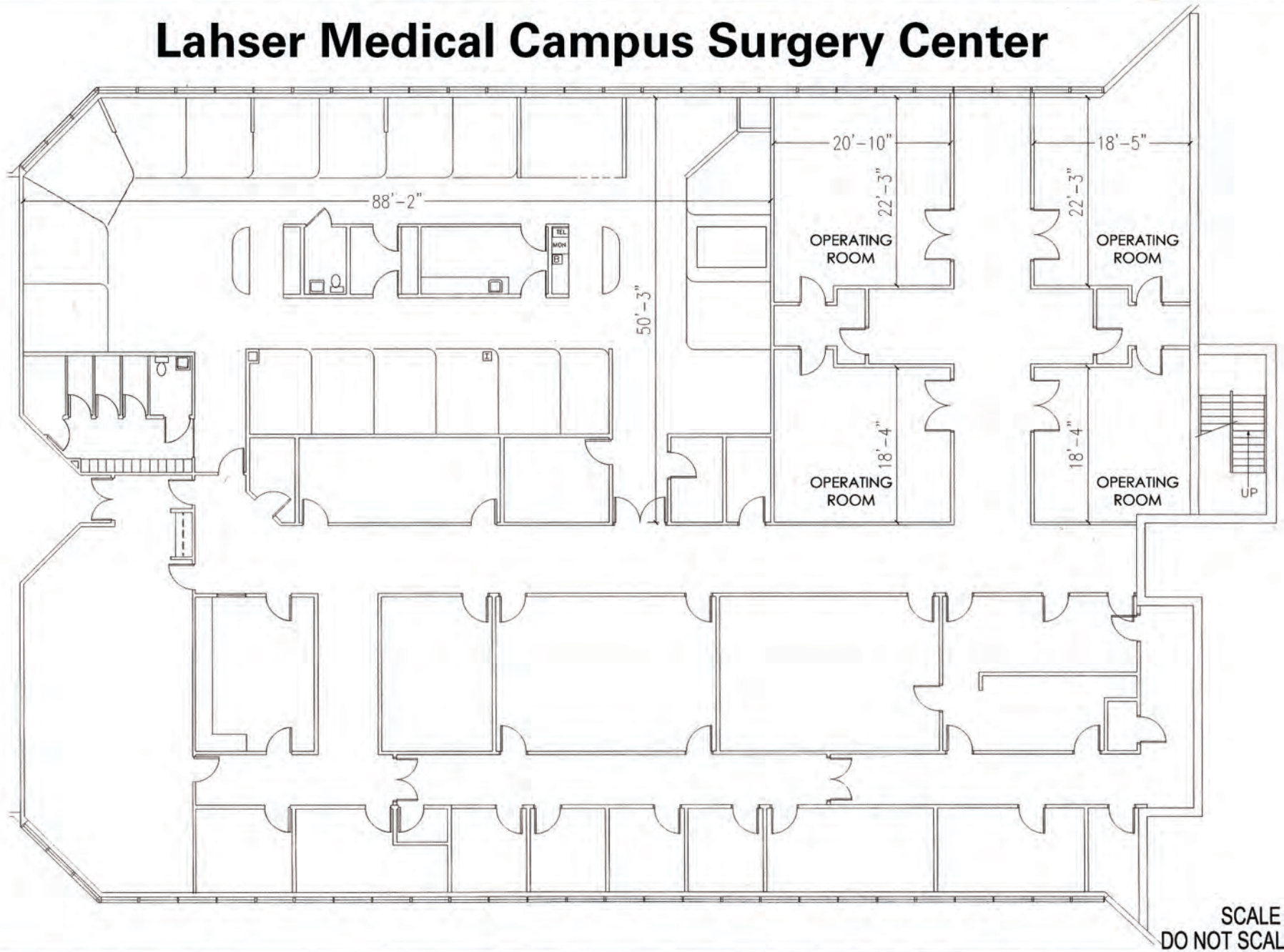


Lahser Medical Campus Surgery Center



SCALE :
DO NOT SCALE

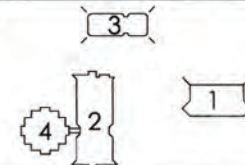
MSR
REALTY GROUP

Moe Sohoubah, Rph
Email: msohoubah@biomedpharmacy.com
Phone: (313) 467-4164

LAHSER MEDICAL BLDG 2
27207 LAHSER RD
SOUTHFIELD, MI

SUITE #100
12,964 RSF
FOR DETAILS PLEASE CALL
248-324-2000

KEYPLAN



Surgery Center Available for Long Term Lease

Prime Location

- Southfield, Michigan, near major highways, 15 minutes from many major hospitals
- High-traffic area, easy access, ample parking

Features

- ✓ 13,000 SF existing surgery center
- ✓ Class A medical office space
- ✓ Four Surgical Rooms, Exam rooms, recovery area, procedure rooms, locker rooms
- ✓ State-of-the-art infrastructure including full house generator
- ✓ Handicap accessible, located on first floor with huge updated lobby.

Ideal for

- ✓ Medical groups
- ✓ Specialty clinics
- ✓ Urgent care centers
- ✓ Imaging centers
- ✓ Surgical centers

Amenities

- ✓ Full service Pharmacy
- ✓ On-site parking
- ✓ Secure entry
- ✓ HVAC controls
- ✓ High-speed internet

Financial Terms

- ✓ Lease: \$33 to \$39 /SF/Year
- ✓ Flexible lease terms
- ✓ Landlord improvements allowance

Additional Benefits

- ✓ Proximity to hospitals and healthcare services
- ✓ Growing patient population
- ✓ Potential tax benefits

Don't miss this exceptional opportunity for already built out surgery center!

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

Q668728

FREESTANDING SURGICAL OUTPATIENT FACILITY

ISSUED TO THIS HEALTH FACILITY/AGENCY PURSUANT TO THE PUBLIC HEALTH CODE, P.A. 368 OF 1978, AS AMENDED, MCL 333.1101 TO MCL 333.25211 OF THE MICHIGAN COMPILED LAWS, AS AMENDED, AND APPLICABLE MICHIGAN ADMINISTRATIVE CODE.

THIS LICENSE REMAINS THE PROPERTY OF THE MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS (LARA), IS NOT TRANSFERABLE, AND IS SUBJECT TO PAYMENT OF LICENSE FEES FOR ANNUAL RENEWAL. THIS LICENSE MAY BE LIMITED, SUSPENDED, OR REVOKED BY LARA FOR ANY OF THE CONDITIONS SPECIFIED IN MCL 333.20165(1) OR MCL 333.20168(1).

LICENSEE: VHS SINAI-GRACE HOSPITAL, INC
GRACE HOSPITAL AMBULATORY SURGERY CENTER
27207 LAHSER ROAD, SUITE 100
SOUTHFIELD MI 48034

OAKLAND

* LARA/ BHS NO. 636821

PERMANENT I.D. NO.
1030000004

EXPIRATION DATE
07/31/2024

4935979

THIS DOCUMENT IS DULY
ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN.

CENTERS FOR MEDICARE & MEDICAID SERVICES
CLINICAL LABORATORY IMPROVEMENT AMENDMENTS

CERTIFICATE OF COMPLIANCE

LABORATORY NAME AND ADDRESS

SINAI GRACE ENDOSCOPY CENTER - LAHSER COMPLEX
27207 LAHSER ROAD, SUITE 100
SOUTHFIELD, MI, 48034

CLIA ID NUMBER

23D0951668

EFFECTIVE DATE

09/29/2021

LABORATORY DIRECTOR

ARVIND KALIDINDI

EXPIRATION DATE

09/28/2023

Pursuant to Section 353 of the Public Health Services Act (42 U.S.C. 263a) as revised by the Clinical Laboratory Improvement Amendments (CLIA), the above named laboratory located at the address shown hereon (and other approved locations) may accept human specimens for the purposes of performing laboratory examinations or procedures.

This certificate shall be valid until the expiration date above, but is subject to revocation, suspension, limitation, or other sanctions for violation of the Act or the regulations promulgated thereunder.



A handwritten signature in dark ink, appearing to read 'Gregg Brandush'.

Gregg Brandush, Director
Division of Clinical Laboratory Improvement & Quality
Quality & Safety Oversight Group
Center for Clinical Standards and Quality