (Female) | 50.0   | 48.7    | 46.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,013     | 26,823    | 79,563    |
| # of Persons per HH | 2.1       | 2.3       | 2.4       |
| Average HH Income   | \$100,435 | \$120,669 | \$134,621 |
| Average House Value | \$381,559 | \$387,050 | \$385,243 |

2023 American Community Survey (ACS)



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