

# OAKWOOD

## MEDICAL & PROFESSIONAL



811 Oakwood Drive  
Rochester, MI 48307



**Office/Medical Opportunity**

*7 spaces available ranging from **216± RSF - 2,645± RSF***

\*RSF (Rentable Square Feet)

**FOR LEASE**

# PROPERTY HIGHLIGHTS



## Description

Fully renovated exterior and common areas at Oakwood Medical & Professional Building. This property is uniquely positioned between Henry Ford Rochester Hospital & Downtown Rochester. Spaces ranging from 216± RSF to 2,645± RSF available in this recently refreshed medical building.

## Key Features

- Revamped Interior/Exterior Common Areas
- Newly Designed Landscape Surroundings
- Free Rent & Tenant Improvement Allowance Available for Qualified Tenants
- Within Walking Distance to Henry Ford Rochester Hospital and Downtown Rochester

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	10,082	68,500	153,096
HOUSEHOLDS:	4,855	28,368	61,864
AVG. HOUSEHOLD INCOME:	\$127,706	\$159,042	\$159,196
DAYTIME POPULATION:	14,237	43,630	117,713

SUITE	SIZE	MONTHLY RENT
1st Floor		
102 & 103	2,323± RSF	\$3,495
105	722± RSF	\$1,350
2nd Floor		
201	2,645± RSF	\$3,750
202	1,209± RSF	\$1,995
203	1,220± RSF	\$1,995
204	216± RSF	\$600
3rd Floor		
301 & 302	2,643± RSF	\$3,750

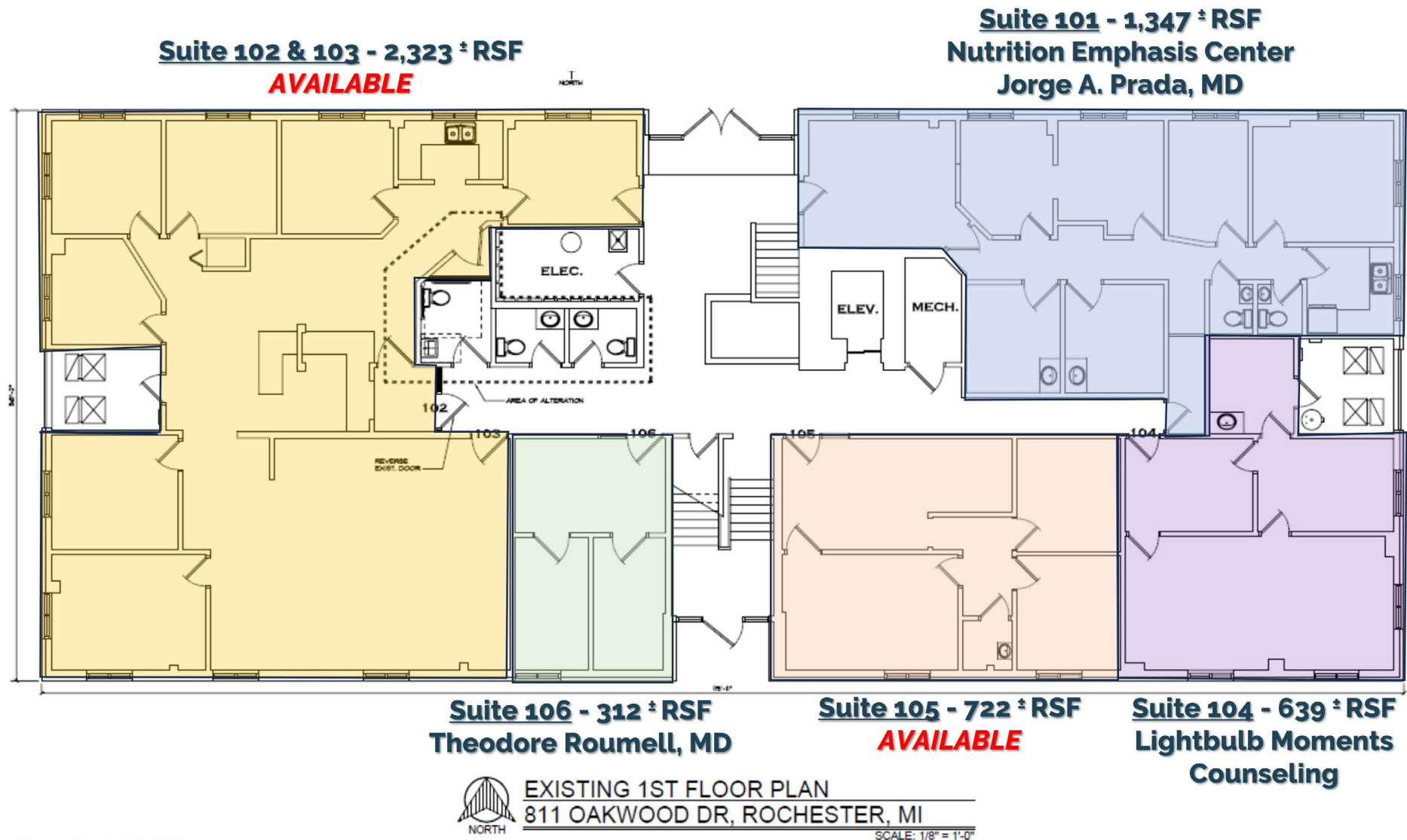
\* Monthly Rent reflects a gross figure plus utilities, RSF (Rentable Square Feet)

## Local Trade Area



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# FLOOR PLAN - 1st Floor

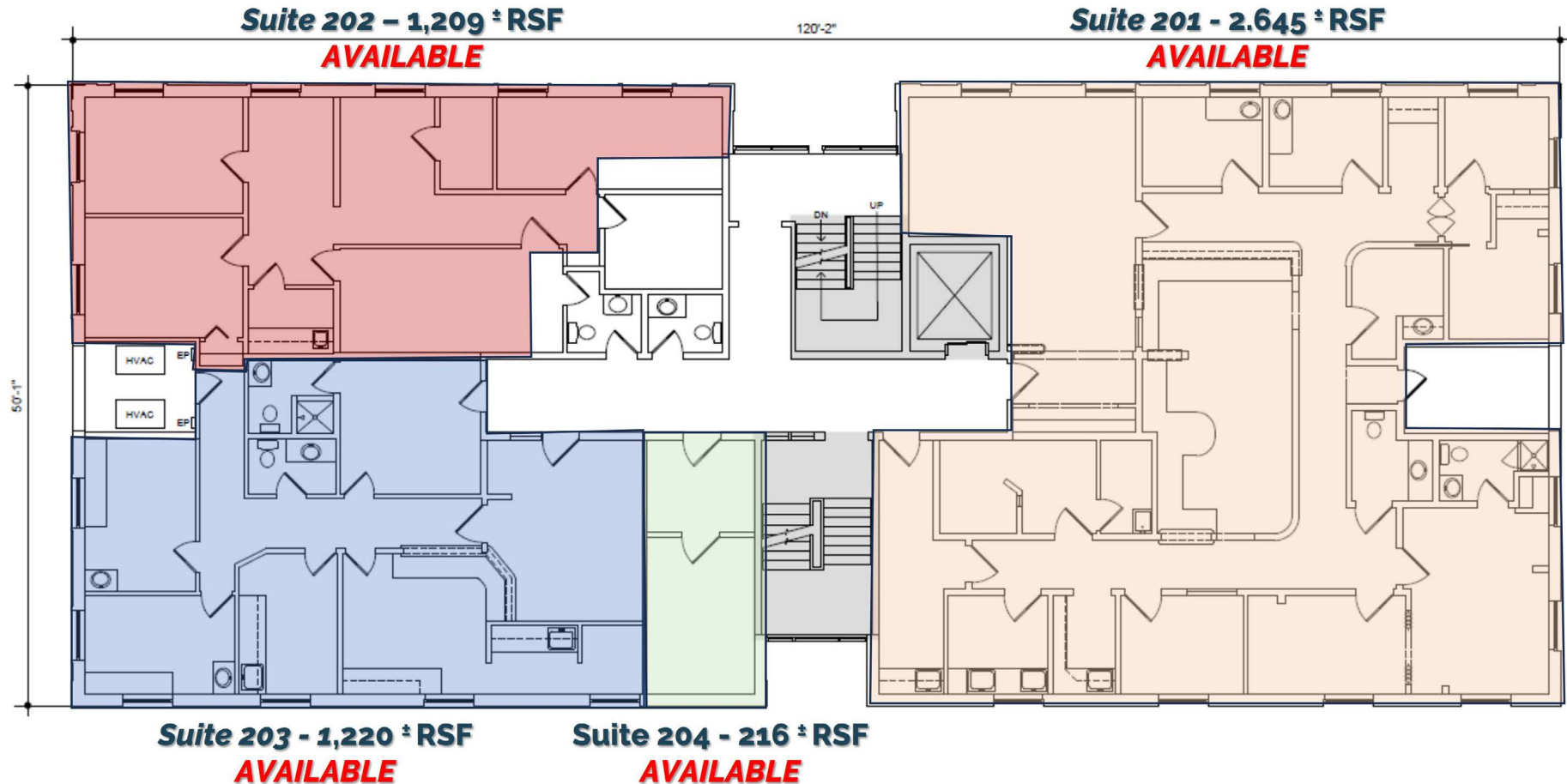


PREPARED BY METRO CAD GROUP

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# FLOOR PLAN - 2nd Floor



P1  
BY METRO CAD GROUP

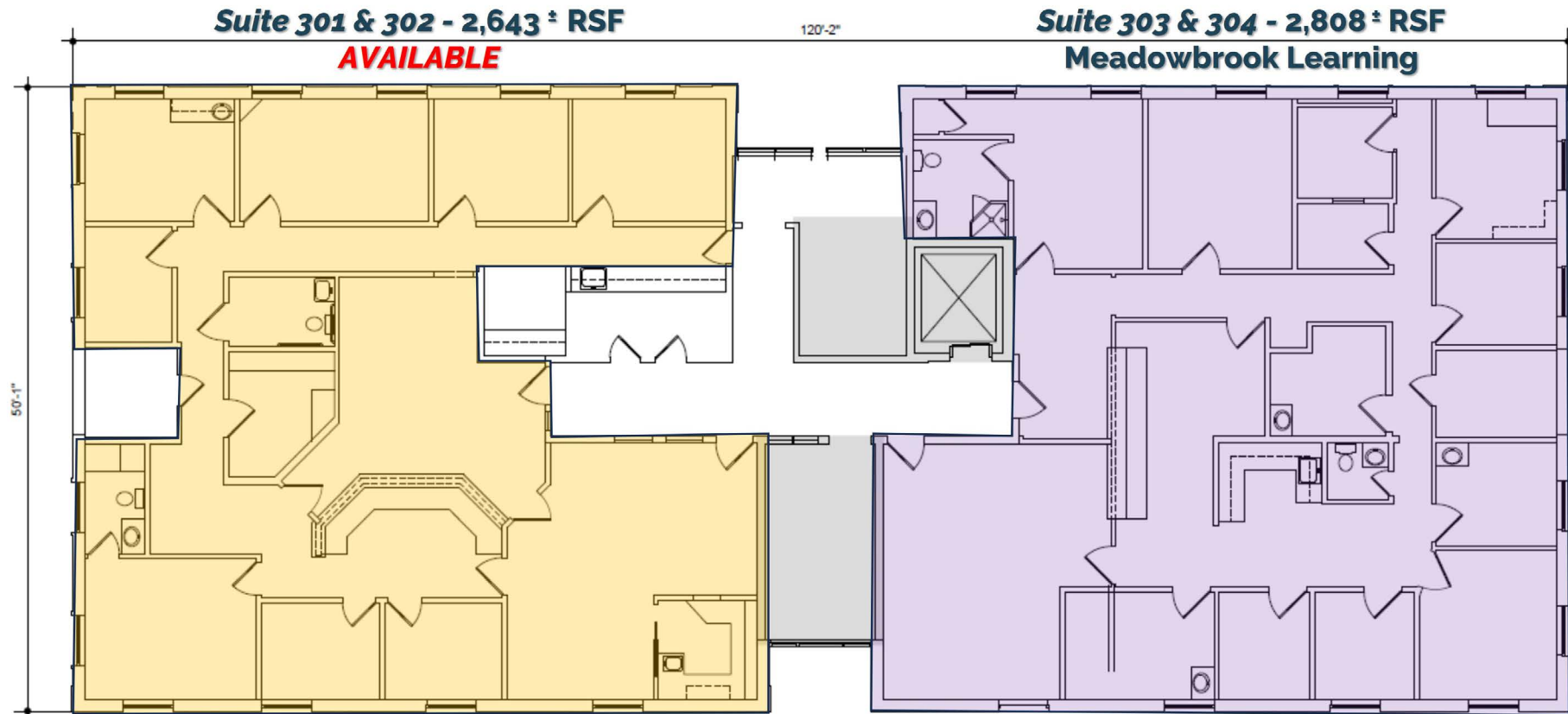


EXISTING 2ND FLOOR PLAN  
811 OAKWOOD DR, ROCHESTER, MI

SCALE: 1/8" = 1'-0"

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# FLOOR PLAN - 3rd Floor



EXISTING 3RD FLOOR PLAN  
811 OAKWOOD DR, ROCHESTER, MI

SCALE: 1/8" = 1'-0"

PREPARED BY METRO CAD GROUP

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PHOTOS

# OAKWOOD *Medical & Professional*



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