

FOR LEASE

2,873 SF  
OFFICE SPACE

800 N. OLD WOODWARD  
BIRMINGHAM, MI



**AVAILABLE:**

Ground floor suite 2,873 SF

**USE:**

Office

**LEASE RATE:**

\$22.50/ SF/YR Gross+Utilities

**JOIN TENANTS:**

State Farm, Self-Care Center, and others

**LOCATION:**

On N. Old Woodward Avenue just south of Oak Avenue on popular retail and service strip in downtown Birmingham.

**SUMMARY:**

High-end office and conference space offering upgraded finishes and tranquil views. 2,873 SF encompassing first floor and lower level. Facade signage rights available. Adjacent to The Pearl, a new mixed-use luxury building. Walkable to area restaurants, parks, banks, shopping, services, and more.

**FORWARD COMMERCIAL GROUP**

6785 TELEGRAPH RD, SUITE 250  
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**Emil Cherkasov**

Principal Broker  
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# OVERVIEW

800 N. OLD WOODWARD

2,873 SF

OFFICE SPACE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,910	77,243	217,106
HOUSEHOLDS	4,780	33,047	91,293
MEDIAN HOME VALUE	\$661,334	\$391,545	\$301,583

## PROPERTY HIGHLIGHTS

- First floor suite
- High ceiling and plentiful windows
- Private rear patio overlooking river
- Spiral staircase connecting both levels

## PROPERTY SUMMARY

- Price: \$30.00/ SF/ YR, Gross + Utilities
- Year Built: 1982
- Lot Size: 0.14 Acres
- Building: 9,551 SF



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# PROPERTY PHOTOS

800 N. OLD WOODWARD

2,873 SF

OFFICE + CONFERENCE



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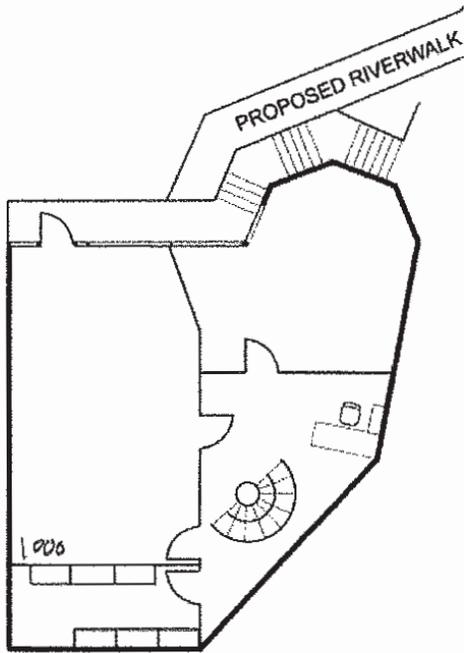


# FLOOR PLAN

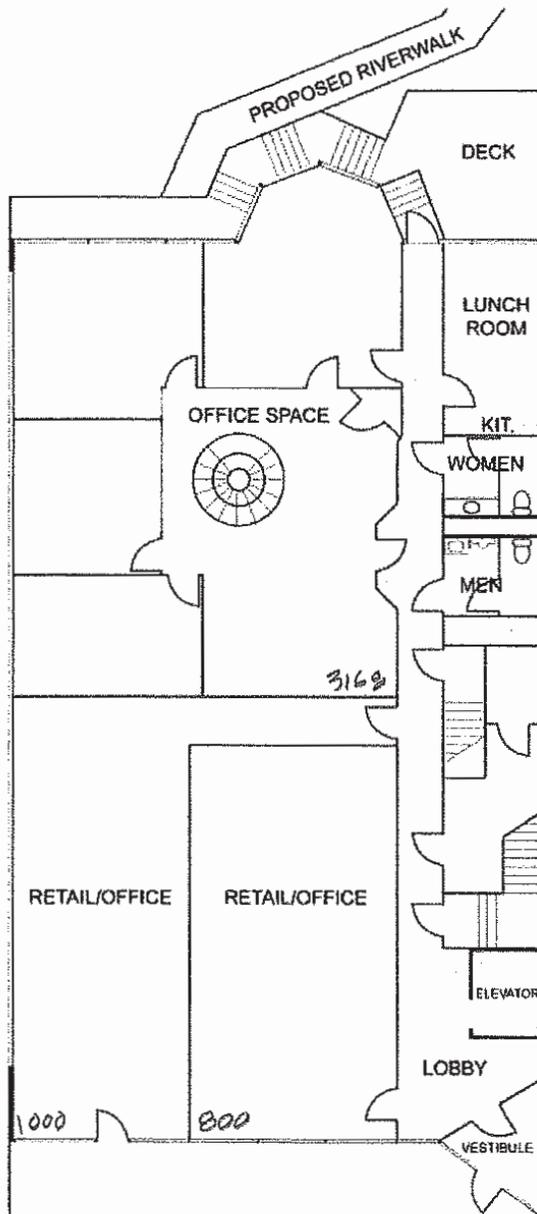
800 N. OLD WOODWARD

2,873 SF

MAIN & LOWER LEVELS



## LOWER LEVEL



## M A I N L E V E L

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# AERIAL MAP

800 N. OLD WOODWARD

UP TO 2,873 SF

OFFICE SPACE



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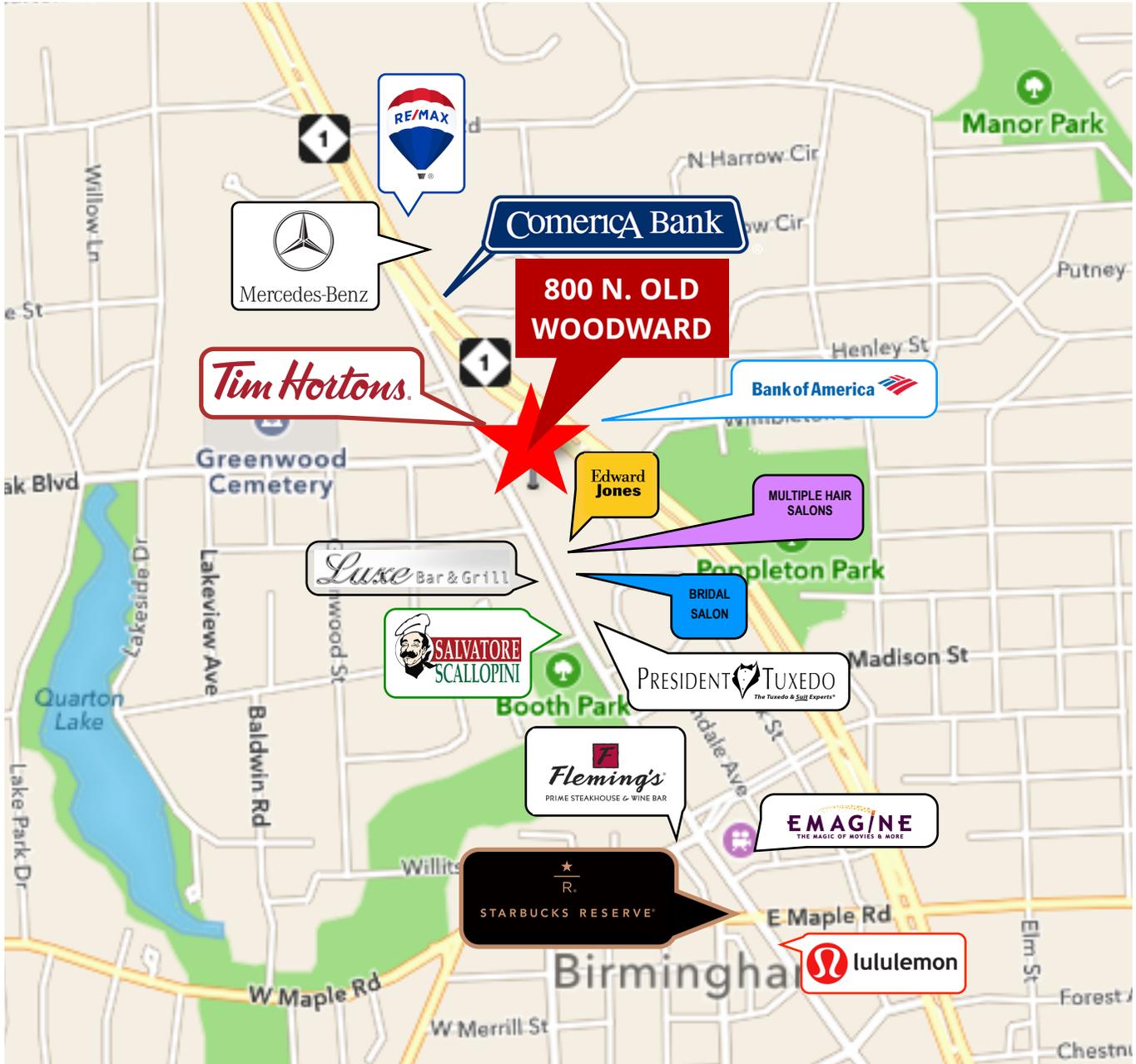


# STREET MAP

800 N. OLD WOODWARD

2,873 SF

BUSY RETAIL & SERVICES



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