



FOR SUBLEASE

**751 Chestnut Street Suite 104
Birmingham, MI 48009**



Listing Summary:

- Space Size: 1,102 SF
- Base Rent: \$2,669.60/month w/ 2% annual increases
- Expenses: \$584.98/month
- Lease Expiration: July 30, 2033
- Move-In Ready Dental Office
- Equipment Available For Sale
- Excellent Parking



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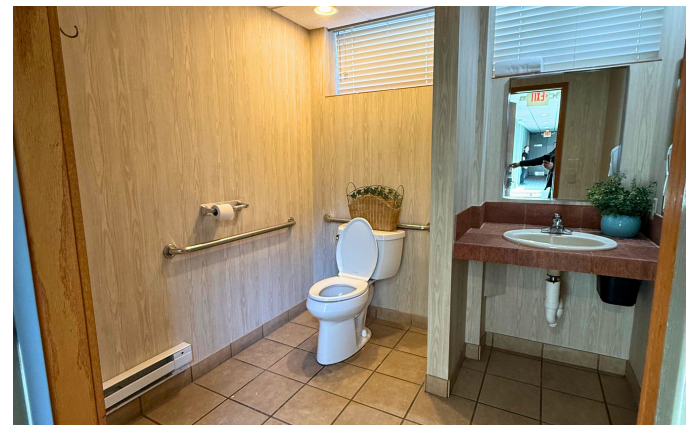
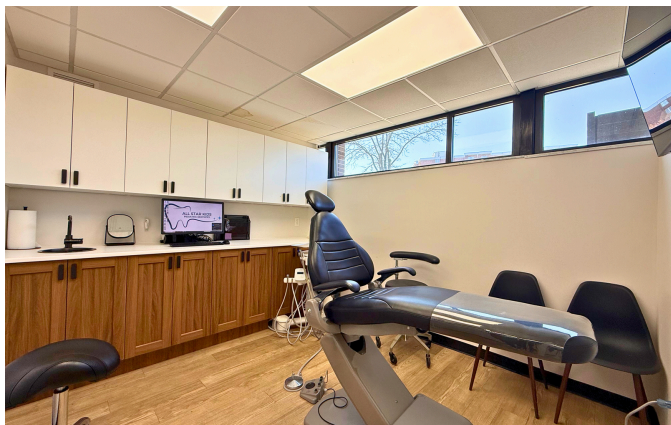
Property Description:

Just off Woodward Avenue in Birmingham, near the corner of Woodward Ave and East Maple Road, sits the beautiful, brick medical office building at 751 Chestnut Street. Situated at the center of Birmingham's commercial hub, the location can't be beat with the surrounding area being among the nicest of Metro Detroit's suburbs.

Suite 104 at 751 Chestnut Street is the perfect opportunity for a dentist to start a new practice or expand to an additional location. This first-floor space is a move-in ready dental office with currently four operatories (and room for a fifth), a sterilization lab, an office, and two in-suite bathrooms.

The equipment is also for sale, which includes four dental chairs, a sensor and handheld X-ray, an isolite, portable nitrous, and an autoclave. The suite is even right across the hall from the building's charming courtyard, attributing to its bright, peaceful environment!

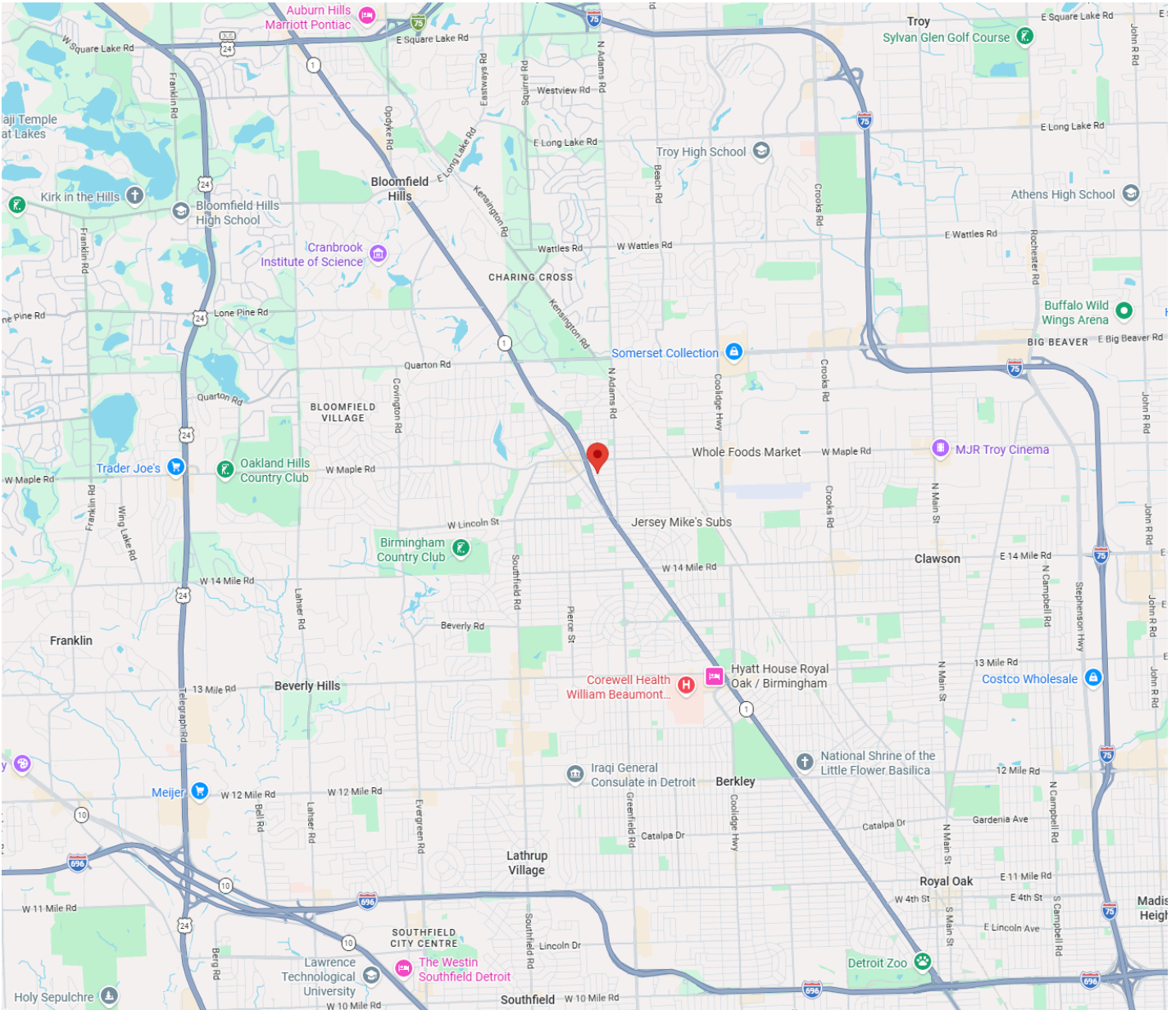






Location Highlights:

- Located right off Woodward Ave in Birmingham
- Quick highway access via I-75 and I-696
- Surrounded by Metro Detroit’s nicest suburbs



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