MEDICAL / PROFESSIONAL OFFICE | FOR LEASE

12415 E. 12 Mile Road

Warren, Michigan 48093

TDG COMMERCIAL

$1,600

MONTHLY BASE RENT + NNN

Established office setting with 12 Mile Road visibility

Positioned for healthcare, wellness, therapy, counseling, or professional users



PROPERTY FEATURES

- **Lease opportunity:** Medical or professional office space offered at $1,600 per month, NNN.
- **Term:** Minimum three-year lease commitment.
- **Established setting:** Single-story, multi-tenant medical and professional office building.
- **Corridor visibility:** Prominent frontage along E. 12 Mile Road.
- **Traffic exposure:** Approximately 23,878 vehicles per day reported near the property.
- **Client arrival:** Functional reception or waiting-area environment.
- **Private rooms:** Office, exam, consultation, or treatment-room potential.
- **Equipped areas:** Select rooms include cabinetry and a sink.
- **Parking:** Approximately 35 surface spaces, according to CoStar.
- **Convenient access:** Rear parking with direct building access.
- **Site character:** Brick exterior, landscaped frontage, and direct pedestrian approach.
- **Zoning:** PB - Professional Business; all uses remain subject to verification and approval.
- **Market reach:** Warren location serving nearby neighborhoods and commercial services.
- **Occupancy details:** Exact available suite size and NNN expenses are to be confirmed.

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LEASING SUMMARY

PRICING, TERM, AND PROPERTY PROFILE

MONTHLY BASE RENT	LEASE STRUCTURE	MINIMUM TERM	SURFACE PARKING
$1,600	**NNN**	**3 Years**	**Approx. 35**
+ NNN charges	Net charges additional	Minimum commitment	Per CoStar

OFFERING OVERVIEW

12415 E. 12 Mile Road presents a lease opportunity within an established single-story medical and professional office building. The existing optometric environment, reception / waiting area, private rooms, and select cabinetry-and-sink improvements may support a complementary healthcare, wellness, therapy, counseling, or professional-office user.

PROPERTY DETAIL	DESCRIPTION
OFFERING TYPE	Medical / professional office space for lease
LEASE ECONOMICS	$1,600 per month in base rent, plus NNN charges
BUILDING PROFILE	Approximately 3,204 SF; single-story, multi-tenant office building
SITE PROFILE	Approximately 0.36 acres | Built in 1966
ZONING / PARCEL	PB - Professional Business | Parcel 12-13-11-378-053
UTILITIES	Public water and storm sewer indicated in property records
AVAILABILITY	Exact rentable suite size and NNN expenses to be confirmed

Availability and operating-cost notice: The approximately 3,204 SF figure describes the building, not a confirmed available suite. Exact rentable area, suite configuration, occupancy timing, NNN expenses, sanitary sewer service, and other utility details should be verified before lease execution.

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USE CASES AND TENANT PROFILES

TWO COMPLEMENTARY OCCUPANCY PATHS

Track 1 | Healthcare & Wellness

PATIENT- OR CLIENT-FACING USERS

The existing medical-office context may reduce the operational leap for a compatible healthcare or wellness user seeking an established professional setting.

CANDIDATE USERS

- Optometric or complementary healthcare services
- Therapy, counseling, or behavioral-health practices
- Wellness, rehabilitation, or treatment-oriented providers

WHY THE PROPERTY FITS

- Reception and waiting-area environment supports client arrival
- Private rooms can support consultation, exam, or treatment functions
- Select cabinetry-and-sink improvements may suit clinical workflows
- Approximately 35 surface parking spaces support staff and visitors

Track 2 | Professional Office

PRIVATE-OFFICE AND CLIENT-SERVICE USERS

The building's frontage, private rooms, reception setting, and direct parking access also support a range of general professional-office concepts.

CANDIDATE USERS

- Consulting, advisory, or administrative offices
- Financial, insurance, or other client-service practices
- Professional teams needing private rooms and reception space

WHY THE PROPERTY FITS

- Prominent E. 12 Mile Road frontage strengthens business visibility
- Private-room layout can separate focused work and client meetings
- Rear surface parking offers convenient direct building access
- Warren location connects nearby residential and commercial demand

Use verification: All candidate uses are illustrative and remain subject to PB zoning, municipal verification, landlord approval, licensing requirements, and confirmation that the final suite configuration supports the intended operation.

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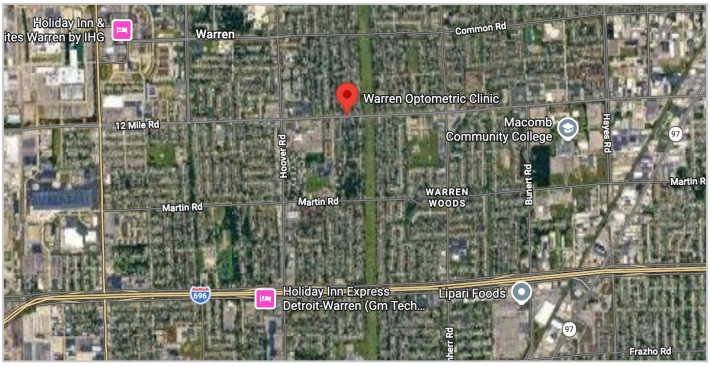
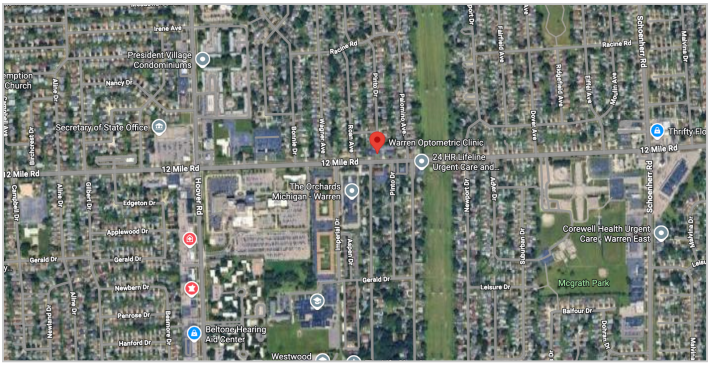
LOCATION AND TRADE AREA

E. 12 MILE ROAD CORRIDOR POSITION





FRONTAGE

Prominent position along E. 12 Mile Road with a landscaped pedestrian approach.

TRAFFIC

Approximately 23,878 vehicles per day reported near the property.

PARKING

Substantial rear surface parking with direct building access.

NEIGHBORHOODS

Convenient to nearby Warren residential neighborhoods.

SERVICES

Surrounded by established commercial and everyday service activity.

REGIONAL REACH

Access to greater Macomb County and Detroit-area markets.

Access summary: The opportunity combines a recognizable 12 Mile Road address, reported corridor traffic, nearby residential demand, and rear parking that supports straightforward staff and visitor circulation. Traffic figures should be independently confirmed for current marketing and lease diligence.

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EXTERIOR AND SITE PHOTOS

FRONTAGE, APPROACH, AND REAR PARKING











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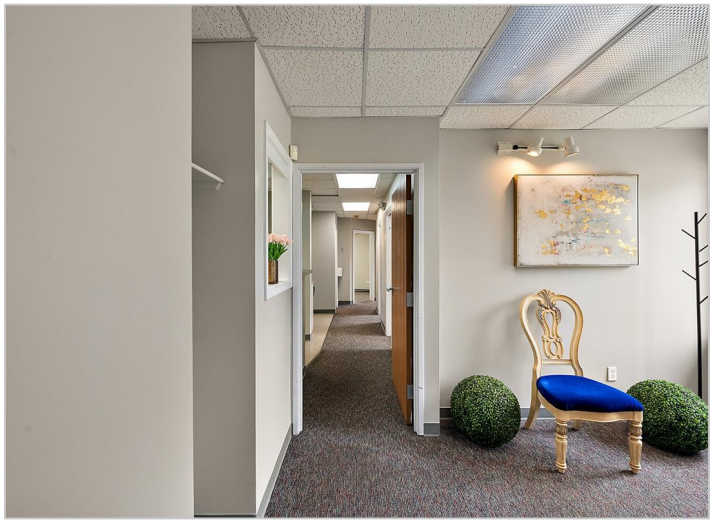
RECEPTION AND CLIENT AREAS

WAITING, ARRIVAL, AND INTERNAL CIRCULATION













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EQUIPPED ROOMS AND WORK AREAS

PRIVATE ROOMS, CABINETRY, AND SINK IMPROVEMENTS








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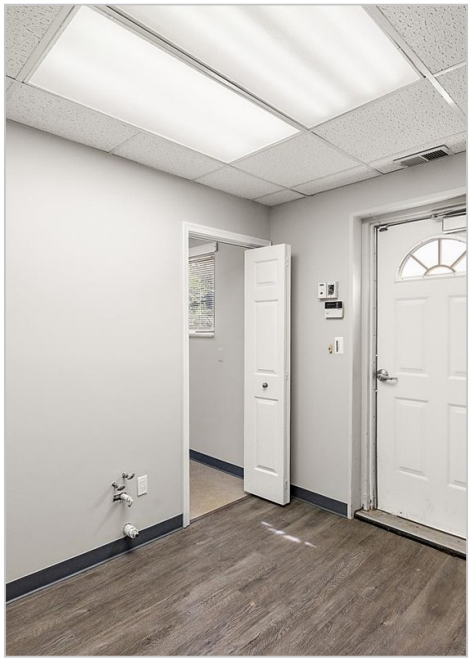
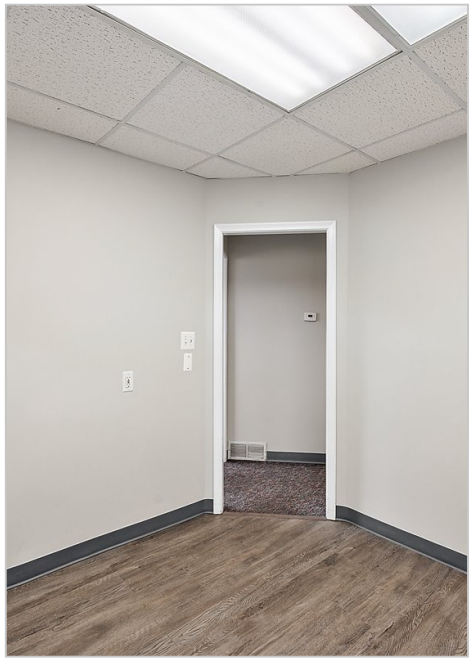
OFFICE AND SUPPORT AREAS

PRIVATE ROOMS AND INTERNAL CONNECTIVITY




DISCLAIMER

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