

# 40950 Woodward Ave

*Bloomfield Hills, MI*



- Class "A" Office Building
- Up to 3,921 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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Managing Partner  
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Vice President  
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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

**LIBERTY**  
PROPERTY & ASSET MANAGEMENT

248.637.9700 | LMCap.com



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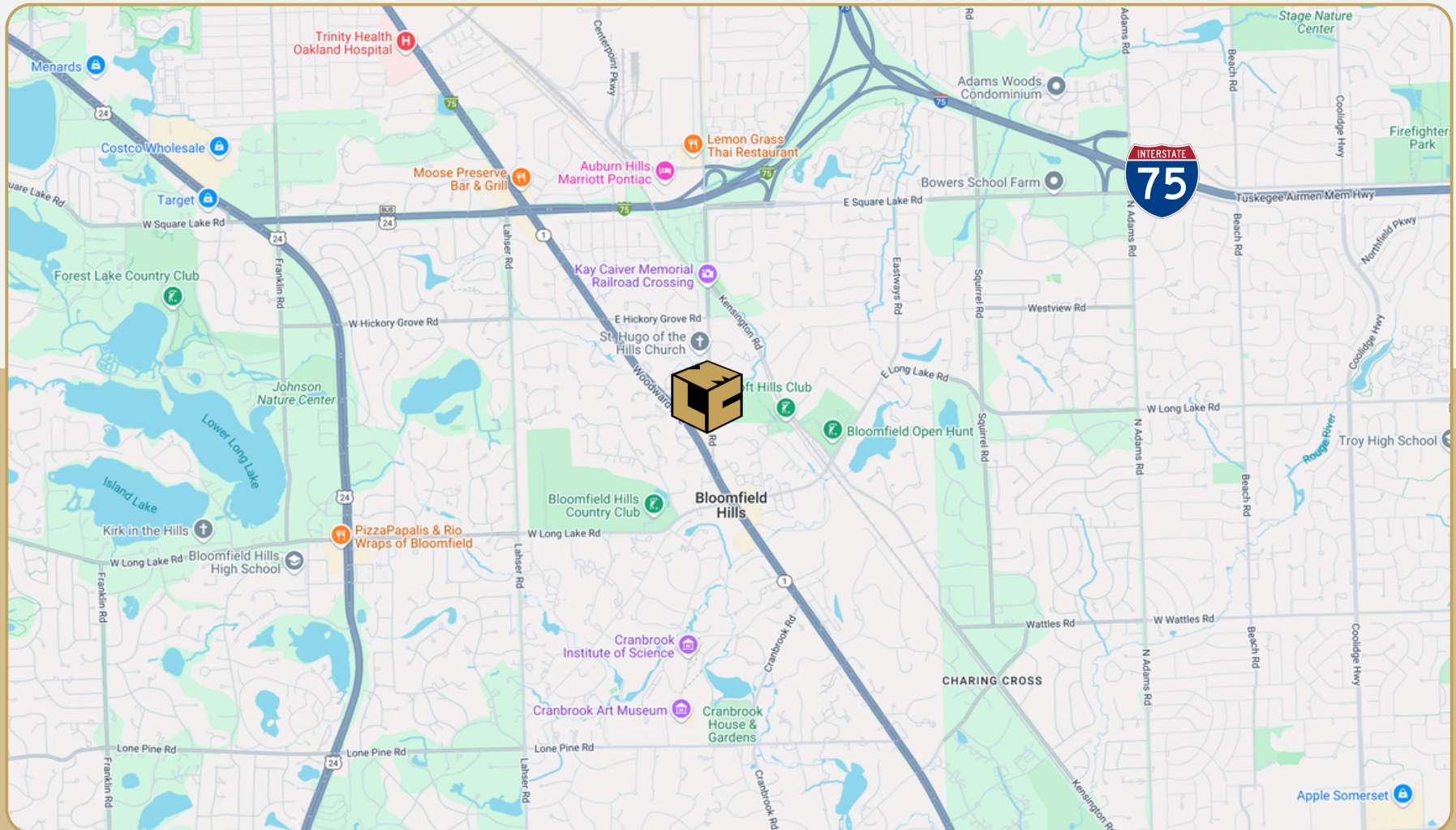
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## Office Property Details:

### Details:

|                              |                             |
|------------------------------|-----------------------------|
| <b>Location Description:</b> | Woodward, N of W. Long Lake |
| <b>Building Type:</b>        | Office                      |
| <b>Class:</b>                | A                           |
| <b>Zoning:</b>               | Office                      |
| <b>Floors:</b>               | 3                           |
| <b>Year Built:</b>           | 1984                        |
| <b>Year Renovated:</b>       | 2020                        |
| <b>Gross SF:</b>             | 110,544 SF                  |
| <b>Total Rentable SF:</b>    | 85,742 SF                   |
| <b>Available SF:</b>         | 12,255 SF                   |
| <b>Min/Max SF:</b>           | 954 SF - 3,921 SF           |
| <b>Acres:</b>                | 4.95                        |
| <b>Multitenant:</b>          | Yes                         |
| <b>Parcel ID:</b>            | 19-10-426-067               |

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

### Economic:

|                             |                   |
|-----------------------------|-------------------|
| <b>Min/Max Rental Rate:</b> | \$21.50 - \$24.50 |
| <b>Rental Terms:</b>        | + Electric        |
| <b>Annual Escalations:</b>  | \$0.50/SF         |
| <b>Load Factor:</b>         | 13%               |
| <b>Occupancy:</b>           | Immediate         |
| <b>Parking:</b>             | 4.68/1,000 Spaces |
| <b>Partition Allowance:</b> | Negotiable        |
| <b>Signage:</b>             | Lobby/Suite Entry |
| <b>Status:</b>              | Existing          |

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## Available Suites:

**Suite 110:** 954 SF  
**Suite 115:** 1,584 SF  
**Suite 120:** 3,277 SF  
**Suite 133:** 1,052 SF

**Suite 205:** 3,921 SF

**Suite 340:** 1,467 SF



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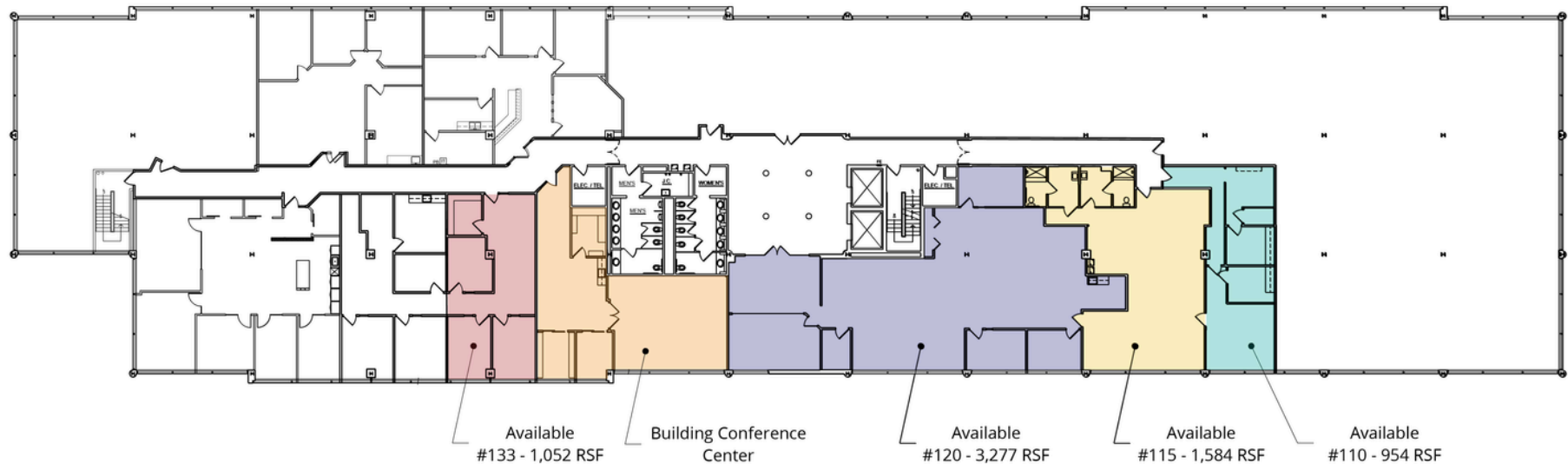
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## First Floor Vacancies



| Suite Number | Square Footage | Lease Rate    | Video Tour                |
|--------------|----------------|---------------|---------------------------|
| 110          | 954 SF         | \$21.50 SF/yr | -                         |
| 115          | 1,584 SF       | \$21.50 SF/yr | <a href="#">View Here</a> |
| 120          | 3,277 SF       | \$21.50 SF/yr | <a href="#">View Here</a> |
| 133          | 1,052 SF       | \$21.50 SF/yr | <a href="#">View Here</a> |



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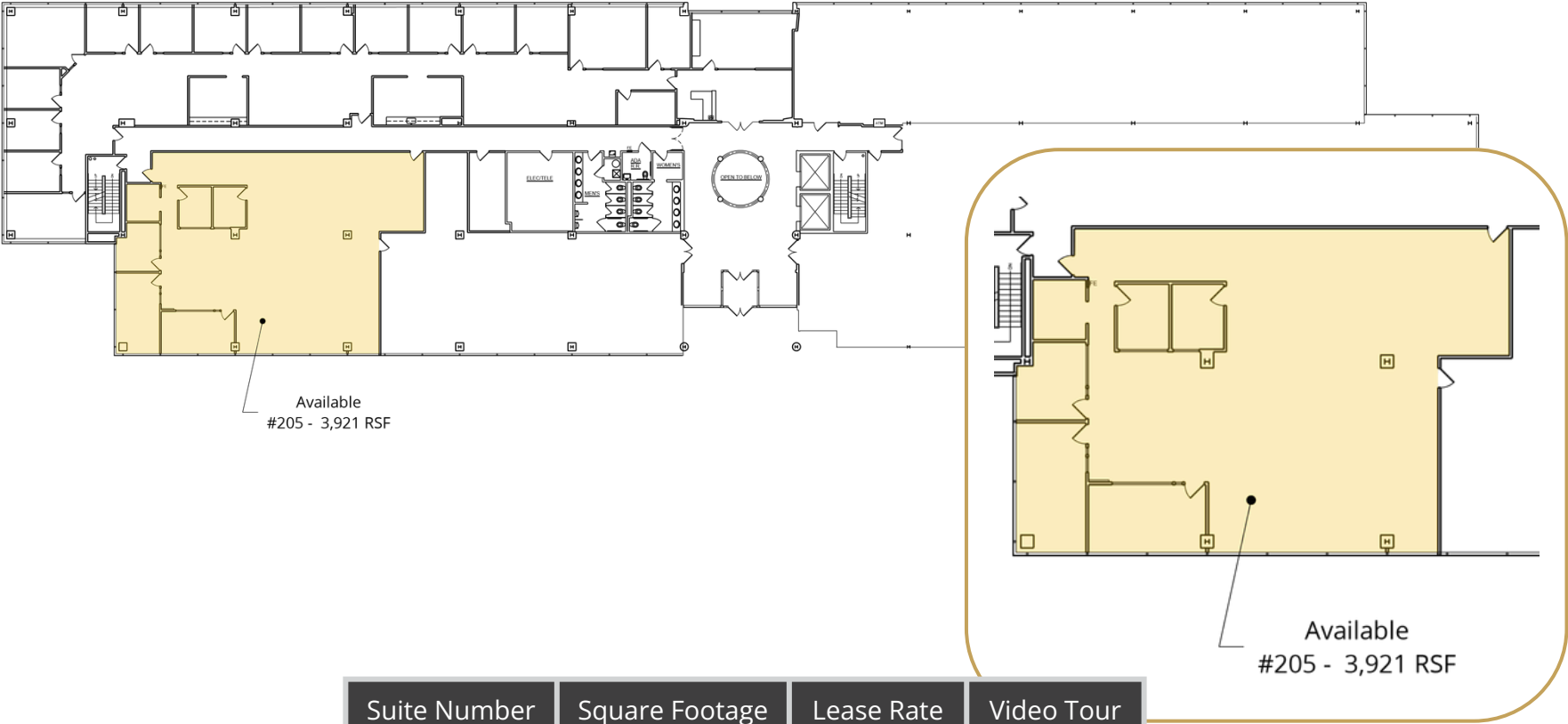
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## Second Floor Vacancy



| Suite Number | Square Footage | Lease Rate    | Video Tour                |
|--------------|----------------|---------------|---------------------------|
| 205          | 3,921          | \$24.50 SF/yr | <a href="#">View Here</a> |

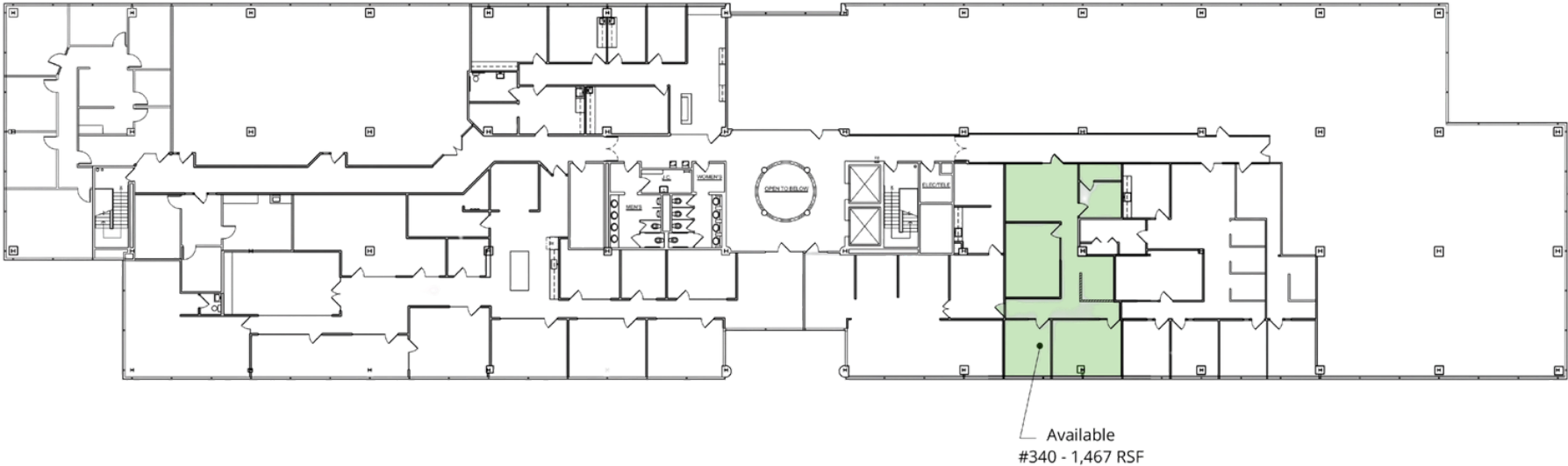


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Third Floor Vacancies



| Suite Number | Square Footage | Lease Rate    | Video Tour                |
|--------------|----------------|---------------|---------------------------|
| 340          | 1,467 SF       | \$24.50 SF/yr | <a href="#">View Here</a> |