

1460 WALTON BLVD

MEDICAL / OFFICE
FOR LEASE

ROCHESTER HILLS, MI



AVAILABLE:

Suite 201: 1,206 SF
Suite 217: 150 SF

USES:

Office / Medical

LEASE RATE:

Suite 201: \$18.00/SF/YR, Gross + Electric
Suite 217: \$400/month, 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
MEDICAL / OFFICE
FOR LEASE

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



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



PROPERTY PHOTOS

1460 WALTON BLVD
MEDICAL / OFFICE
FOR LEASE



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



FLOOR PLAN

1460 WALTON BLVD

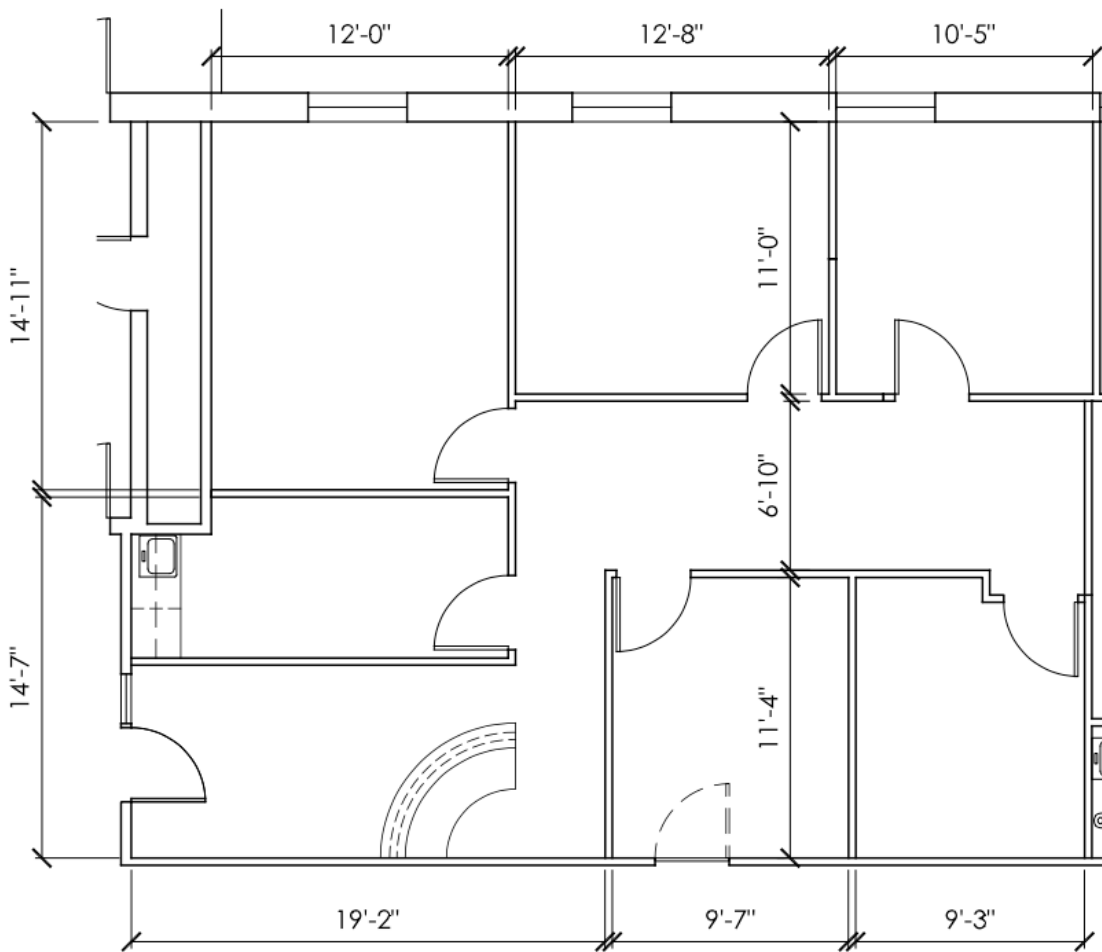
SUITE 201

1,206 SF

Rochester Hills Office Building

1460 Walton Boulevard, Rochester Hills, MI

Suite 201



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



FLOOR PLAN

1460 WALTON BLVD

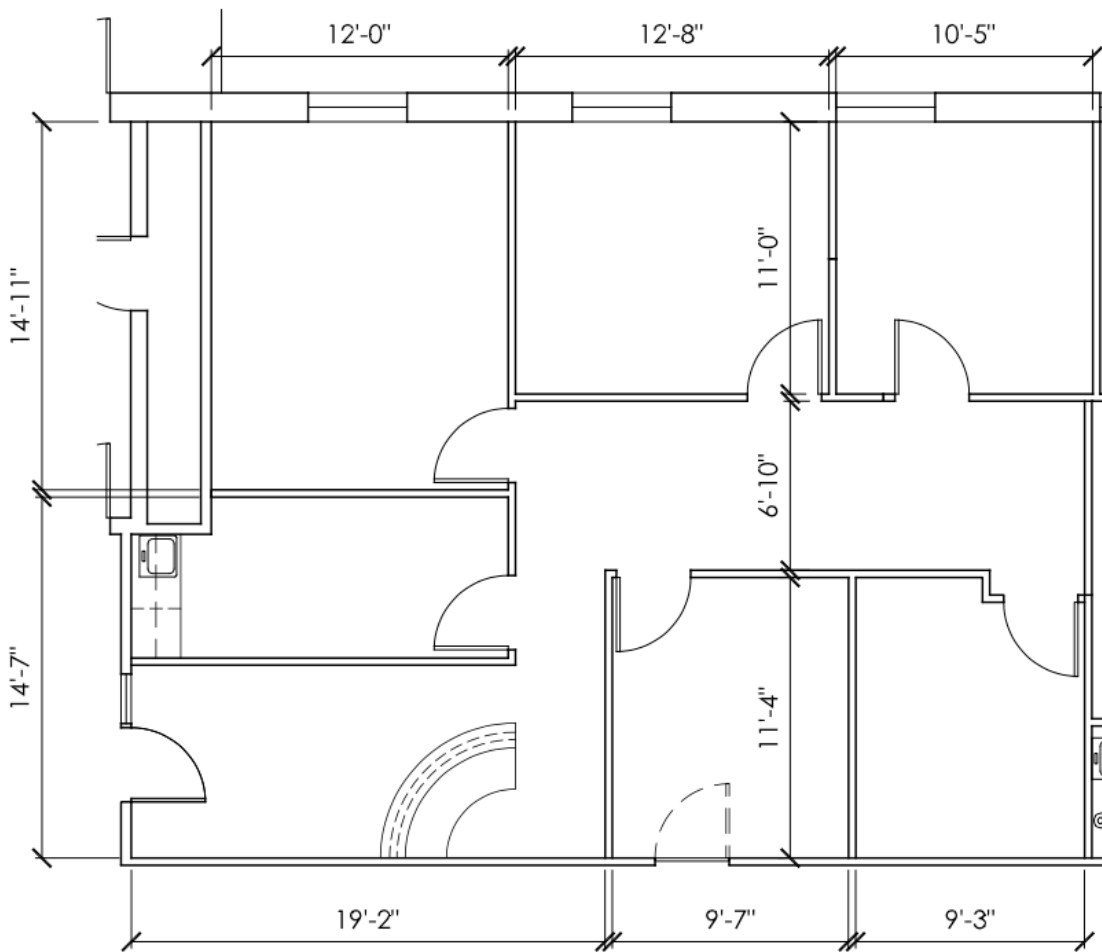
SUITE 201

1,206 SF

Rochester Hills Office Building

1460 Walton Boulevard, Rochester Hills, MI

Suite 201



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



AERIAL MAP

1460 WALTON BLVD
MEDICAL / OFFICE
FOR LEASE



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



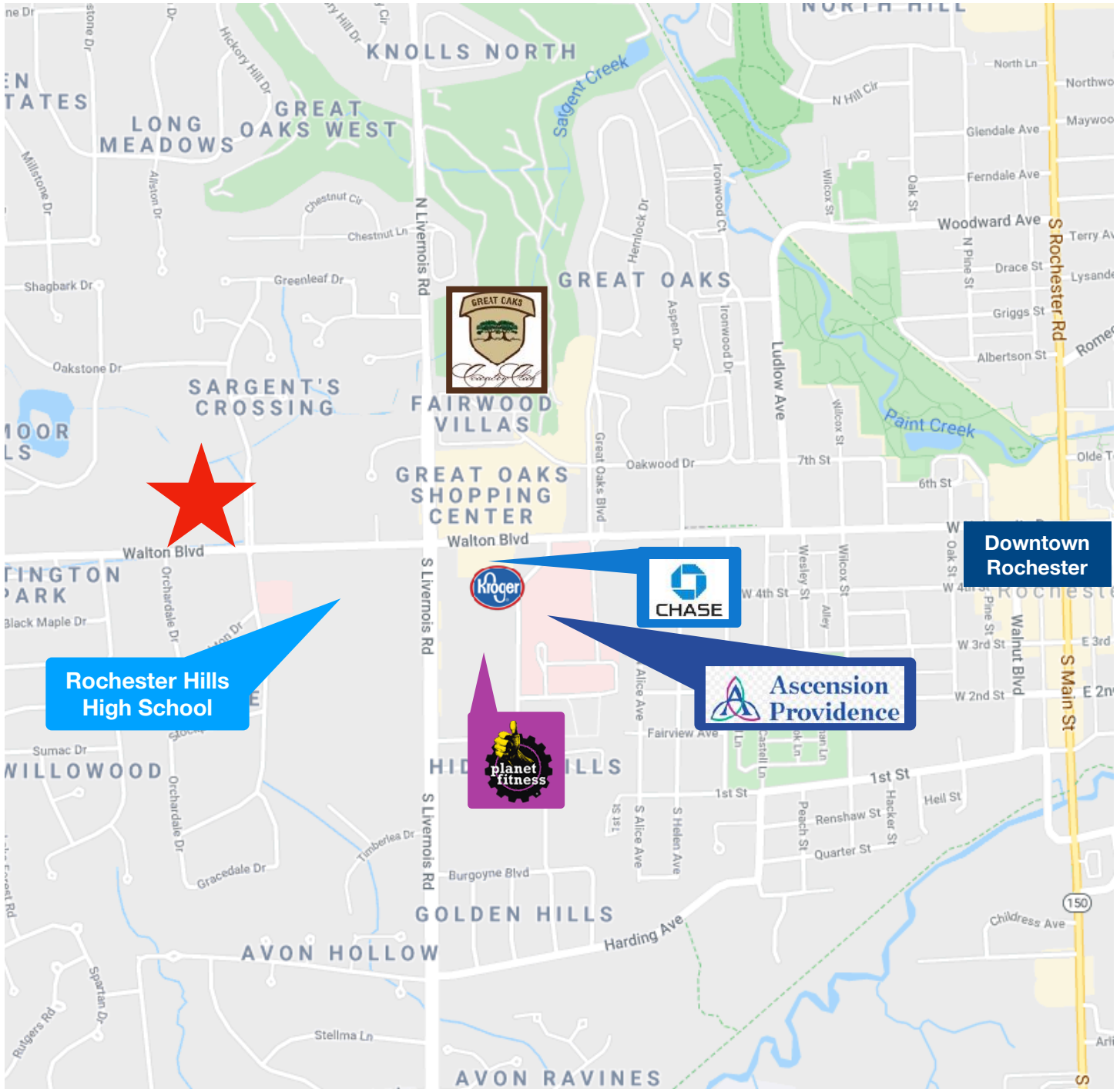
STREET MAP

1460 WALTON BLVD

1.5 MILES FROM

DOWNTOWN

ROCHESTER



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

