



FOR LEASE

**6401 Citation Dr Suite E
Clarkston, MI 48346**



Listing Summary:

- Space Size: 1,502 SF
- Lease Rate: \$16.95/PSF + Electric
- Use: Medical or General Office
- Occupancy: Vacant
- Abundance of Natural Light
- Excellent Parking
- Monument Signage



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Remy Isdaner

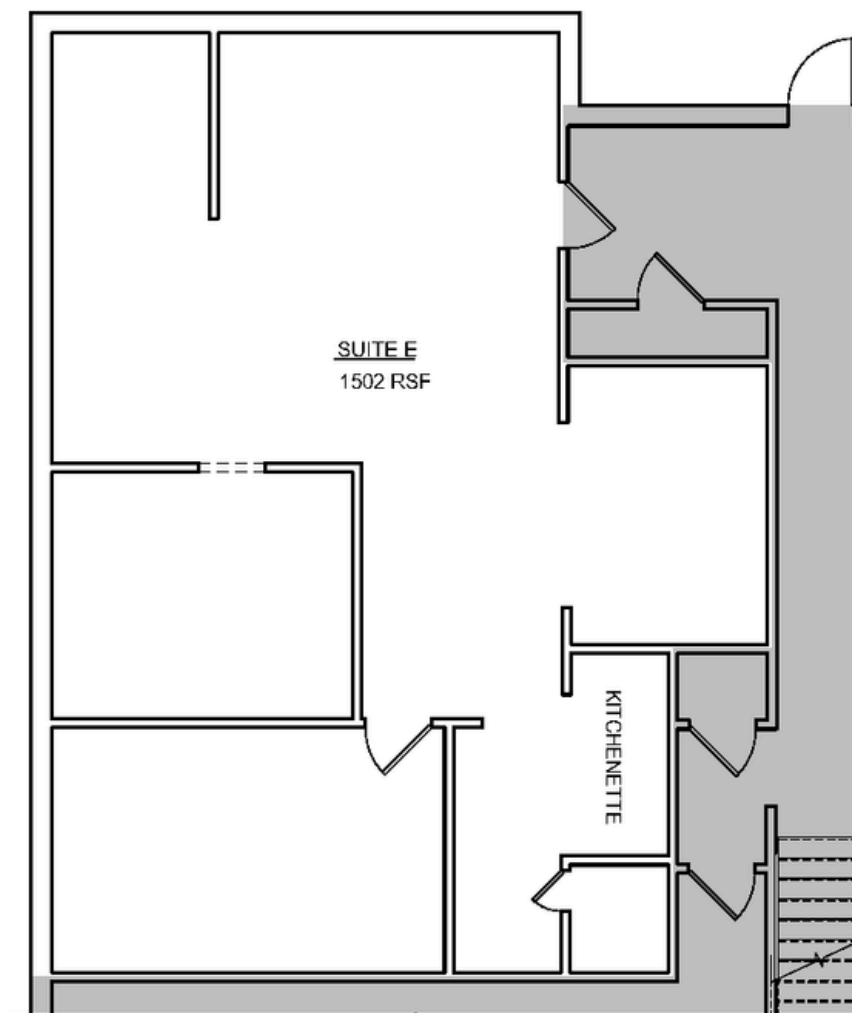
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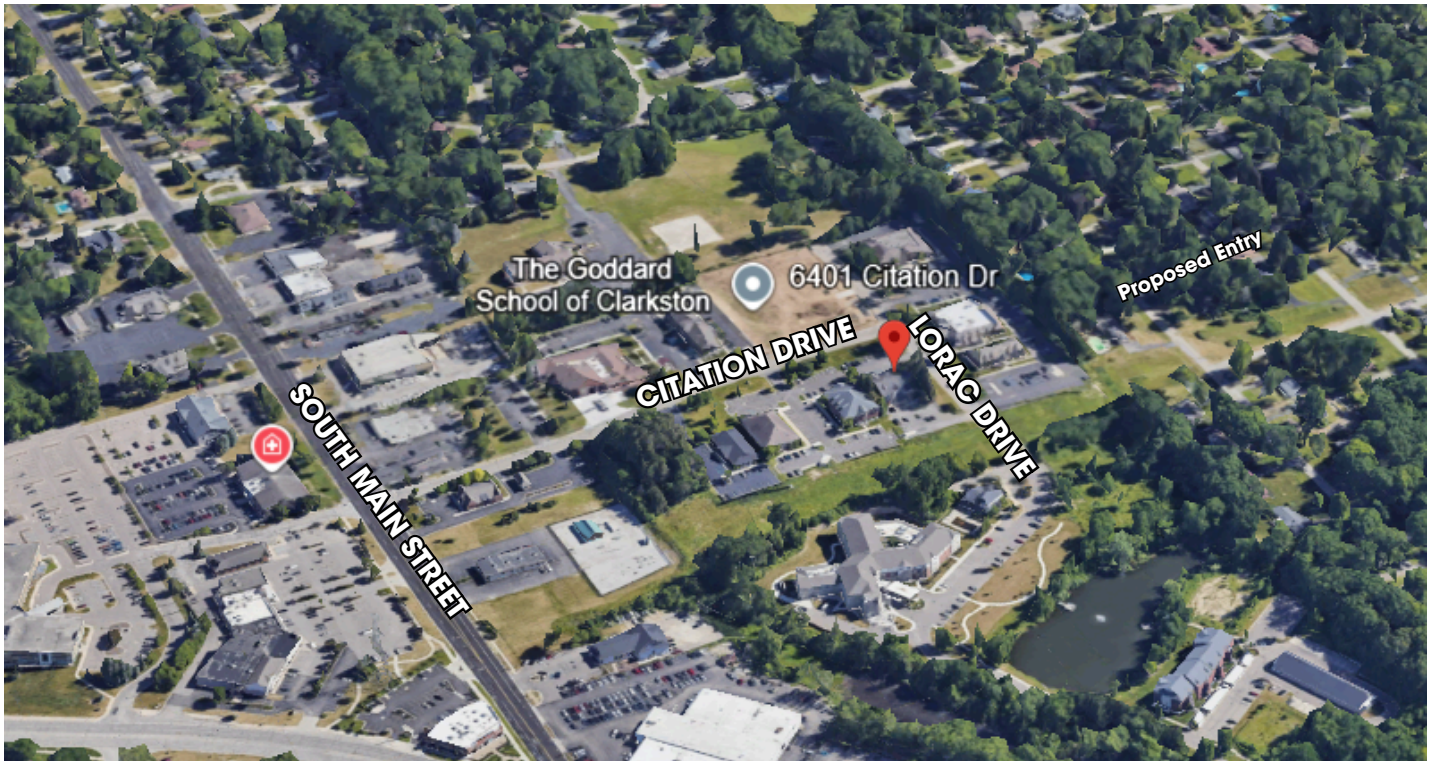
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Property Description:

Tucked back off Clarkston's Main Street at the corner of Citation Drive and Lorac Drive, 6401 Citation Drive is a beautiful, brick two-story building serving healthcare and office tenants. The building consists of one top floor tenant whose entrance faces one side of the building, and three suites on the bottom level who share the entrance on the other side of the building. Although the lower floor of the building, the entrance is still at a first-story level with lots of windows for natural light.

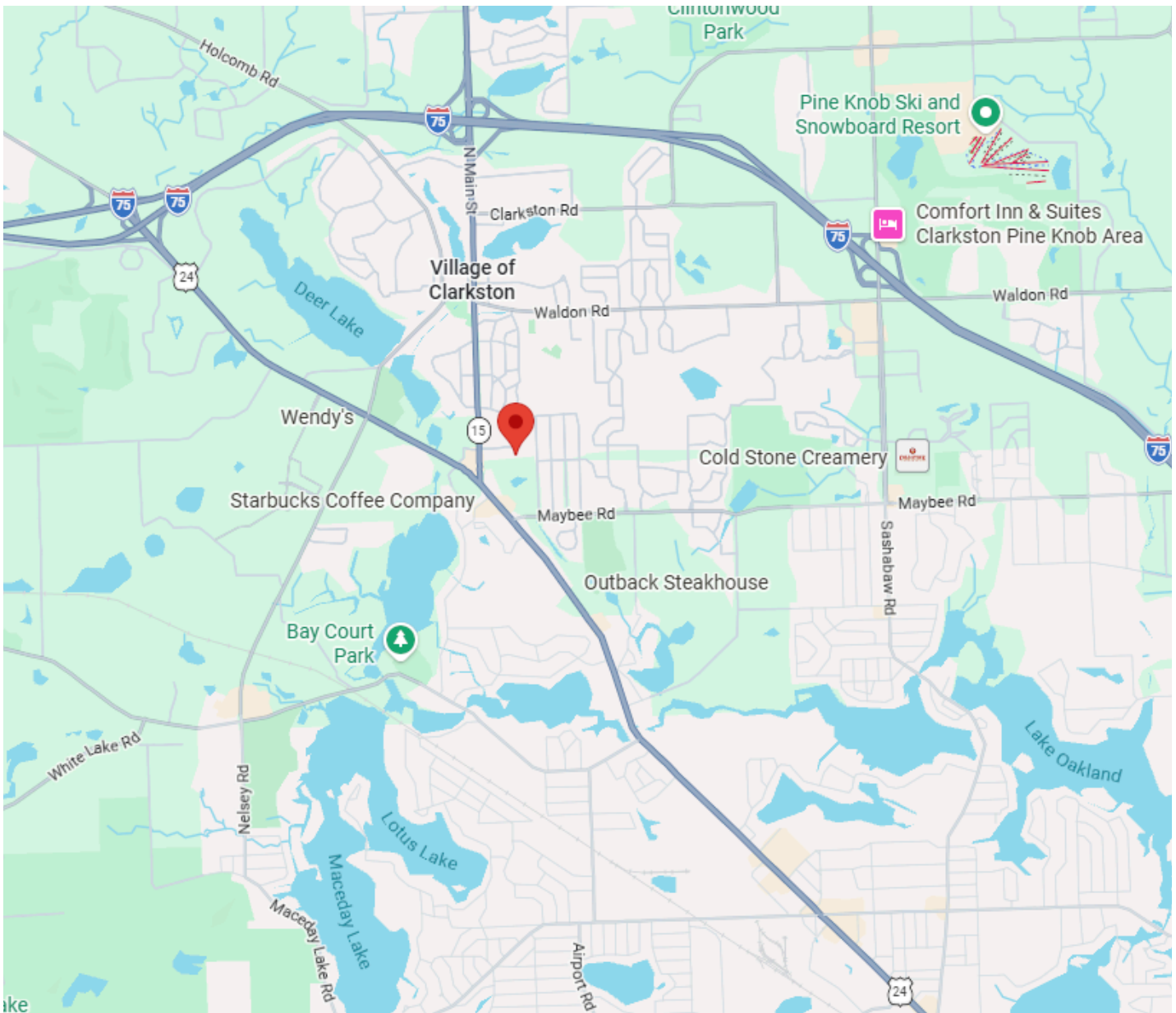
Suite E, the available space, was previously a physical therapy office with a flexible layout, including a mostly open floorplan, one private office, and a kitchenette. The property offers great parking on both sides of the building and a brand new monument sign with space available for the new tenant.





Location Highlights:

- Located in Oakland County, a northern suburb of Detroit
- Quick highway access via I-75
- Conveniently located off Clarkston's main commercial thoroughfare



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