

801 S Adams Rd

801 S Adams Rd, Birmingham, MI 48009

Presented by
Abro Capital



Price: \$70.00 - \$93.00 /SF/YR

The two-story office building has undergone significant updates and provides a variety of office configurations suitable for professional services, consulting firms, wellness operators, medical-related users, and other office occupiers. Onsite surface parking enhances accessibility for employees and visitors, while large windows throughout the building provide natural light to many suites. The property's location places tenants within walking distance of nearby dining, shopping, and neighborhood services while maintaining convenient connectivity to the broader Oakland County market.

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Walkable access to nearby dining, retail, and services.
Multiple suite configurations accommodate a variety of office users.
Positioned on South Adams Road near Birmingham's Triangle District.

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Building Photo



Building Photo

Listing spaces

1st Floor Ste 100

Space Available	600 SF
Rental Rate	\$70.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

\$3,500 per month! This 600 SF suite at 801 S. Adams Rd in Birmingham, MI offers a modern, turnkey-ready layout perfect for a medical spa, aesthetics practice, skincare clinic, or similar wellness business. The space features an open black industrial ceiling, clean wood-look flooring, and a professional yet inviting design. The suite includes a reception and client lounge area, multiple private treatment rooms, and a dedicated kitchenette with sink and refrigerator. Large windows bring in natural light, and the layout supports both client-facing and back-of-house needs efficiently. Located in a well-maintained professional building with other beauty and wellness tenants. Available at \$3,500 per month.

2nd Floor

Space Available	5,241 SF
Rental Rate	Upon Request
Date Available	July 01, 2027
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Entire second floor available at 801 S. Adams Rd, Birmingham, MI 48009 — 5,241 SF offered at \$40/SF triple net.

The floor is a professional office layout with a mix of open work area, private offices, and support space, including kitchenette/break cabinetry. Finishes include wood-look LVP flooring, painted interiors, drop-ceiling lighting, and a window wall providing natural light over the rear parking lot. Suitable as a single-user floor for professional services, medical-adjacent, counseling, consulting, or boutique office users. Occupant controls the full second level rather than a small suite.

Located on S. Adams just north of Woodward and south of Maple, adjacent to the Triangle District, with walkable dining/retail and onsite surface parking. Available for lease NNN at \$40/SF.

801 S Adams Rd, Birmingham, MI 48009



front



side

Listing spaces

2nd Floor Ste 203

Space Available	129 SF
Rental Rate	\$92.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

\$989 a month! Suite 203 is a clean, private 129SF office suite on the second floor of the multi-tenant building at 801 S Adams Rd in Birmingham, MI. The space features updated gray wood-look flooring, white walls with a wood-paneled accent wall, a large window with blinds and curtains for natural light, and a drop ceiling with fluorescent fixtures. Electrical outlets are in place and the suite is currently vacant and ready for immediate occupancy.

The building offers onsite parking and is conveniently located on South Adams Road just south of Maple, adjacent to Birmingham's Triangle District with nearby retail, restaurants, new residential, and easy access to Woodward Avenue. Ideal for professional services, consulting, medical-related, or small business use seeking a private, well-located office in a desirable Oakland County market.

2nd Floor Ste 208

Space Available	350 SF
Rental Rate	\$77.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

\$2245 a month

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back 2

Listing spaces

2nd Floor Ste 209

Space Available	129 SF
Rental Rate	\$93.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

\$1000 a month! Clean, open office suite located at 801 S. Adams Road in Birmingham, Michigan. The space features large windows that provide excellent natural light, light wood-look laminate flooring, freshly painted sage green accent walls, and a standard commercial drop ceiling with fluorescent lighting. Multiple electrical outlets are available. Currently vacant and ready for immediate occupancy. Ideal for professional office, consulting, or small business use.

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Location

