

FOR LEASE

2,873 SF
OFFICE SPACE

800 N. OLD WOODWARD
BIRMINGHAM, MI



AVAILABLE:

Ground floor suite 2,873 SF

USE:

Office

LEASE RATE:

\$30.00/ 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
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

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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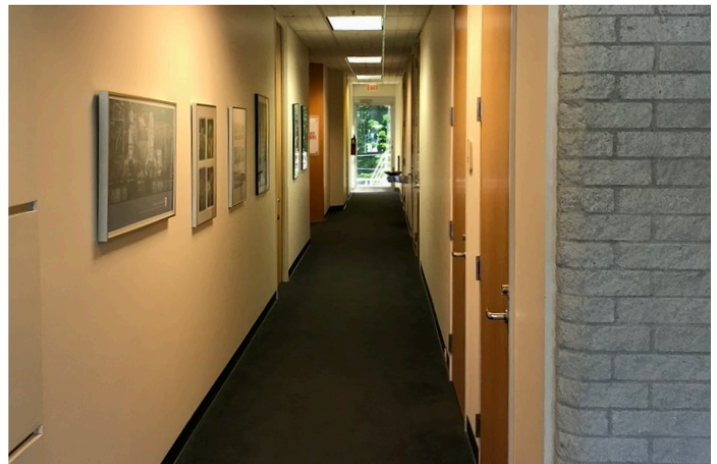
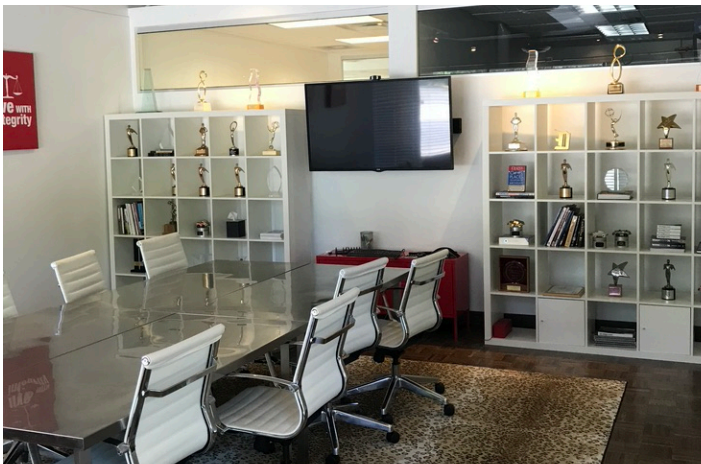


PROPERTY PHOTOS

800 N. OLD WOODWARD

2,873 SF

OFFICE + CONFERENCE



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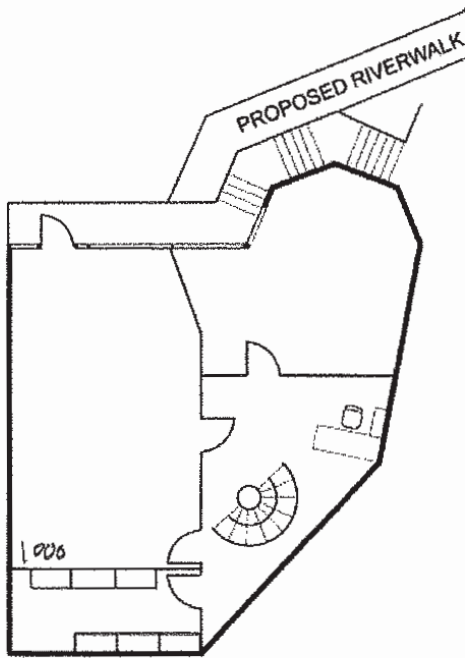


FLOOR PLAN

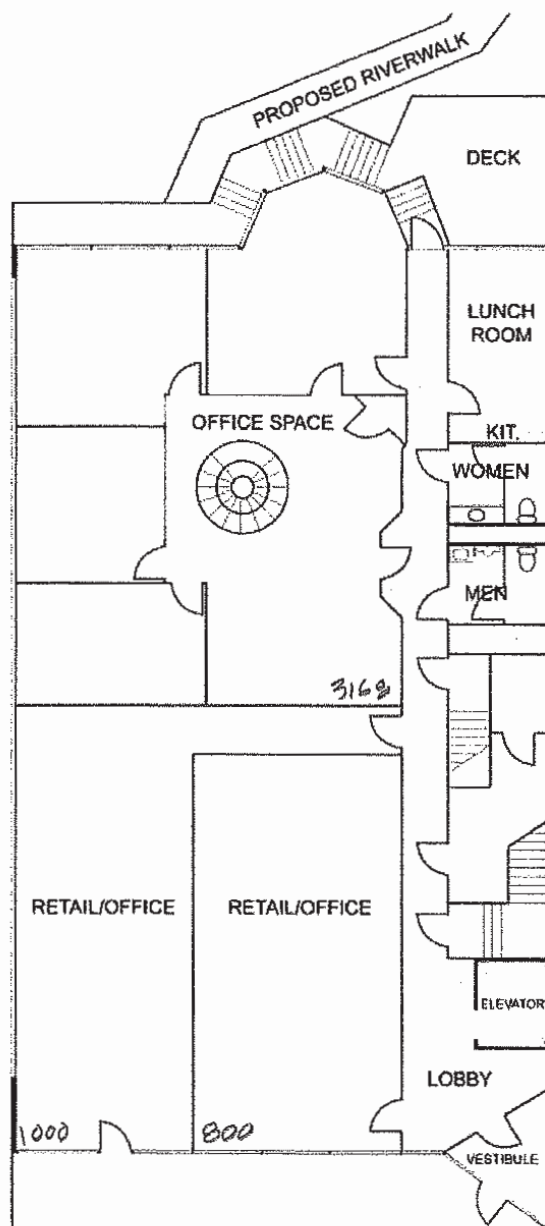
800 N. OLD WOODWARD

2,873 SF

MAIN & LOWER LEVELS



LOWER LEVEL



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AERIAL MAP

800 N. OLD WOODWARD

UP TO 2,873 SF

OFFICE SPACE



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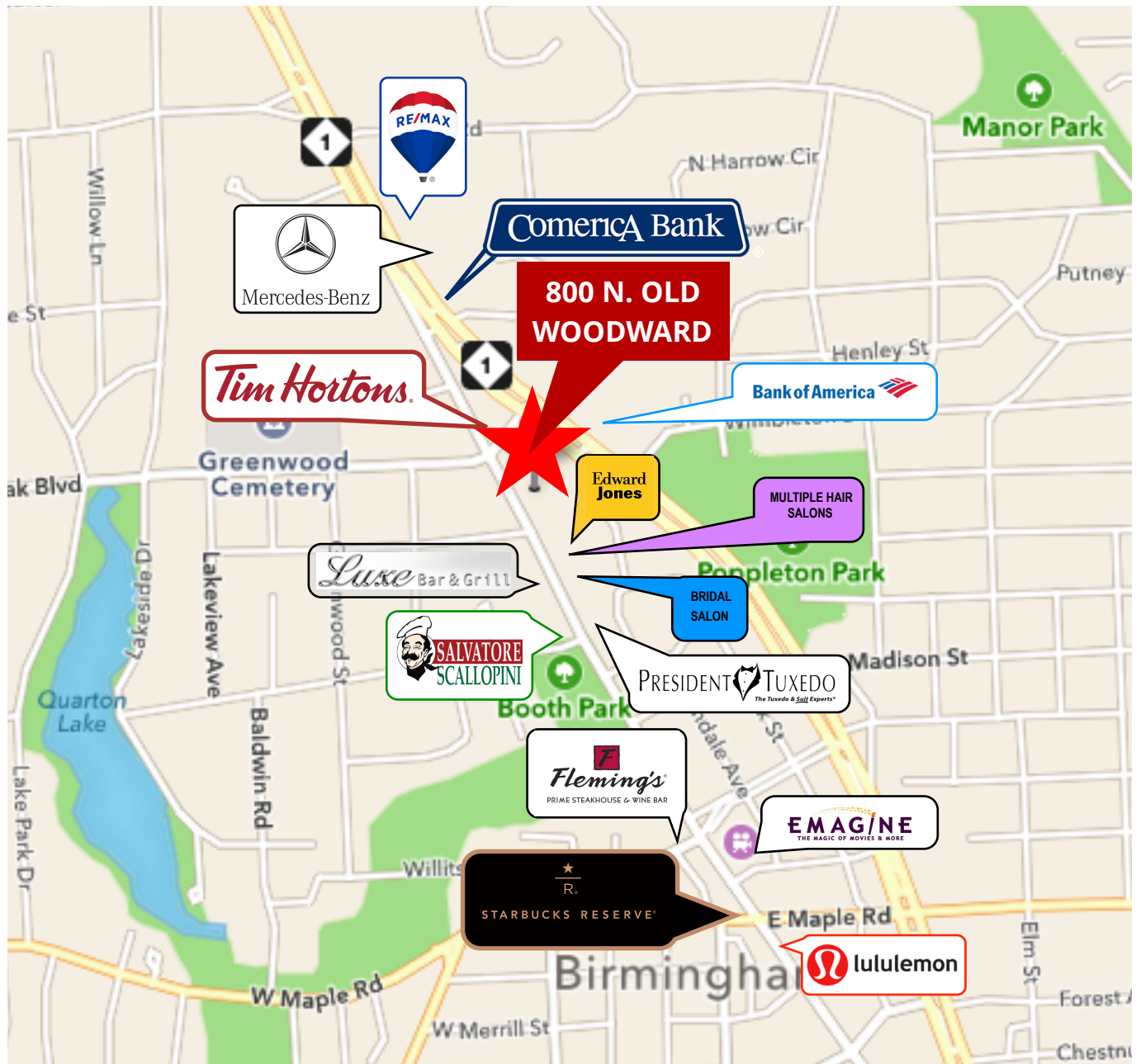


STREET MAP

800 N. OLD WOODWARD

2,873 SF

BUSY RETAIL & SERVICES



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