



**6770 Dixie Highway**  
**Clarkston, MI 48346**





# 6770 DIXIE HIGHWAY CLARKSTON, MI 48346

## OFFICE/MEDICAL SPACE FOR LEASE

- 103,000 Square Foot Medical Office Building
- 1,500-20,000 SF Spaces Available
- Mix of General Office and Medical Users Throughout
- Close Proximity to I-75 via Dixie Highway or M-15
- New Local Hands-on Ownership Group
- High Visibility Monument Signage on Dixie Highway and M-15 / Building Facade Signage Possible
- New North Ambulatory Entrance, Elevators, and Additional Parking Scheduled for 2022 (see renderings below)
- Downtown Clarkston Restaurants in Close Proximity
- Great Momentum/Synergy With Many New Tenants
- Full Wing/Floor Plate Possibility
- \$17.50/SF

- **Population**  
1 Mile: 7,322  
3 Mile: 36,878  
5 Mile: 78,287
- **Business**  
#of Businesses: 569  
# of Employees: 4,535
- **Household**  
1 Mile: 3,122  
3 Mile: 14,734  
5 Mile: 30,317
- **Average Household Income**  
1 Mile: \$97,912  
3 Mile: \$99,982  
5 Mile: \$99,956
- **Traffic Count**  
Dixie Hwy. & Windward:  
31,755

### Kevin Tamer

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### Philip A. Wojtowicz

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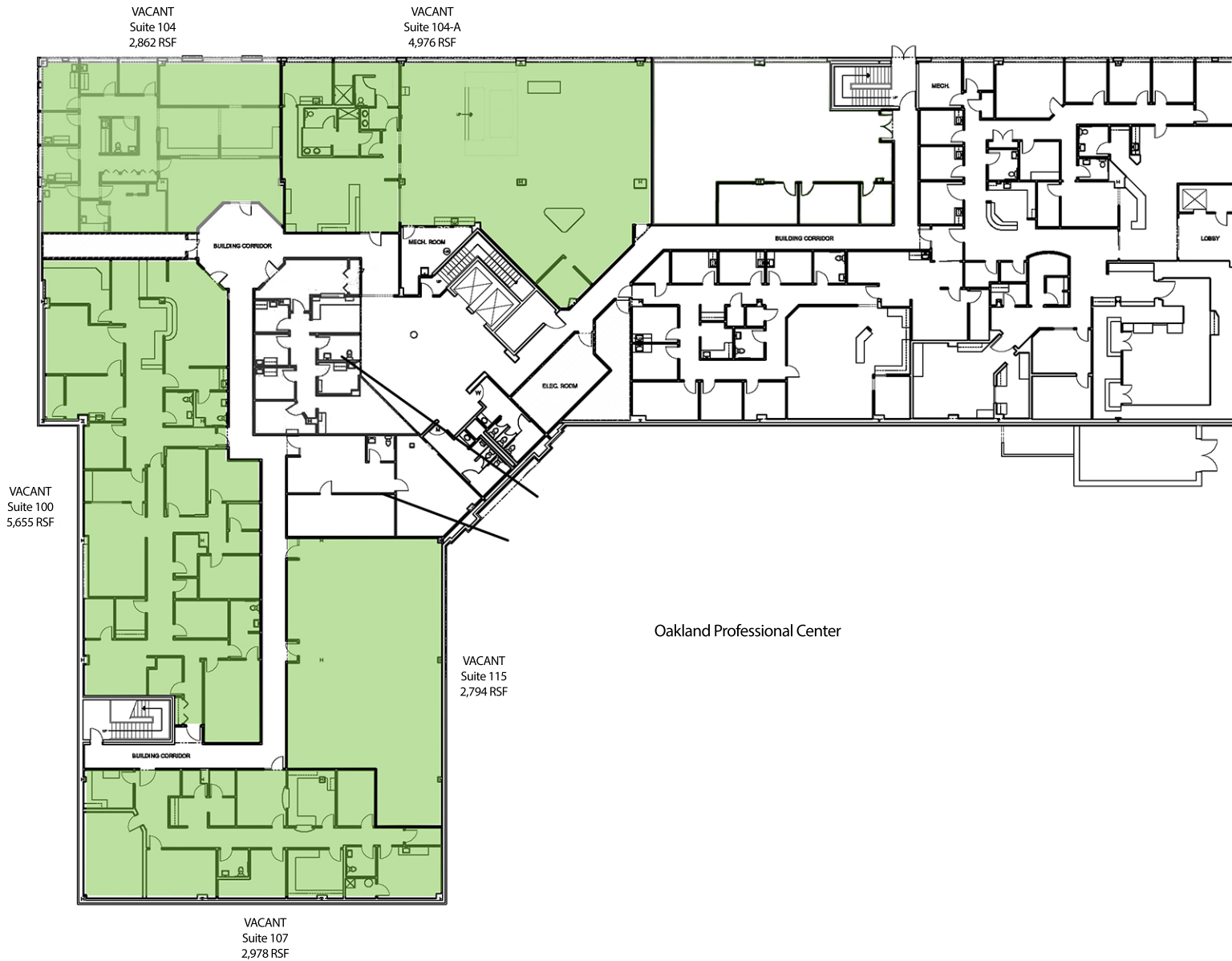
# NEW NORTH AMBULATORY ENTRANCE



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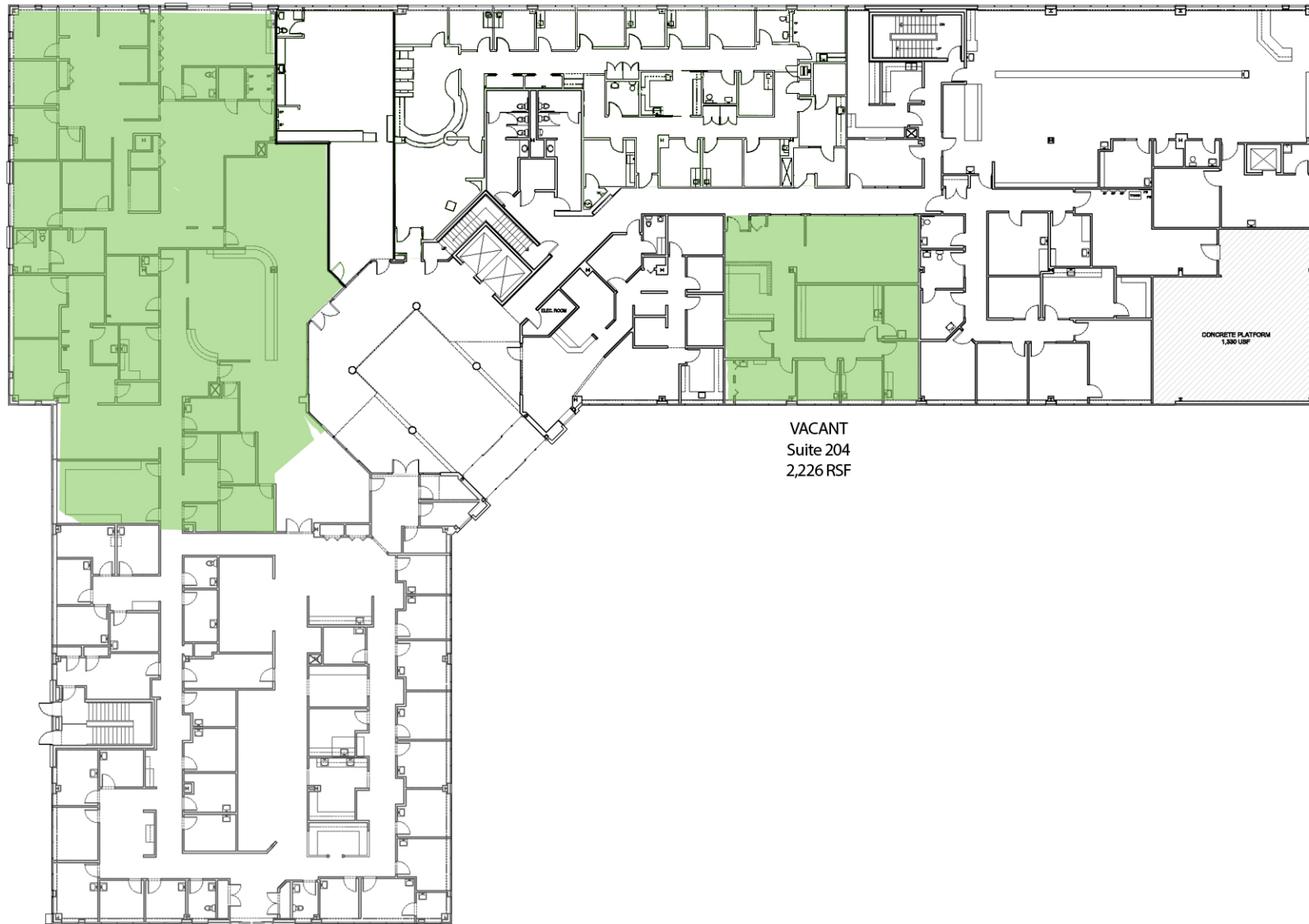
DO NOT SCALE



6770 Dixie Highway  
Clarkston, MI 48346  
Oakland Professional Center

1st Floor  
For More Information Please Call:  
248.710.8000





VACANT  
Suite 200 A  
8,887 RSF

VACANT  
Suite 204  
2,226 RSF

CONCRETE PLATFORM  
1,350 USF

DO NOT SCALE



6770 Dixie Highway  
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Oakland Professional Center

2nd Floor  
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VACANT  
Suite 312  
4,745 RSF

VACANT  
Suite 304  
2,036 RSF

VACANT  
Suite 308  
2,489 RSF

VACANT  
Suite 309  
3,220 RSF

VACANT  
Suite 306  
1,371 RSF

VACANT  
Suite 310  
5,414 RSF

VACANT  
Suite 311  
2,959 RSF

ATRIUM  
OPEN TO BELOW

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