

1460 WALTON BLVD

MEDICAL / OFFICE
FOR LEASE

ROCHESTER HILLS, MI



AVAILABLE:

Suite 101: 778 SF
Suite 80: 349 SF
Suite 90: 433 SF

USES:

Office / Medical

LEASE RATE:

Suite 101: \$15.50/SF/YR, Gross + Electric
Suite 80: \$600/month, All-inclusive
Suite 90: \$22.00/SF/YR, All-inclusive

NEARBY TENANTS:

Ascension Providence Hospital, Planet Fitness, Rite-Aid,
Rochester HS, Chase Bank, and Oakland University

LOCATION:

Located on Walton Blvd just west of Livernois.

SUMMARY:

Great "in-town" Rochester Hills location. Near shopping & restaurants. Well maintained professional building. Medical or general office suites available. Close to Ascension Hospital. Excellent parking close to suite entrance. Convenient access via I-75.

FORWARD COMMERCIAL GROUP
240 MARTIN STREET, SUITE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

EMIL CHERKASOV
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



OVERVIEW

1460 WALTON BLVD
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,070	74,603	144,223
HOUSEHOLDS	3,230	29,865	55,585
MEDIAN HOME VALUE	\$311,832	\$309,353	\$304,191

PROPERTY HIGHLIGHTS

- Minutes from Downtown Rochester
- Signage rights available
- Great visibility and easy access at traffic light
- Ample parking

PROPERTY SUMMARY

- Office & Medical Suites
- Two-story 50,600 SF building
- Well maintained
- Newly renovated



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PROPERTY PHOTOS

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FLOOR PLAN

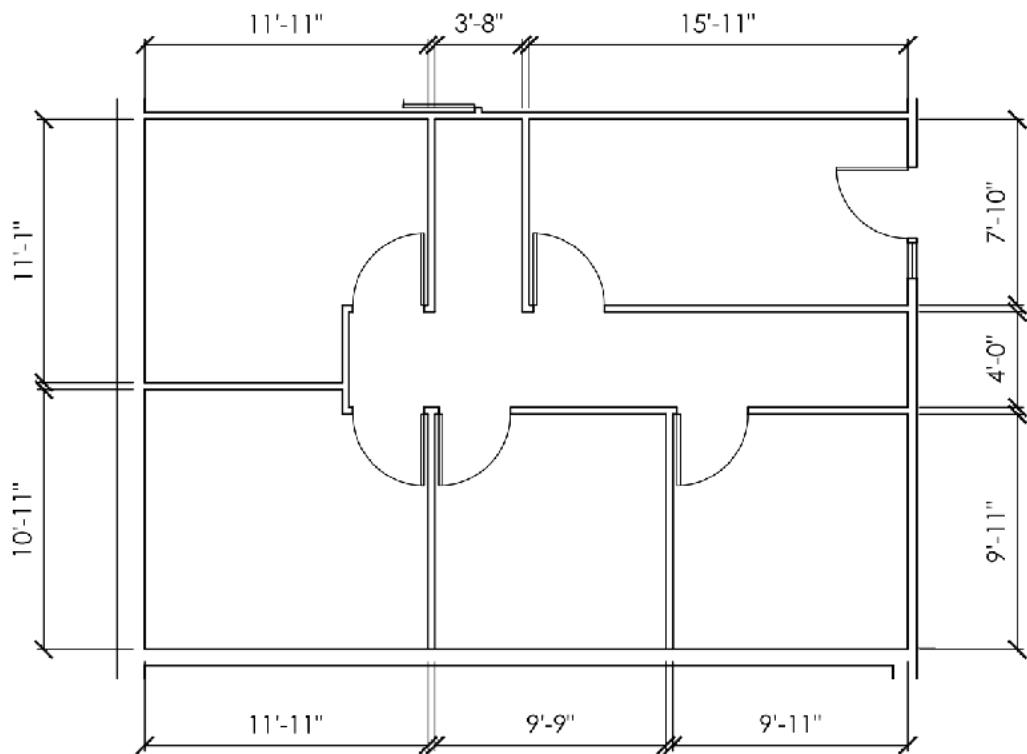
1460 WALTON BLVD

SUITE 101

778 SF

Rochester Hills Office Building

1460 Walton Boulevard, Rochester Hills, MI
Suite 101



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AERIAL MAP

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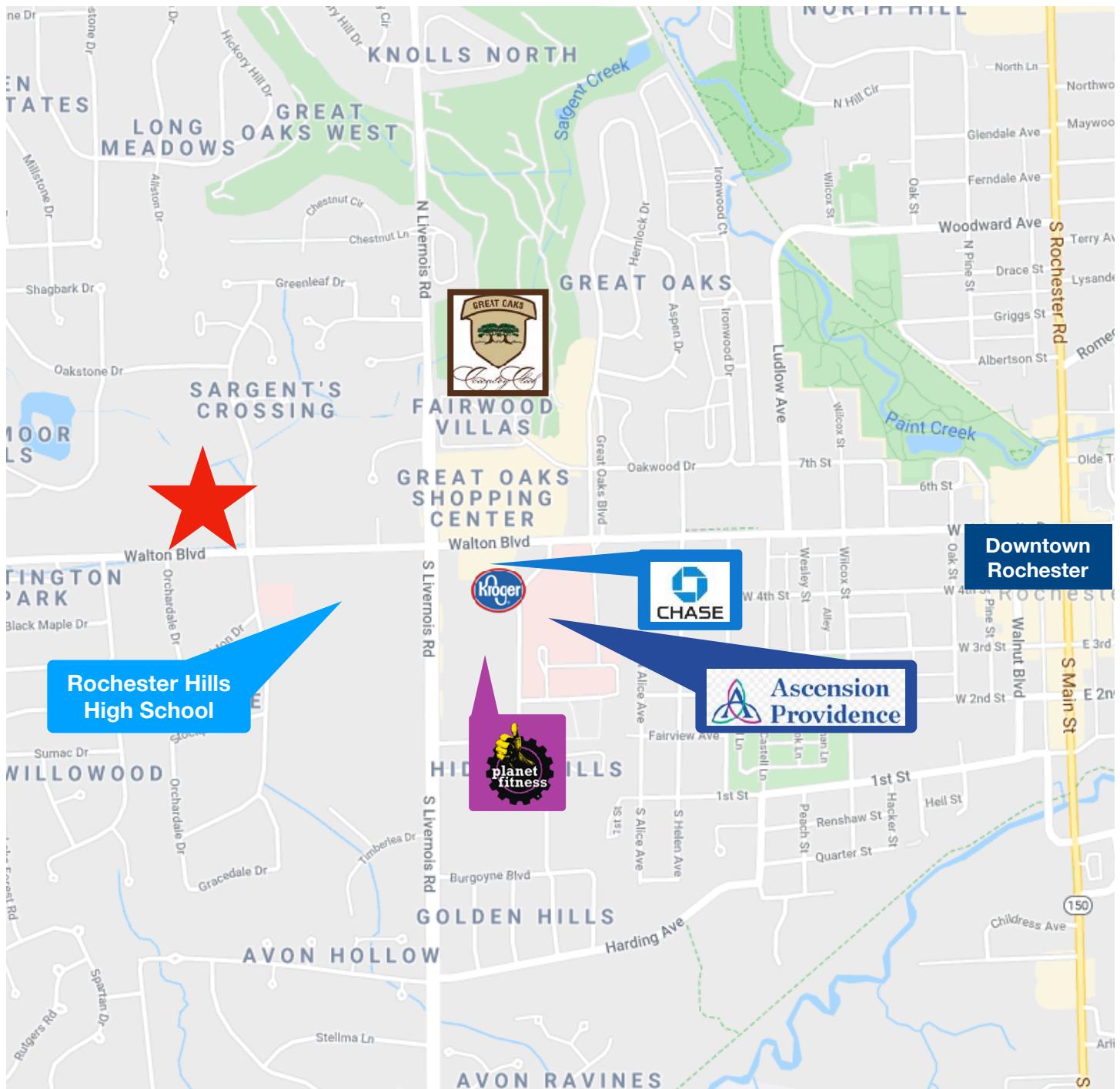
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STREET MAP

1460 WALTON BLVD

1.5 MILES FROM
DOWNTOWN
ROCHESTER



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