



SIGNATURE ASSOCIATES
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Medical For Lease

Property Name: Corewell Health
Location: 1455 S. Lapeer Road
City, State: Lake Orion, MI
Cross Streets: Clarkston Road
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 85,545	Total Available Sq. Ft.: 14,752	Class: A
Typical Floor Plate: 41,500	Min / Max Cont. Sq. Ft.: 2,000 / 3,347	No. of Floors: 3

PROPERTY INFORMATION

Zoning: BI	Parking: 317 - Covered
Exterior Construction: Brick	Power: N/A
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: N/A
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 00	Date Available: Immediate
Year Built: 2005	Acreage: 5.9

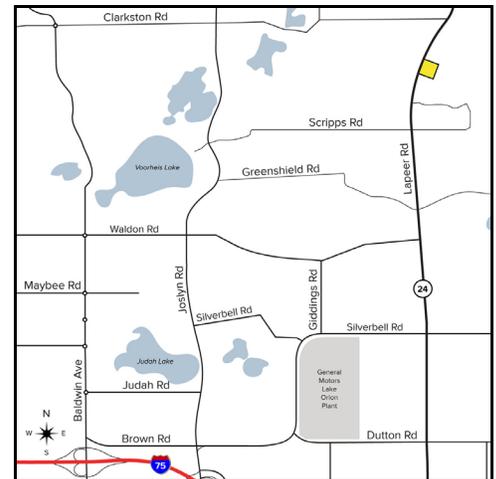
Current Tenants:

PRICING INFORMATION

Lease Rate: Contact Broker	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: 3-5 Years	Total Taxes: TBD	Deposit: N/A
Options: N/A	Parcel #: 09-14-251-019	

Tenant Responsibility:

Comments: Excellent visibility on M-24. Prime Medical Office Building in Lake Orion. Move-in ready medical office suites available with competitive lease rates and professional on-site management. Join Corewell Health and other leading physician groups in a high-traffic, fast-growing community. The property features strong patient demographics, ample parking, and convenient highway access, making it an ideal location for healthcare providers. (3) additional suites available for custom build-out.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.