

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

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

280 N. Old Woodward

Birmingham, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

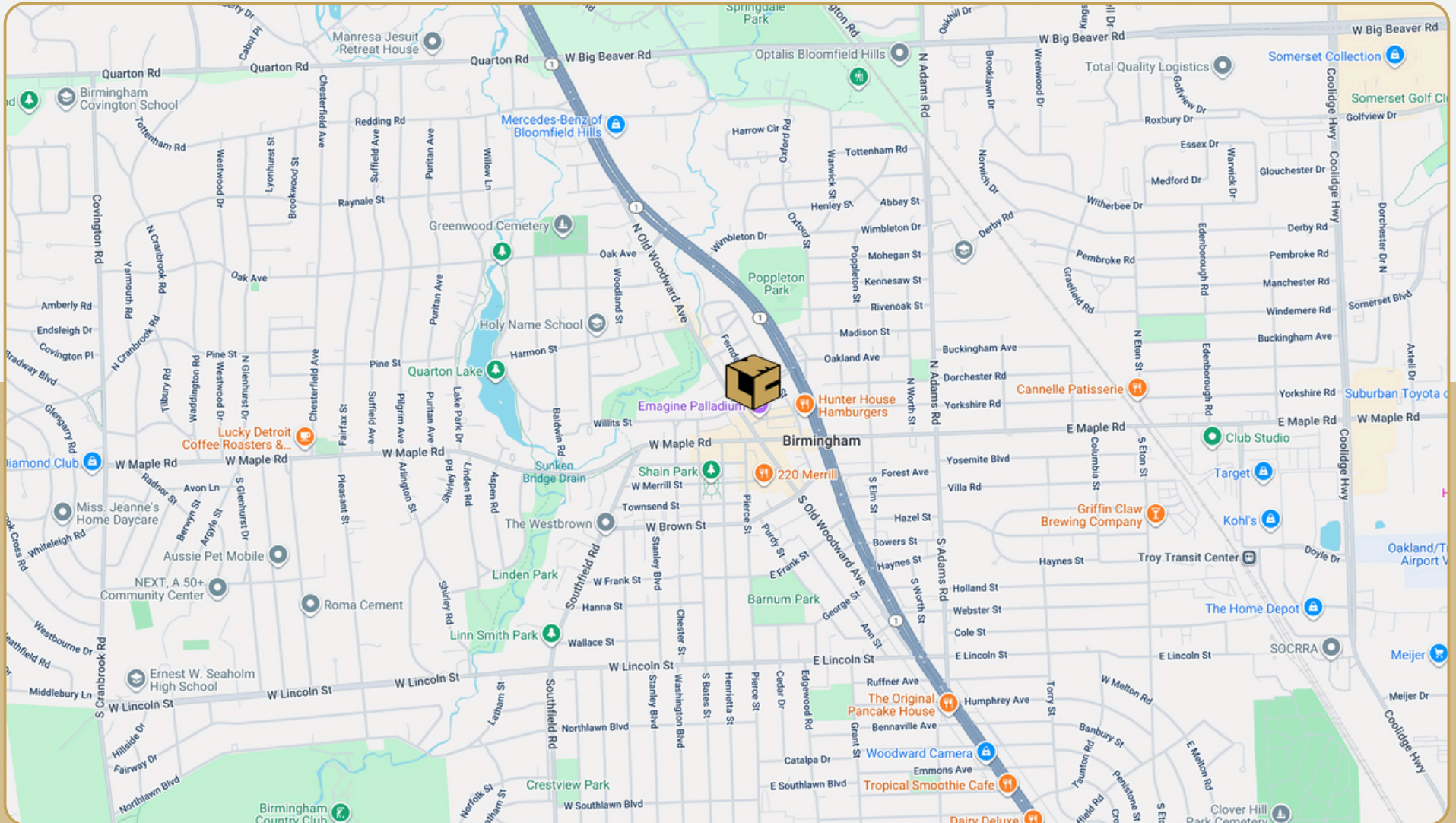
Birmingham, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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

280 N. Old Woodward

Birmingham, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI

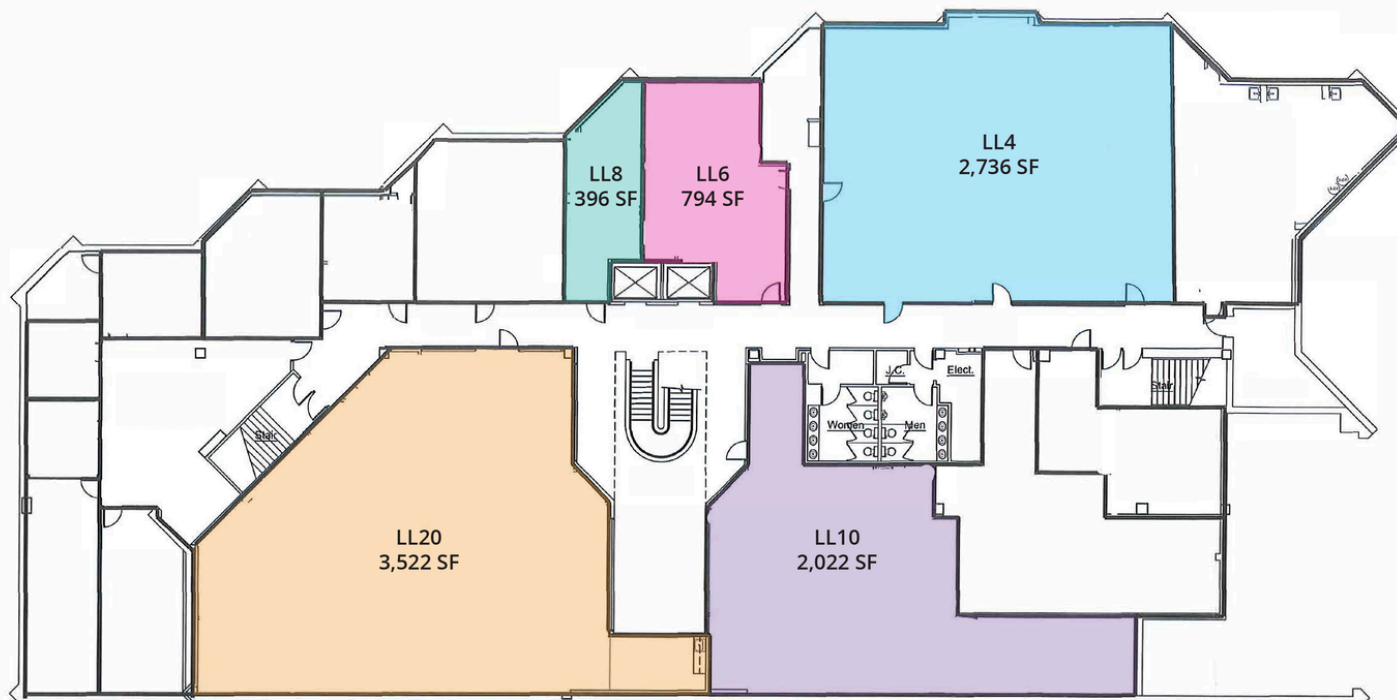


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI

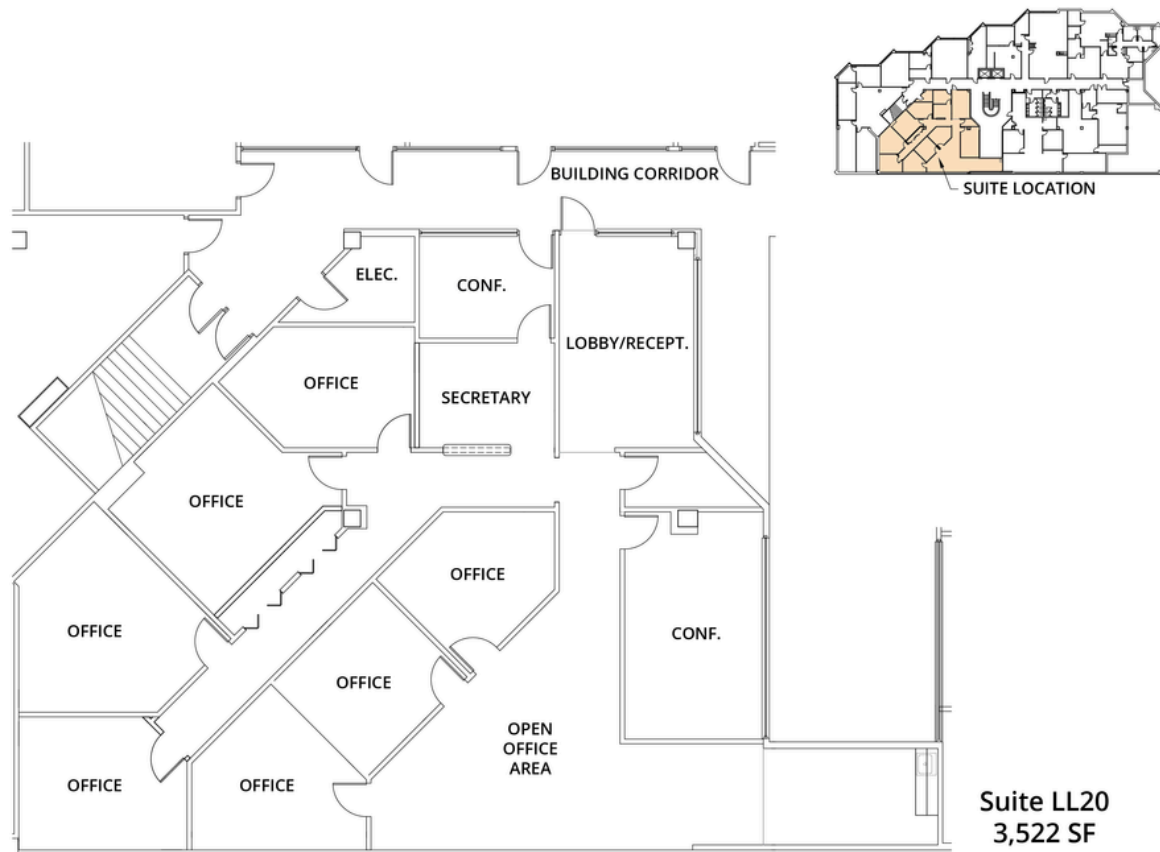


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LL Vacancies (Cont.)



Suite LL20
3,522 SF

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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI

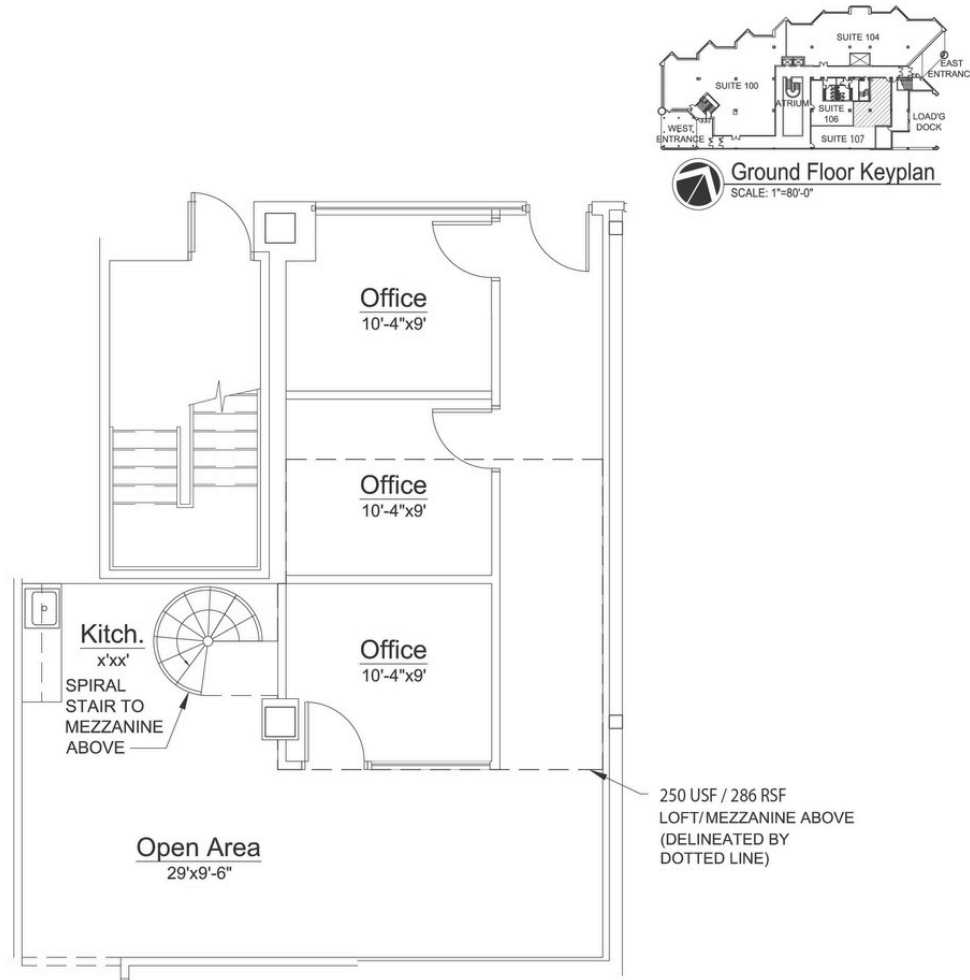


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

First Floor Vacancy



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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI

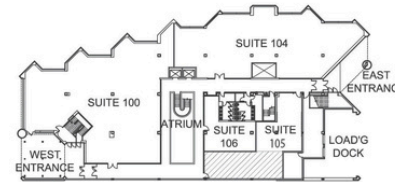


L. MASON CAPITANI

CORFAC INTERNATIONAL

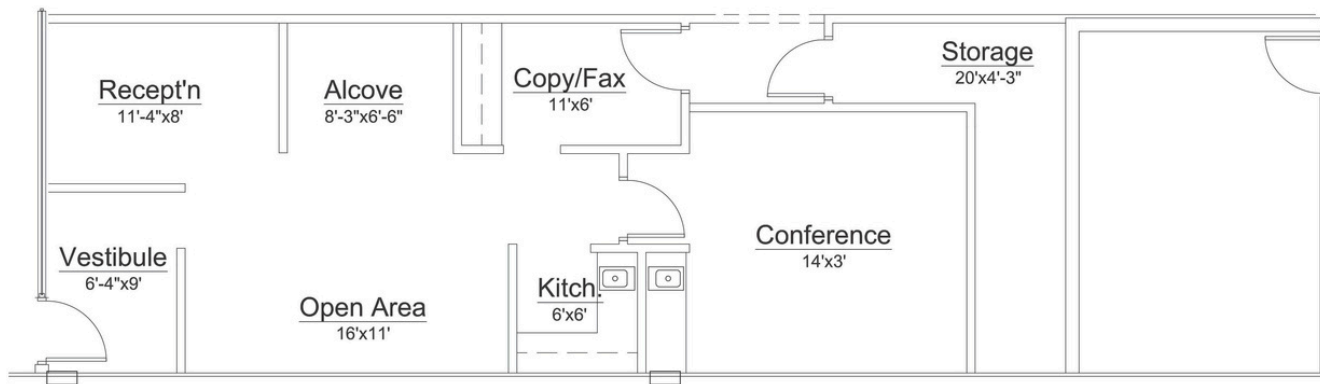
CELEBRATING 60 YEARS

First Floor Vacancy



Ground Floor Keyplan

SCALE: 1"=80'-0"



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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI

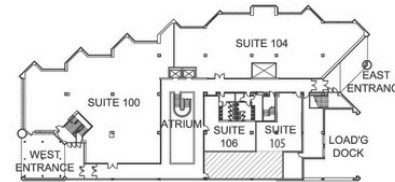


L. MASON CAPITANI

CORFAC INTERNATIONAL

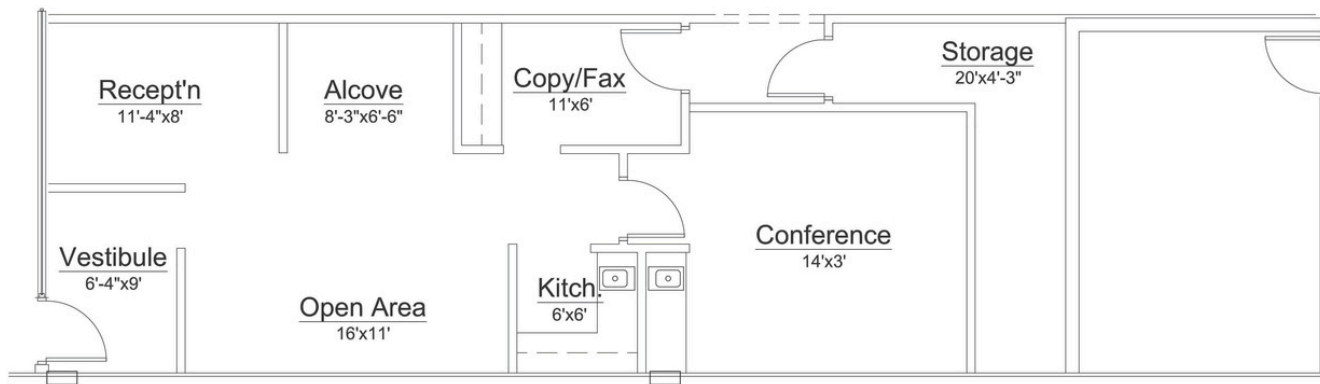
CELEBRATING 60 YEARS

Second Floor Vacancy



Ground Floor Keyplan

SCALE: 1"=80'-0"



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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

280 N. Old Woodward

Birmingham, MI

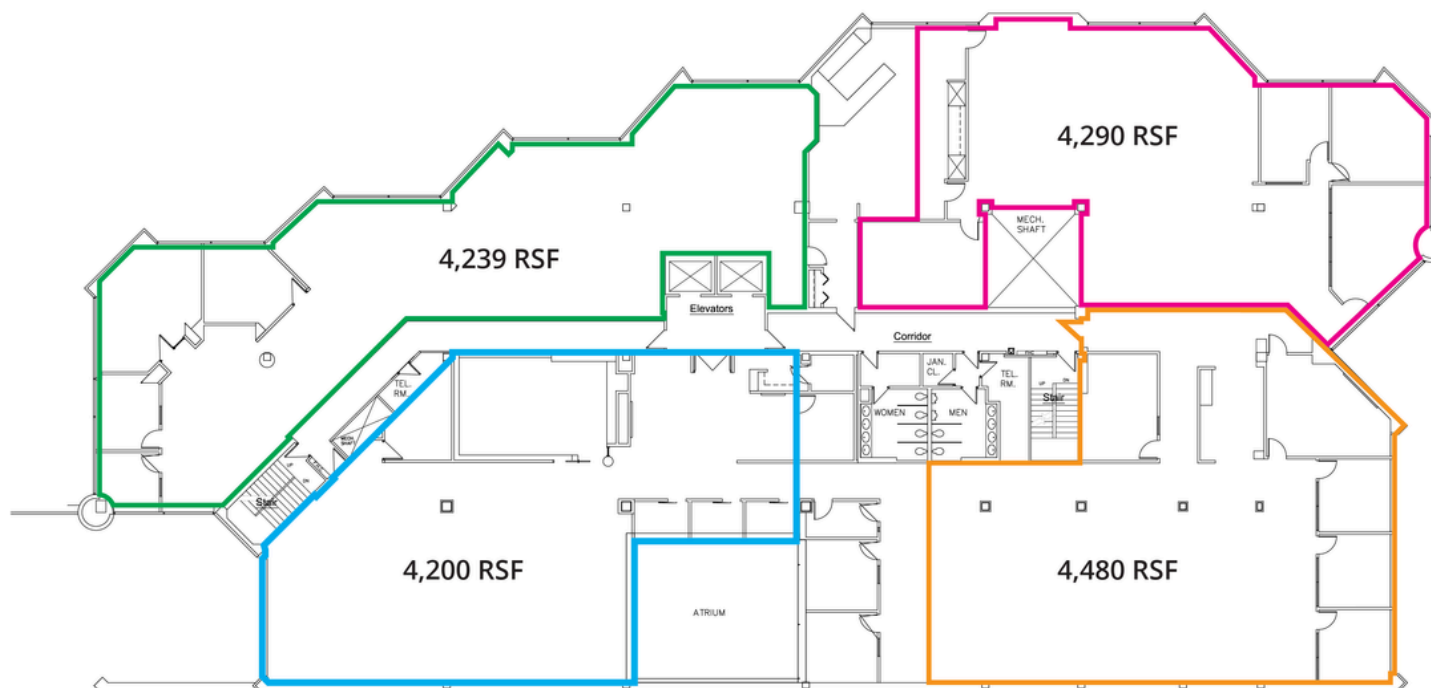


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Third Floor Vacancy



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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.