

Medical / Dental Office Suites

770 Riverside, Adrian, MI 49221



Swisher
COMMERCIAL

FOR LEASE



OFFERING SUMMARY

Suite 17 (Lower Level):	1,347 SF \$1,500 Per Month Includes Utilities
Suite 102/104 (1st Floor):	2,682 SF \$5,025 Per Month Includes Utilities Available Fall 2026
Suite 200 (2nd Floor):	1,517 SF \$2,300 Per Month Includes Utilities
Zoning:	OS-1 (Office Service District)

PROPERTY HIGHLIGHTS

- Multi-tenant medical building
- Adjacent to former ProMedica Bixby Hospital location
- Immediate availability
- Ample on-site parking
- Medical & dental buildouts in place
- Suites ranging from 1,347 SF to 2,682 SF
- Established healthcare corridor location

Bart Wise

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Dental Suite 200 - Reception



Dental Suite 200 Lab



Dental Suite 200 Exam Room

PROPERTY DESCRIPTION

Positioned adjacent to 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.

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

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.

Suite 102/104 – 2,682 SF (Medical Office)

Features seven (7) exam rooms, reception area, waiting room, lab space, and private office. Ideal for primary care, specialty practice, therapy, or outpatient services. Available Fall 2026.

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

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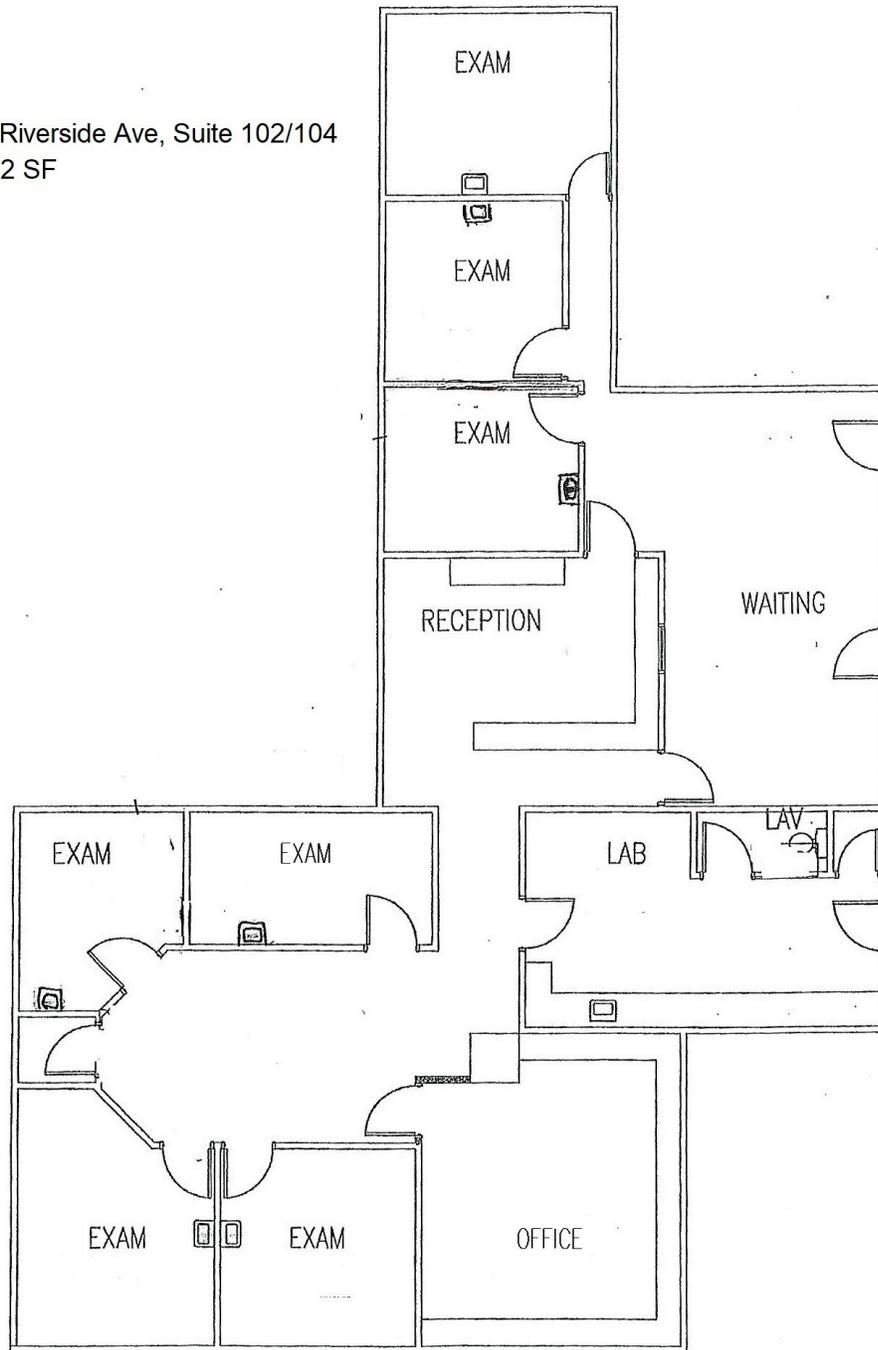
770 Riverside, Suite 102/104, Adrian, MI 49221



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770 Riverside Ave, Suite 102/104
2,682 SF



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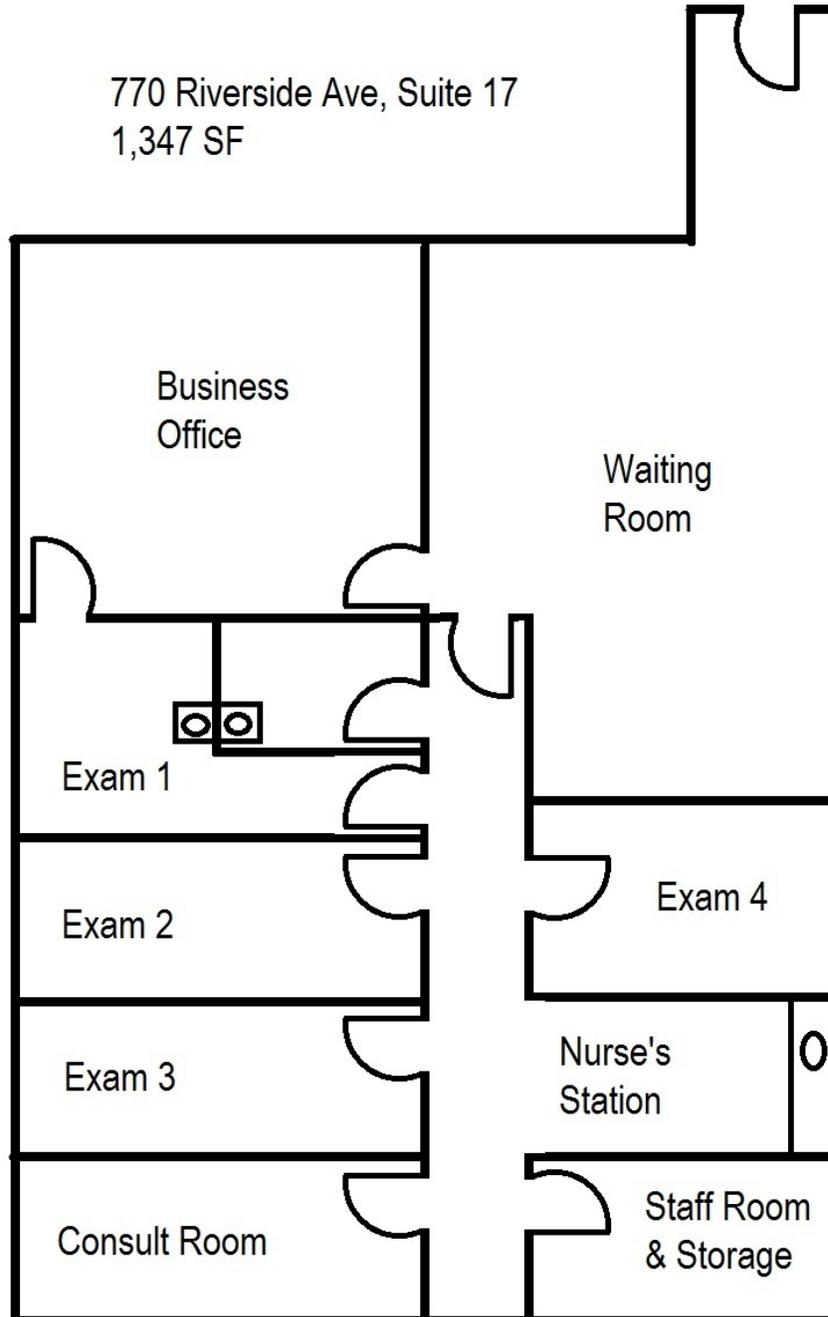
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