

280 N. Old Woodward

Birmingham, MI

Property Video

- Up to 18,952 SF Available
- Prime Downtown Birmingham Location
- Walkable to All Downtown Amenities
- Located Next Door to Municipal Parking
- Modern Exposed Ceilings
- Exterior Building Signage Offered
- New Common Area Conference Facility
- Professional Ownership & Management
- Fantastic Downtown Birmingham Views

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Mason L. Capitani, SIOR
Managing Partner
248.637.7795
MLcapitani@LMCap.com

Aaron Smith
Vice President
248.637.3515
asmith@LMCap.com

248.637.9700 | LMCap.com

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 **L. MASON CAPITANI**
CORFAC INTERNATIONAL
CELEBRATING 60 YEARS

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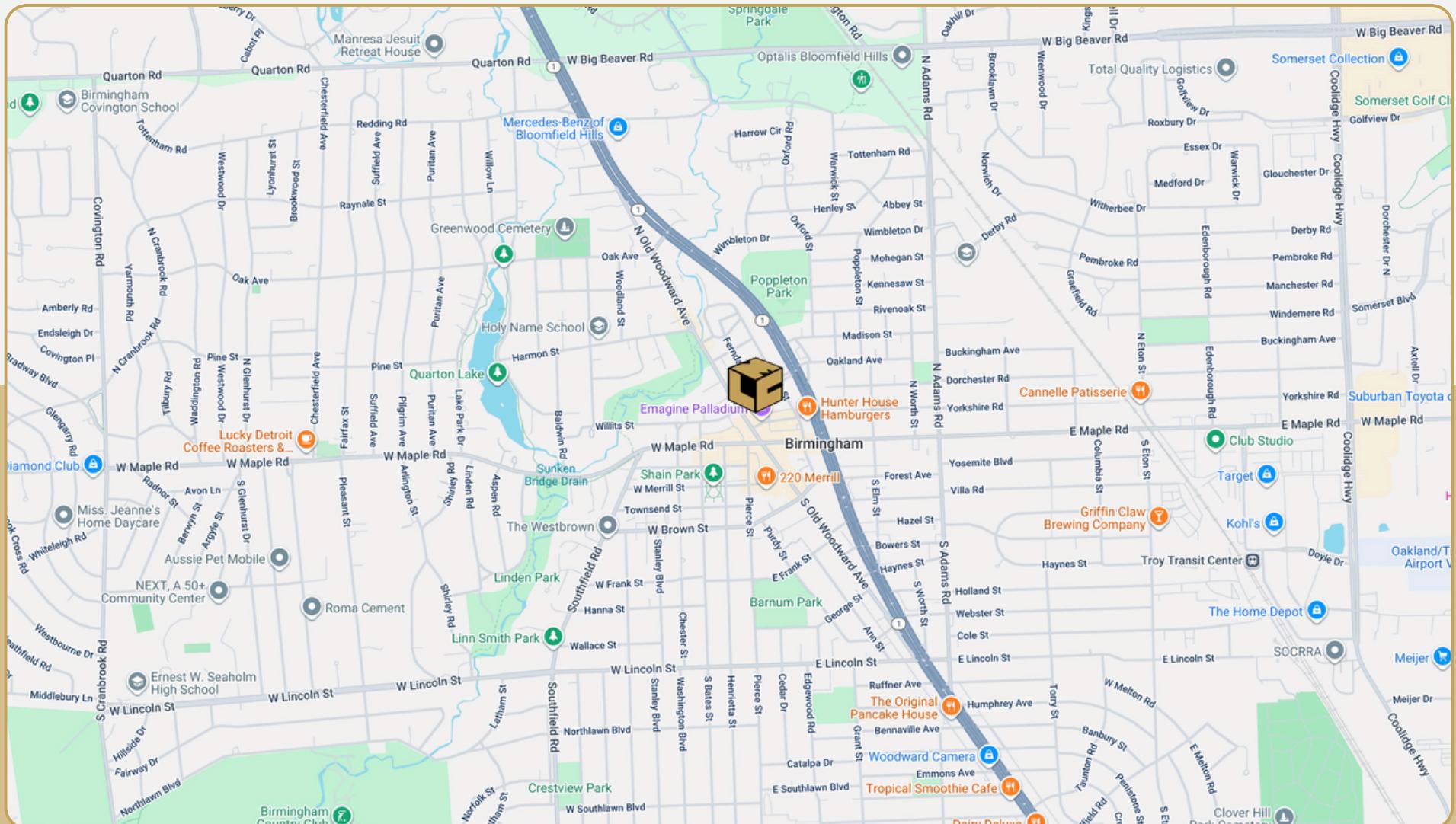
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Office Property Details:

Details:

Location Description: N. Old Woodward/Oakland Ave

Building Type: Office

Class: A

Zoning: Office

Floors: 4

Year Built: 1973

Gross SF: 85,831 SF

Total Rentable SF: 85,831 SF

Available SF: 31,605 SF

Min/Max SF: 396 SF - 18,952 SF

Acres: 0.57

Multitenant: Yes

Parcel ID: 19-25-453-010

Property Description: Class "A" office building located in downtown Birmingham. Professional ownership and management. Full floor available with building signage.

Economic:

Min/Max Rental Rate: \$19.50/SF - \$35.00/SF

Rental Terms: + Electric

Annual Escalations: \$0.50/SF

Load Factor: 12.0%

Occupancy: Immediate

Parking: Municipal

Partition Allowance: TBD

Signage: TBD

Status: Existing

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Available Suites:

LL4: 2,736 SF

LL6: 794 SF

LL8: 396 SF

LL10: 2,022 SF

LL20: 3,522 SF

Suite 105: 972 SF

Suite 107: 1,005 SF

Suite 208: 1,206 SF

Suite 300: 18,952 SF



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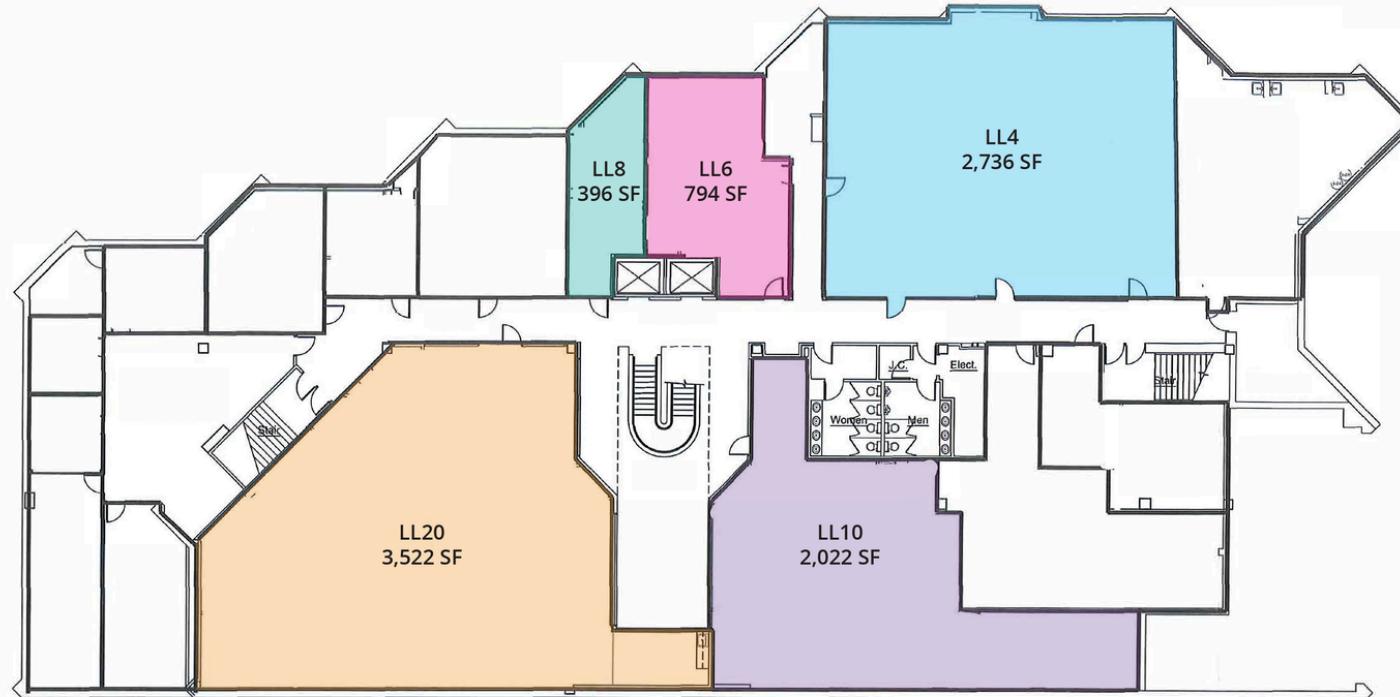
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LL Vacancies



Suite Number	Square Footage	Lease Rate
LL4	2,736 SF	\$19.50/SF
LL6	794 SF	\$19.50/SF
LL8	396 SF	\$19.50/SF
LL10	2,022 SF	\$19.50/SF

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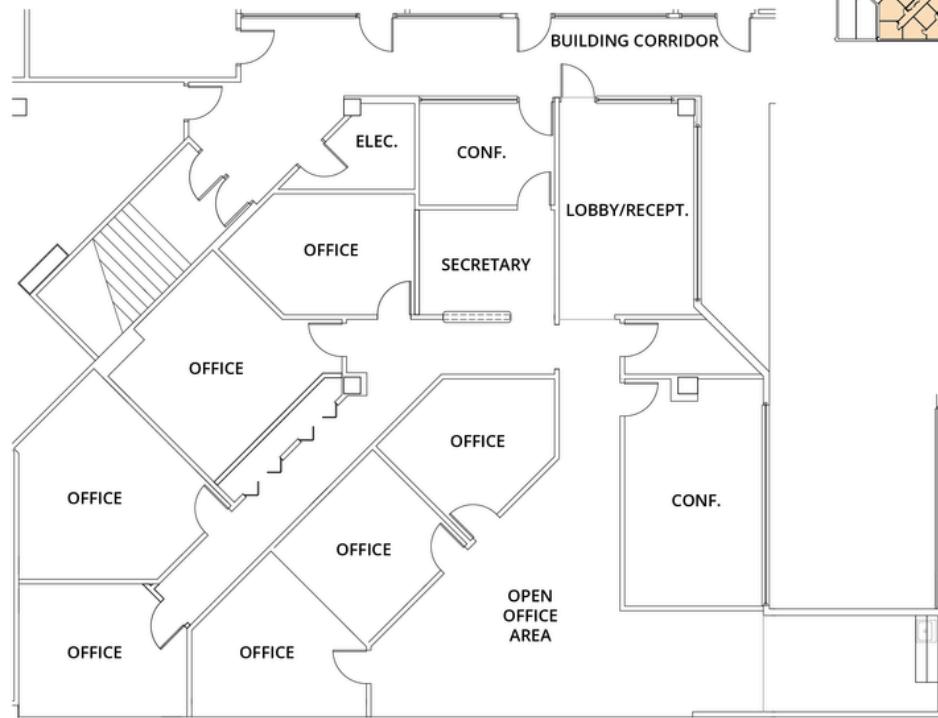
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LL Vacancies (Cont.)



Suite LL20
3,522 SF

Suite Number	Square Footage	Lease Rate
LL20	3,522 SF	\$19.50/SF

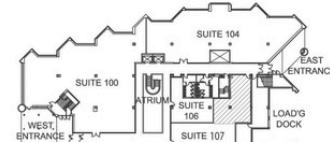
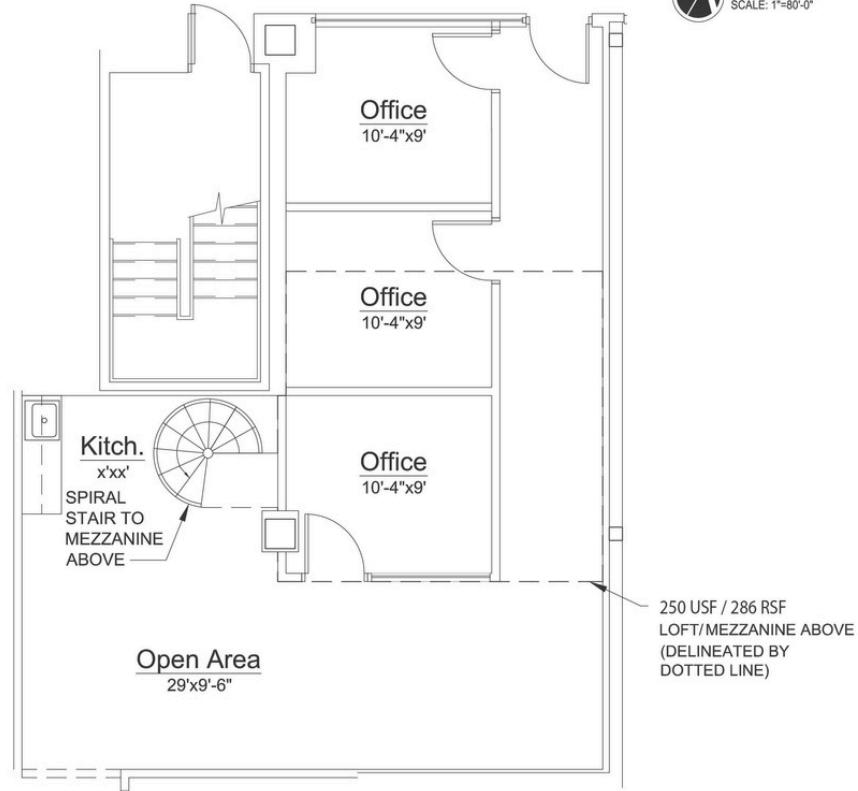
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First Floor Vacancy



Ground Floor Keyplan
SCALE: 1"-80'-0"

Suite Number	Square Footage	Lease Rate
Suite 105	972 SF	\$35.00/SF

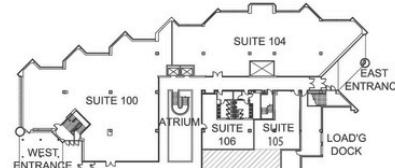
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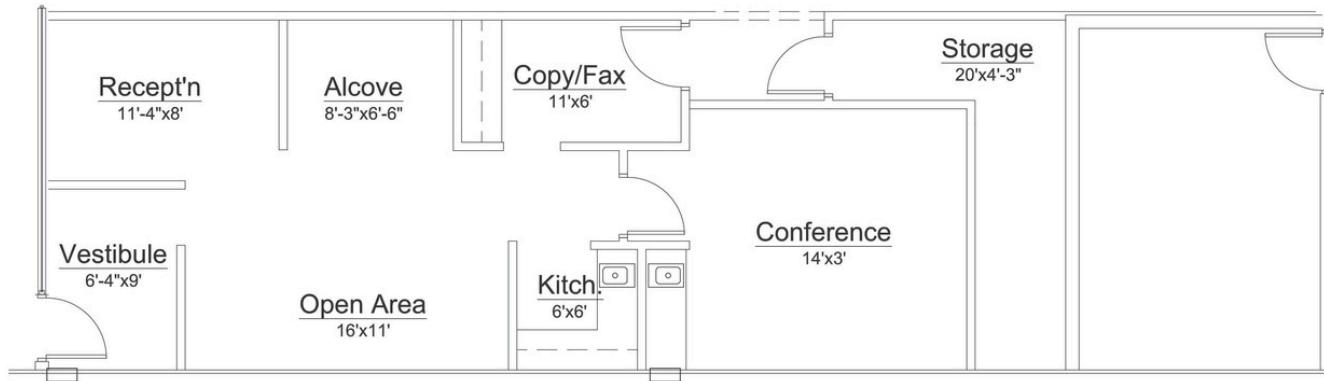
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First Floor Vacancy



 **Ground Floor Keyplan**
SCALE: 1"=80'-0"



Suite Number	Square Footage	Lease Rate
Suite 107	1,005 SF	\$35.00/SF

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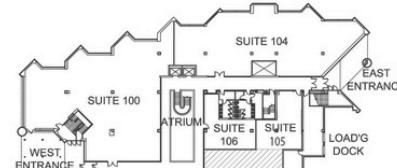
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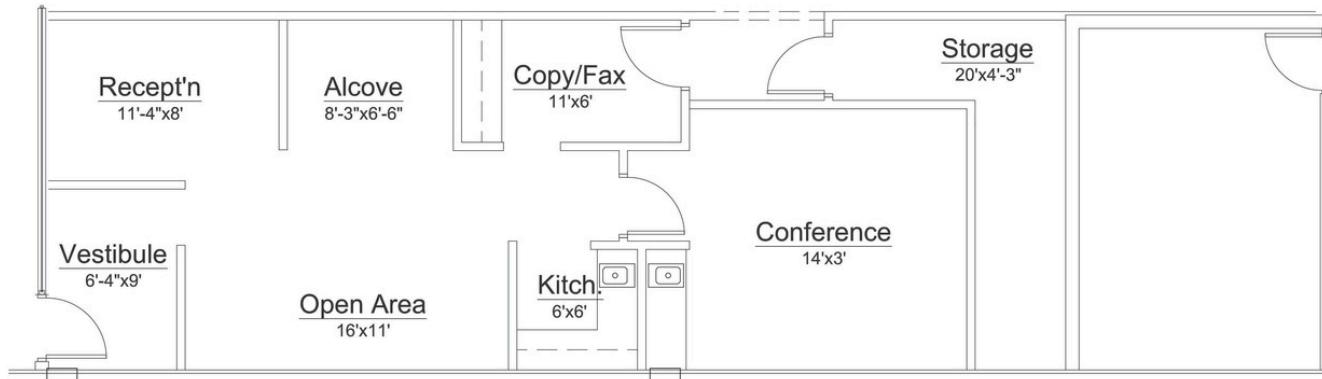
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Second Floor Vacancy



 **Ground Floor Keyplan**
SCALE: 1"=80'-0"



Suite Number	Square Footage	Lease Rate
Suite 208	1,206 SF	\$35.00/SF

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Third Floor Vacancy



Suite Number	Square Footage	Lease Rate
Suite 300	4,200 - 18,952 SF	\$35.00/SF

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