

Medical / Dental Office Suites

770 Riverside, Adrian, MI 49221



FOR LEASE



OFFERING SUMMARY

Suite 17 (Lower Level):	1,347 SF \$1,500/MO Includes Utilities
Suite 105 (First Floor):	2,103 SF \$4,000/MO Includes Utilities
Suite 106 (First Floor):	1,406 SF \$3,000/MO Includes Utilities
Suite 200 (2nd Floor):	1,517 SF \$2,300/MO Includes Utilities

PROPERTY HIGHLIGHTS

- Multi-tenant medical building
- Adjacent to former ProMedica Bixby Hospital location
- Zoned OS-1 (Office Service District)
- Immediate availability
- Ample on-site parking
- Medical & dental buildouts in place
- Suites ranging from 1,347 SF to 3,509 SF
- Established healthcare corridor location

Bart Wise

734.358.0354

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Dental Suite 200 - Reception



Dental Suite 200 Lab



Dental Suite 200 Exam Room

PROPERTY DESCRIPTION

Positioned adjacent to the former ProMedica Bixby Hospital, 770 Riverside Avenue offers a prime opportunity for medical and dental professionals seeking a turnkey clinical setting in Adrian's established healthcare corridor. This well-maintained multi-tenant medical building provides ample on-site parking, strong visibility, and immediate access to surrounding healthcare services.

Four suites are currently available, each designed for medical or dental use with functional layouts that support efficient patient flow and clinical operations.

Suite 105 - 2,103 SF (Medical Suite) Four exam rooms, XRAY room, waiting lobby, receptionist office, business office and break room.

Suite 106 - 1,460 SF (Medical Suite) Four exam rooms, waiting lobby, receptionist office, nurse station, business office and break room.

Suite 200 - 1,516 SF (Dental Suite) Configured for dental operations with exam rooms, dedicated dental lab space, and private office. Turnkey opportunity for general dentistry or specialty dental practice.

Suite 17 - 1,347 SF (Medical Office) Includes four (4) exam rooms, reception, waiting area, private office, and storage. Efficient layout suited for family practice, specialty care, or wellness providers.

This property benefits from convenient patient access. Immediate availability allows for seamless transition and occupancy.

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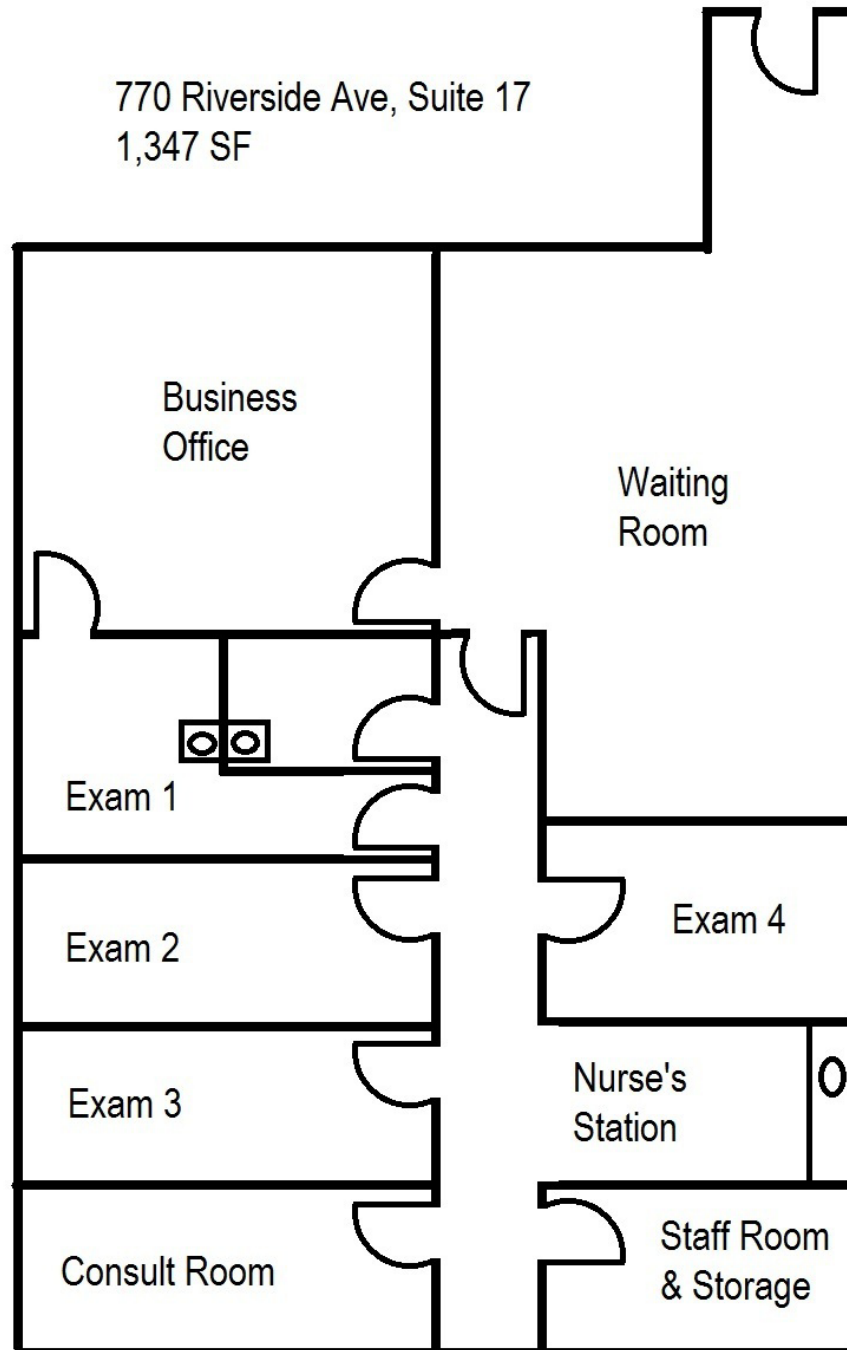
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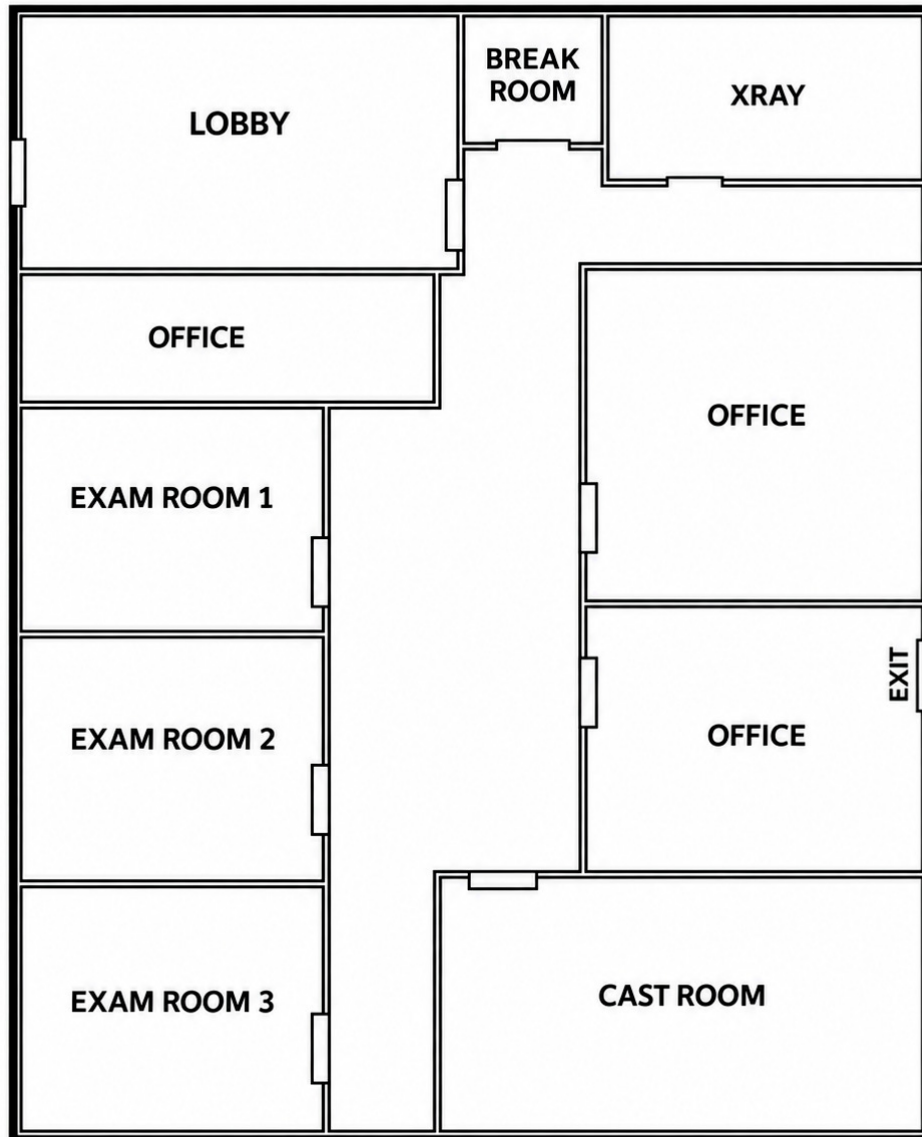
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SUITE 105 | 2,103 SF

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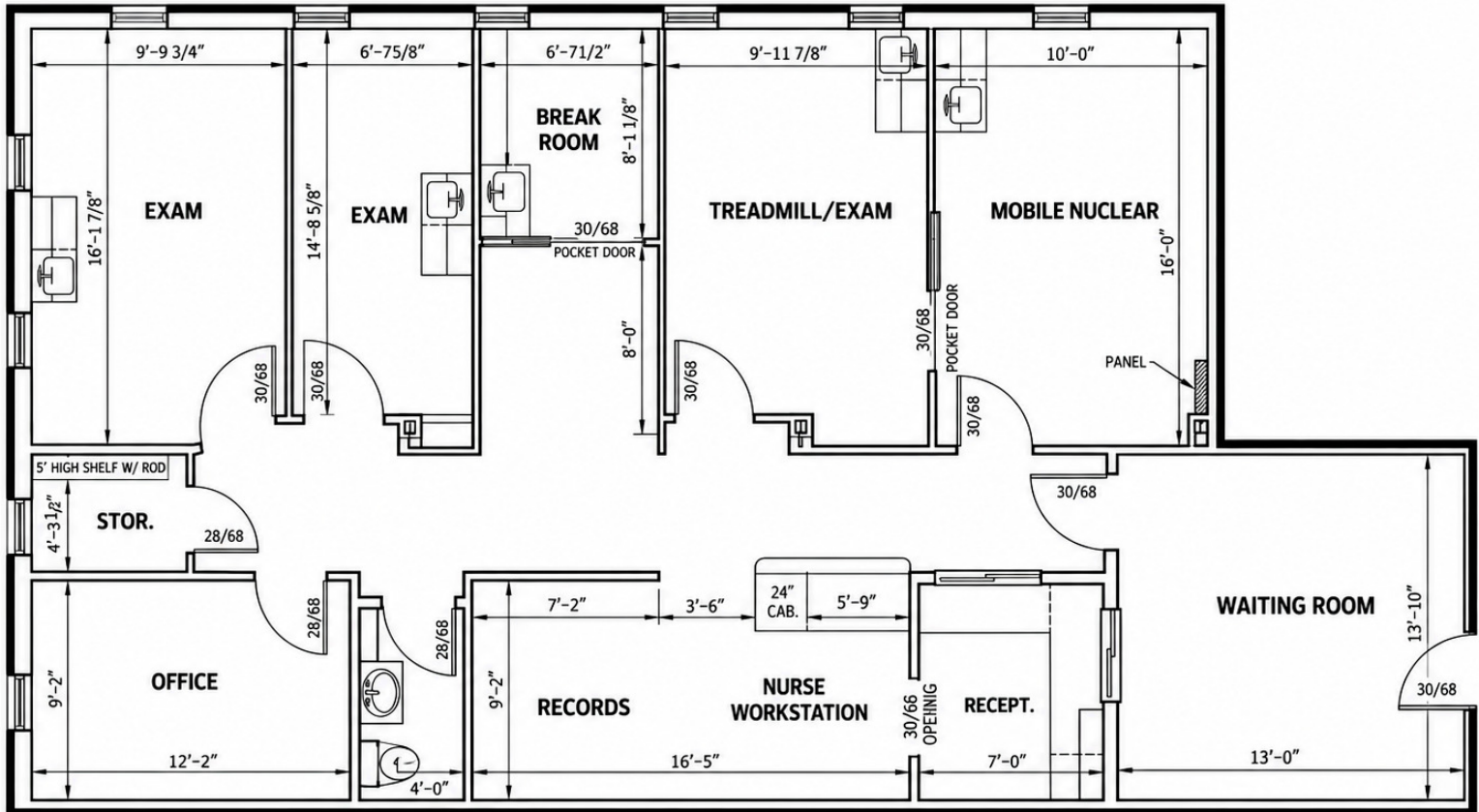
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SUITE 106 | 1,460 SF

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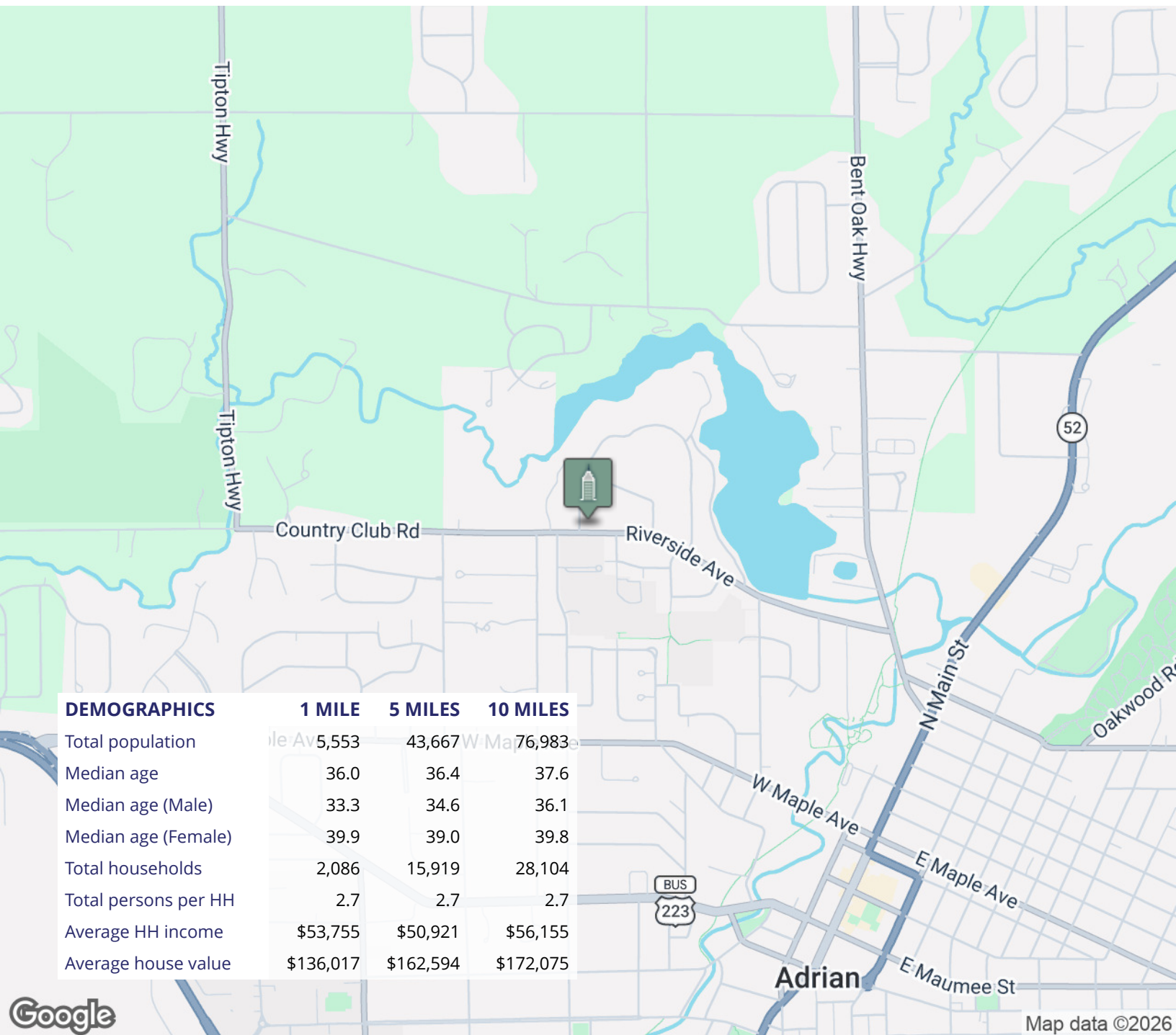
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