

# 40950 Woodward Ave

*Bloomfield Hills, MI*



- Class "A" Office Building
- Up to 8,834 Square Feet Available
- Recently Renovated Lobby
- Under New Ownership & Management
- Prime Bloomfield Hills Location
- Covered Garage Parking
- Close to Fine & Casual Dining
- Minutes from Bloomfield Hills Country Club
- Turn-Key Suites Offered



## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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**L. MASON CAPITANI**  
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**LIBERTY**  
PROPERTY & ASSET MANAGEMENT

248.637.9700 | [LMCap.com](http://LMCap.com)

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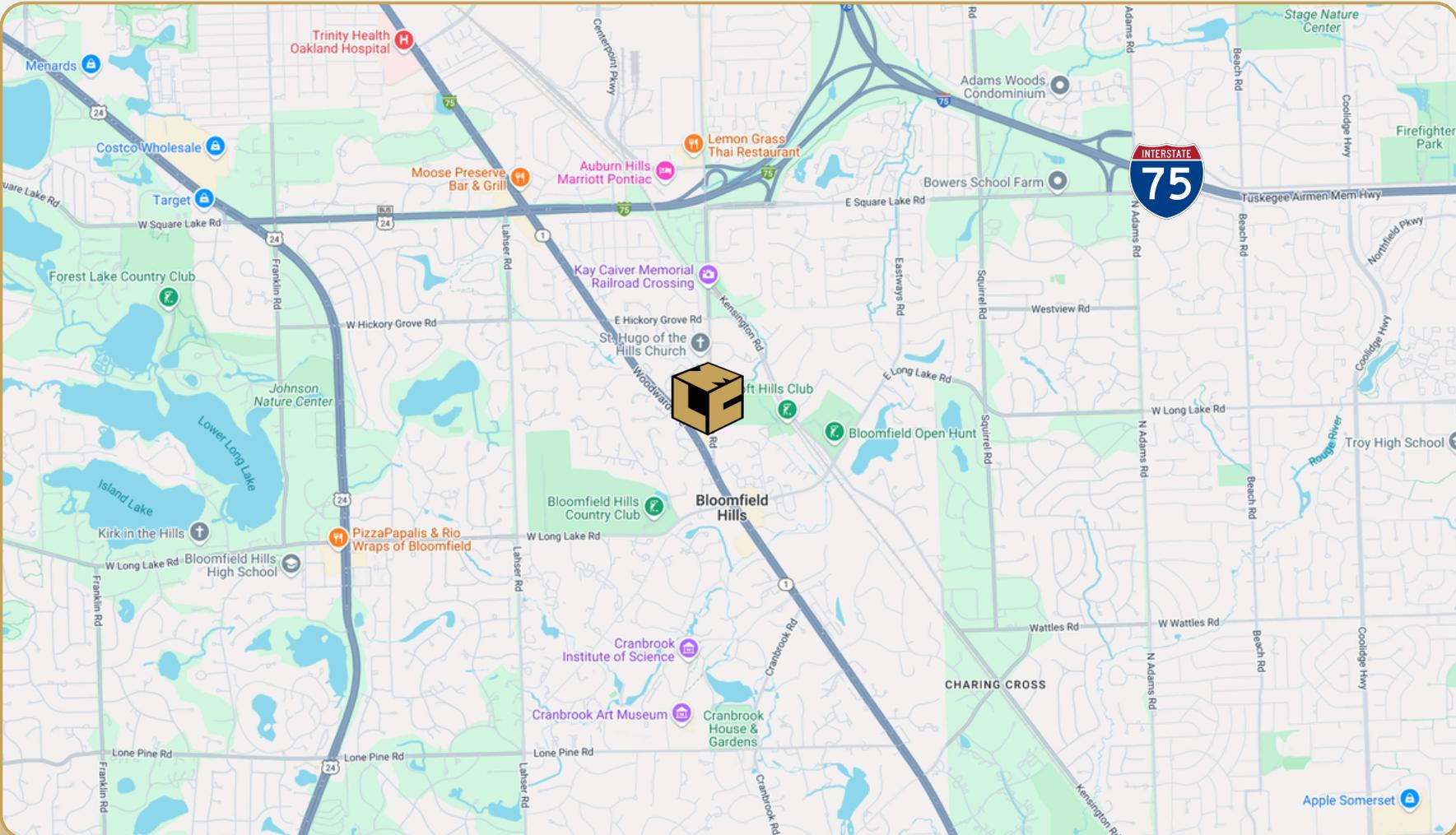
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## Office Property Details:

### Details:

**Location Description:** Woodward, N of W. Long Lake

**Building Type:** Office

**Class:** A

**Zoning:** Office

**Floors:** 3

**Year Built:** 1984

**Year Renovated:** 2020

**Gross SF:** 110,544 SF

**Total Rentable SF:** 85,742 SF

**Available SF:** 14,402 SF

**Min/Max SF:** 580 SF - 8,834 SF

**Acres:** 4.95

**Multitenant:** Yes

**Parcel ID:** 19-10-426-067

**Property Description:** Class 'A' office building under new ownership and management. Newly renovated lobby. Covered garage parking.

### Economic:

**Min/Max Rental Rate:** \$21.50 - \$24.50

**Rental Terms:** + Electric

**Annual Escalations:** \$0.50/SF

**Load Factor:** 13%

**Occupancy:** Immediate

**Parking::** 4.68/1,000 Spaces

**Partition Allowance:** Negotiable

**Signage:** Lobby/Suite Entry

**Status:** Existing

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## Available Suites:

<b>Suite 110:</b>	954 SF
<b>Suite 115:</b>	1,584 SF
<b>Suite 120:</b>	3,277 SF
<b>Suite 130:</b>	1,706 SF
<b>Suite 132:</b>	1,567 SF
<b>Suite 133:</b>	1,052 SF
<b>Suite 160:</b>	1,644 SF
<b>Suite 205:</b>	3,921 SF
<b>Suite 340:</b>	1,467 SF
<b>Suite 347:</b>	580 SF



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## First Floor Vacancies



Suite Number	Square Footage	Lease Rate	Video Tour
110	954 SF	\$21.50 SF/yr	-
115	1,584 SF	\$21.50 SF/yr	-
120	3,277 SF	\$21.50 SF/yr	<a href="#">View Here</a>
130	1,706 SF	\$24.50 SF/yr	-

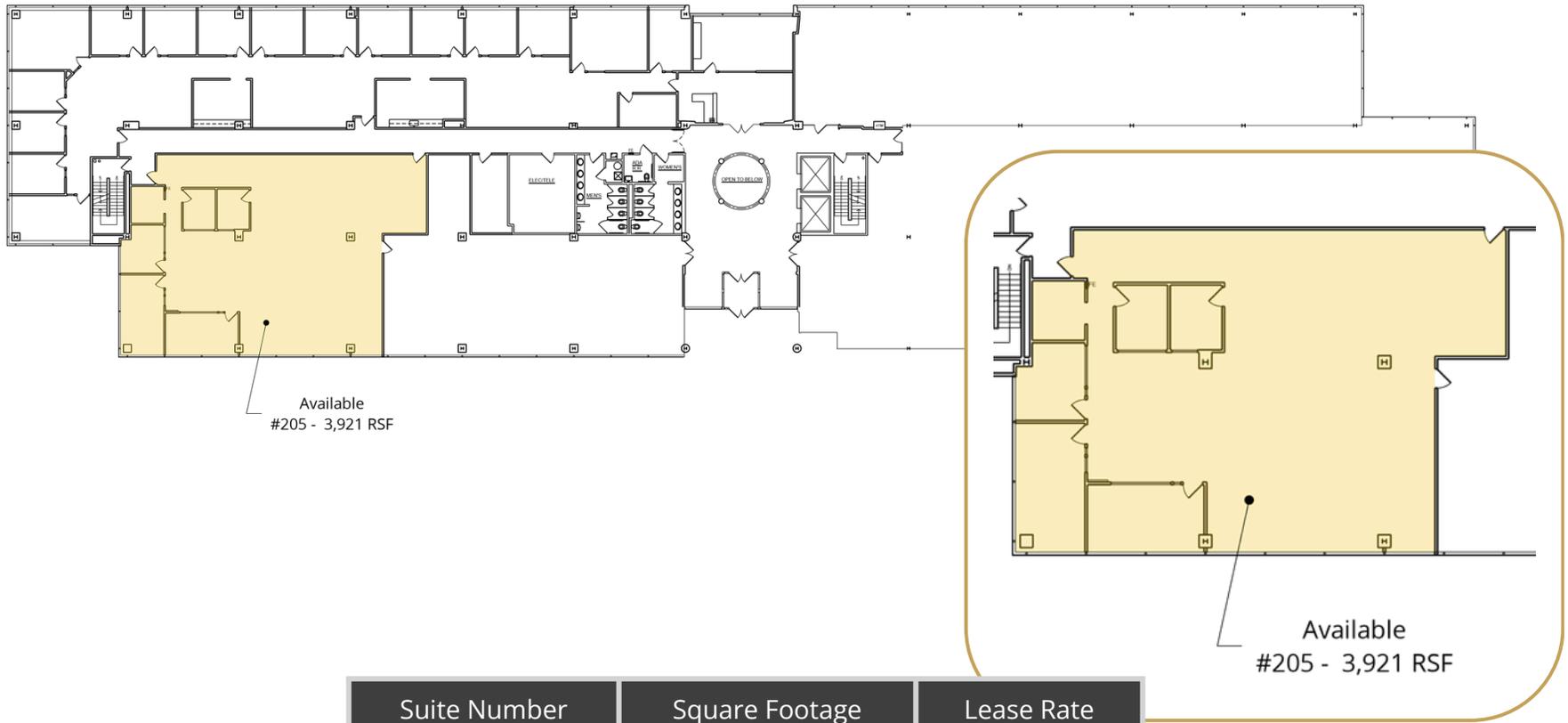
Suite Number	Square Footage	Lease Rate	Video Tour
132	1,567 SF	\$21.50 SF/yr	-
133	1,052 SF	\$21.50 SF/yr	-
100-135	8,434 SF	\$21.50 SF/yr	-
160	1,644 SF	\$24.50 SF/yr	-
130/160	3,380 SF	\$24.50 SF/yr	-

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## Second Floor Vacancy



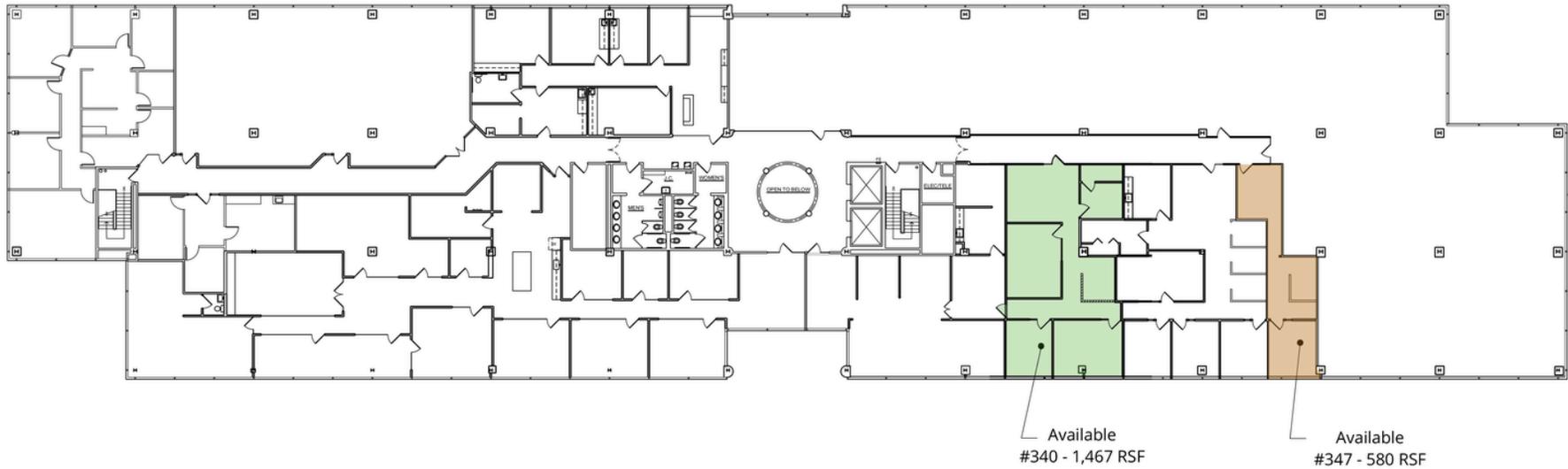
Suite Number	Square Footage	Lease Rate
205	3,921	\$24.50 SF/yr

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## Third Floor Vacancies



Suite Number	Square Footage	Lease Rate
340	1,467 SF	\$24.50 SF/yr
347	580 SF	\$24.50 SF/yr