

# 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:

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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

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Birmingham, MI



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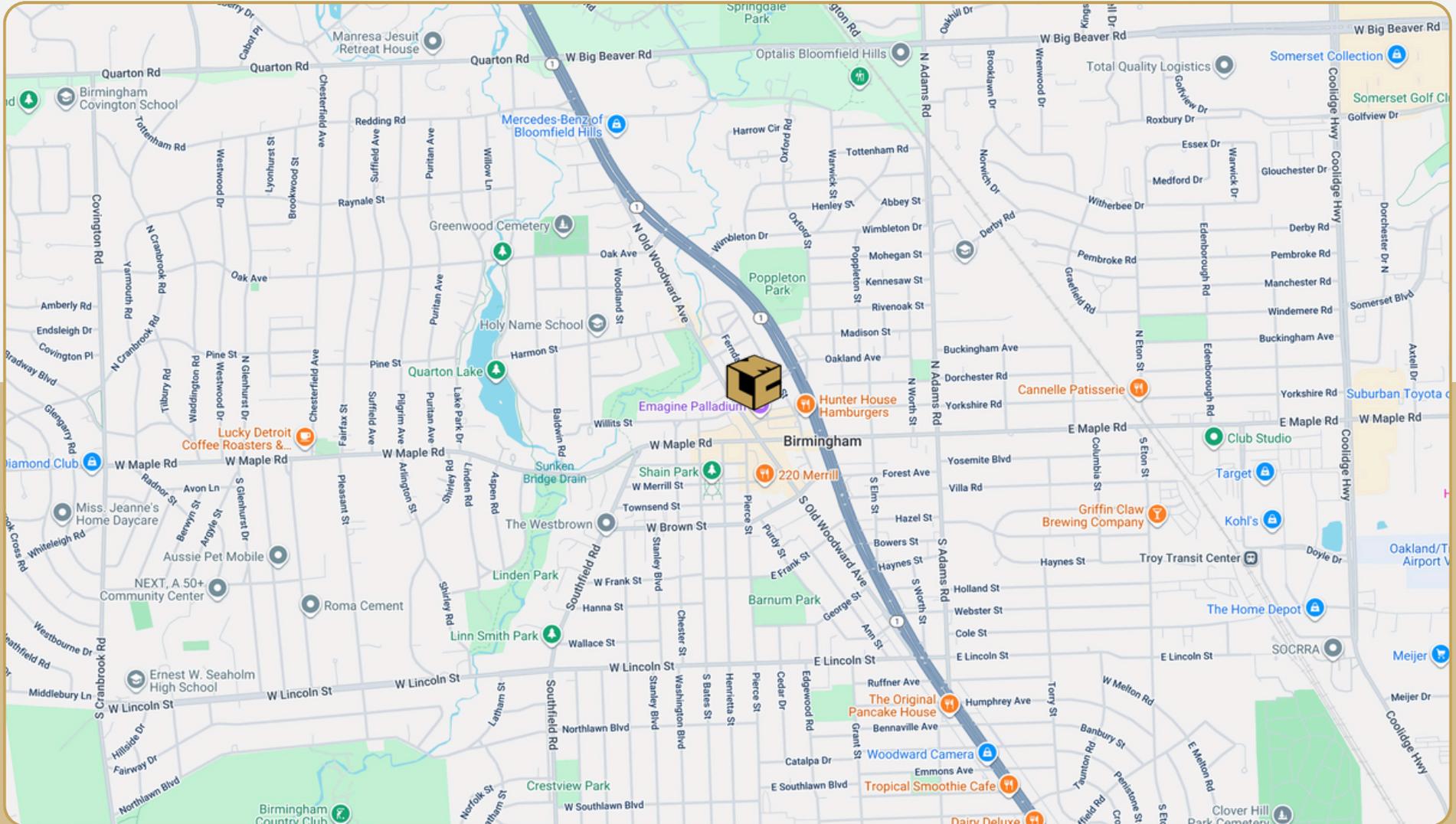


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## Office Property Details:

### Details:

<b>Location Description:</b>	N. Old Woodward/Oakland Ave
<b>Building Type:</b>	Office
<b>Class:</b>	A
<b>Zoning:</b>	Office
<b>Floors:</b>	4
<b>Year Built:</b>	1973
<b>Gross SF:</b>	85,831 SF
<b>Total Rentable SF:</b>	85,831 SF
<b>Available SF:</b>	33,069 SF
<b>Min/Max SF:</b>	396 SF - 18,952 SF
<b>Acres:</b>	0.57
<b>Multitenant:</b>	Yes
<b>Parcel ID:</b>	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:

<b>Min/Max Rental Rate:</b>	\$19.50/SF - \$35.00/SF
<b>Rental Terms:</b>	+ Electric
<b>Annual Escalations:</b>	\$0.50/SF
<b>Load Factor:</b>	12.0%
<b>Occupancy:</b>	Immediate
<b>Parking:</b>	Municipal
<b>Partition Allowance:</b>	TBD
<b>Signage:</b>	TBD
<b>Status:</b>	Existing

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## Available Suites:

<b>LL4:</b>	2,736 SF
<b>LL6:</b>	794 SF
<b>LL8:</b>	396 SF
<b>LL10:</b>	2,022 SF
<b>LL11:</b>	1,200 SF
<b>LL15:</b>	442 SF
<b>LL19:</b>	1,635 SF
<b>Suite 106:</b>	762 SF
<b>Suite 208:</b>	1,206 SF
<b>Suite 220:</b>	1,374 SF
<b>Suite 300:</b>	18,952 SF
<b>Suite 402:</b>	1,550 SF



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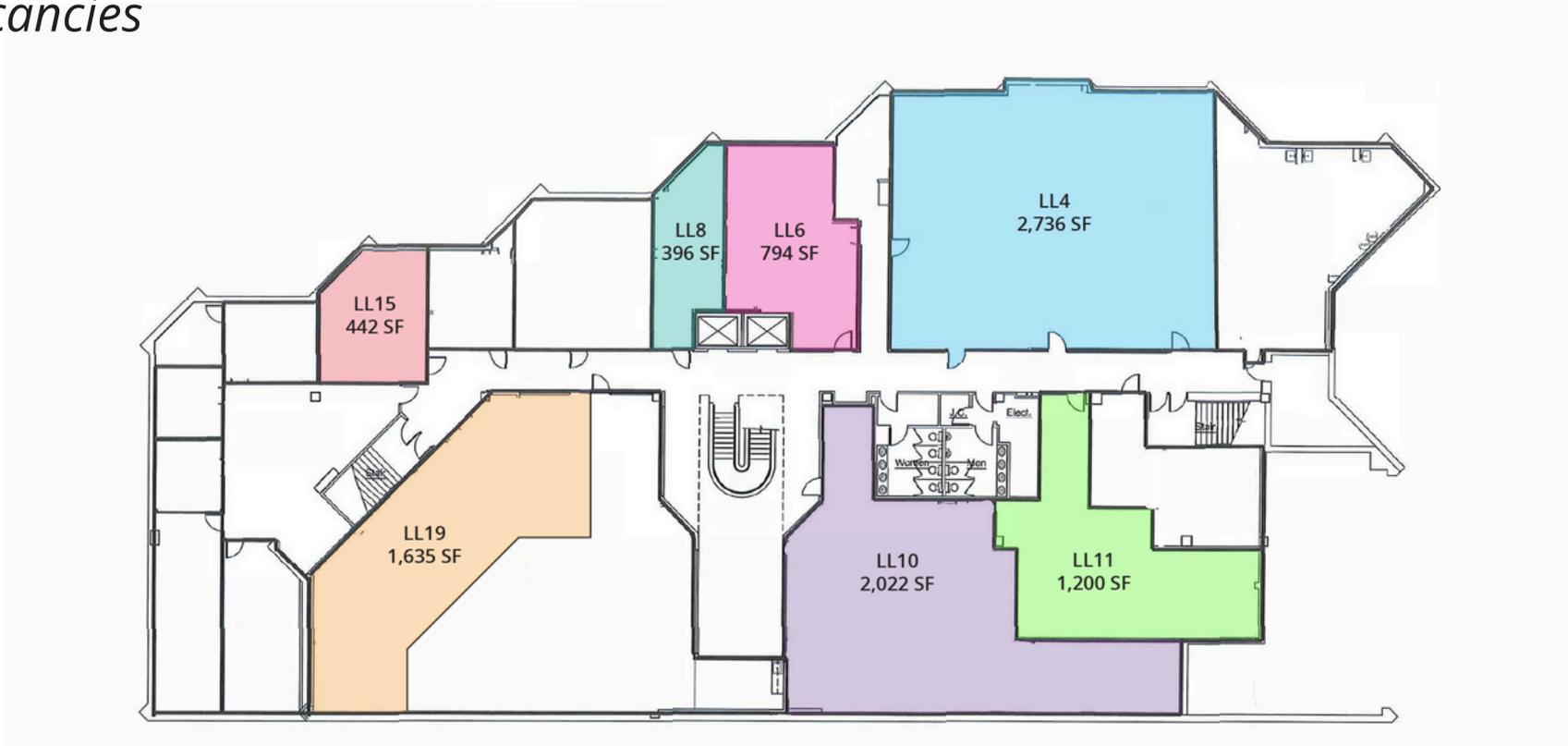
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## LL Vacancies



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

Suite Number	Square Footage	Lease Rate
LL10	2,022 SF	\$19.50/SF
LL11	1,200 SF	\$19.50/SF
LL15	442 SF	\$19.50/SF

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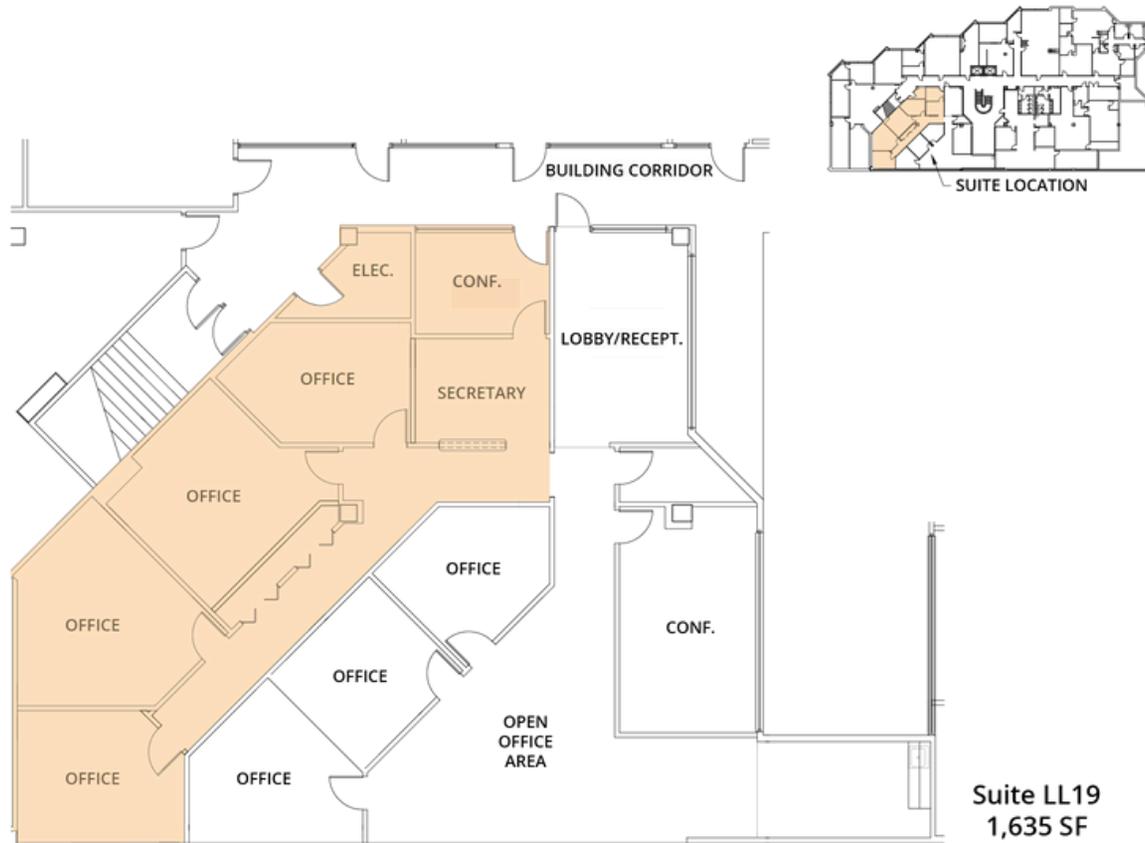
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## LL Vacancies (Cont.)



Suite LL19  
1,635 SF

Suite Number	Square Footage	Lease Rate
LL19	1,635 SF	\$19.50/SF

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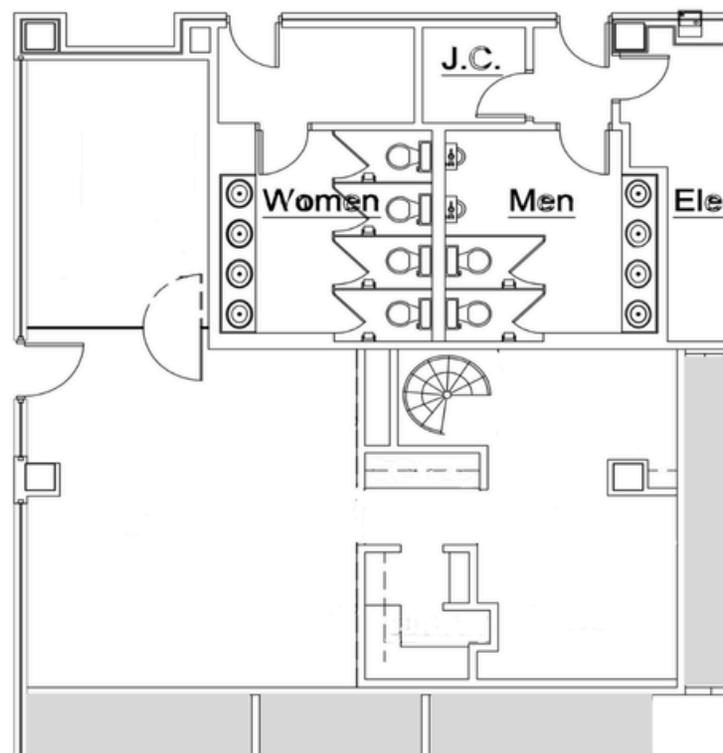
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## First Floor Vacancy



Suite Number	Square Footage	Lease Rate
Suite 106	762 SF	\$35.00/SF

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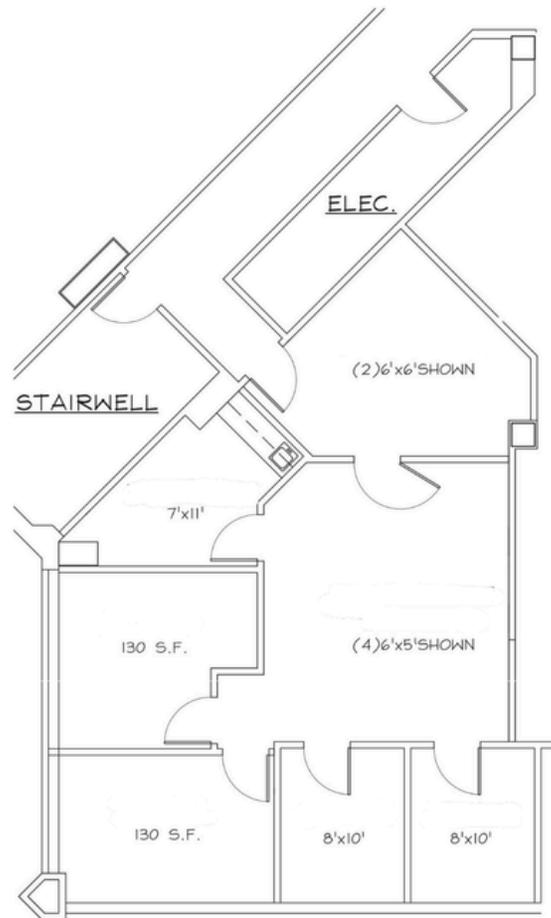
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## Second Floor Vacancy



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

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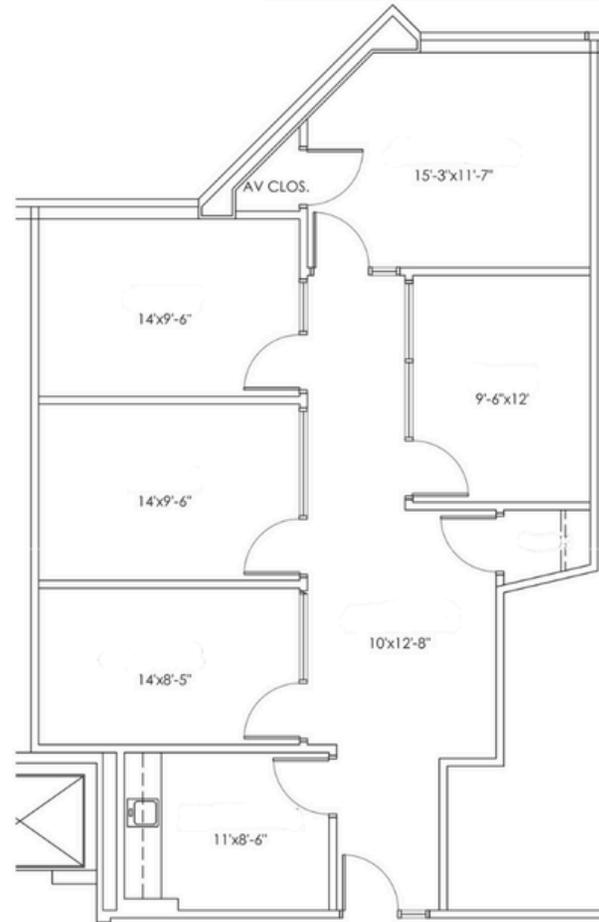
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## Second Floor Vacancy



Suite Number	Square Footage	Lease Rate
Suite 220	1,374 SF	\$35.00/SF

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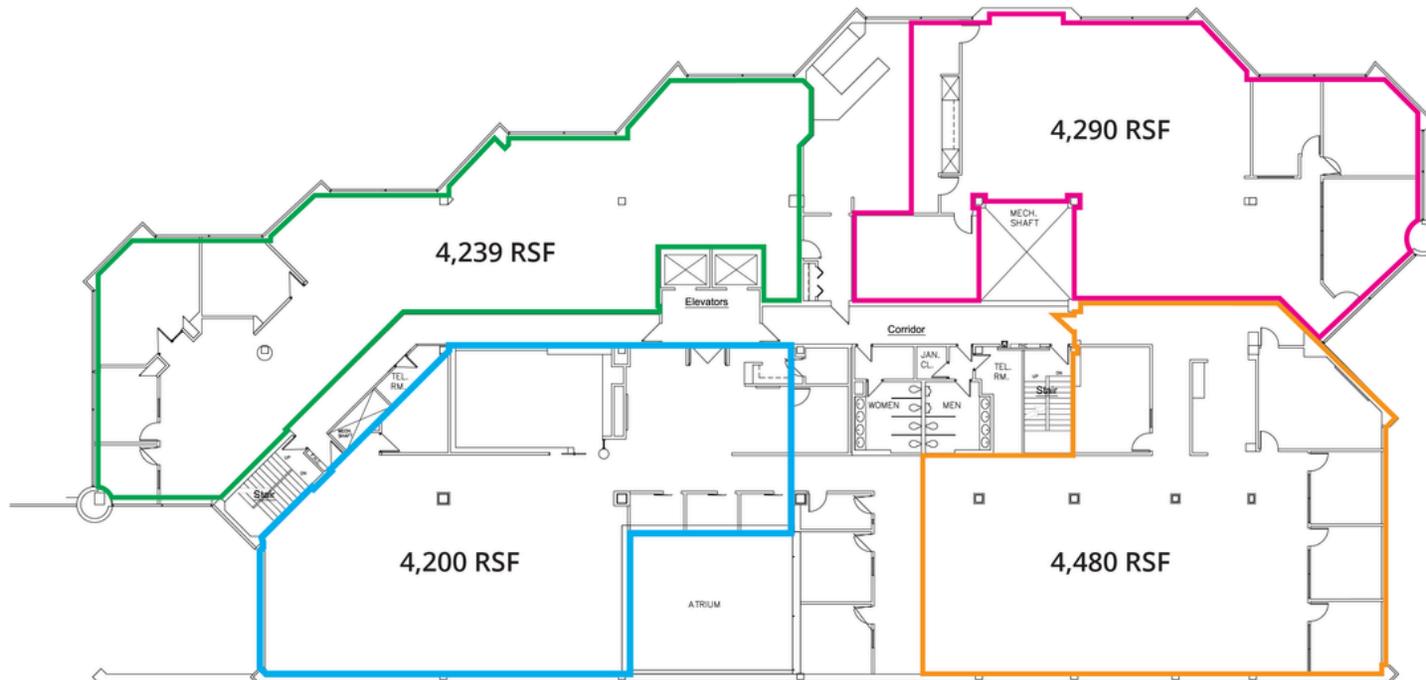
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## Third Floor Vacancy



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

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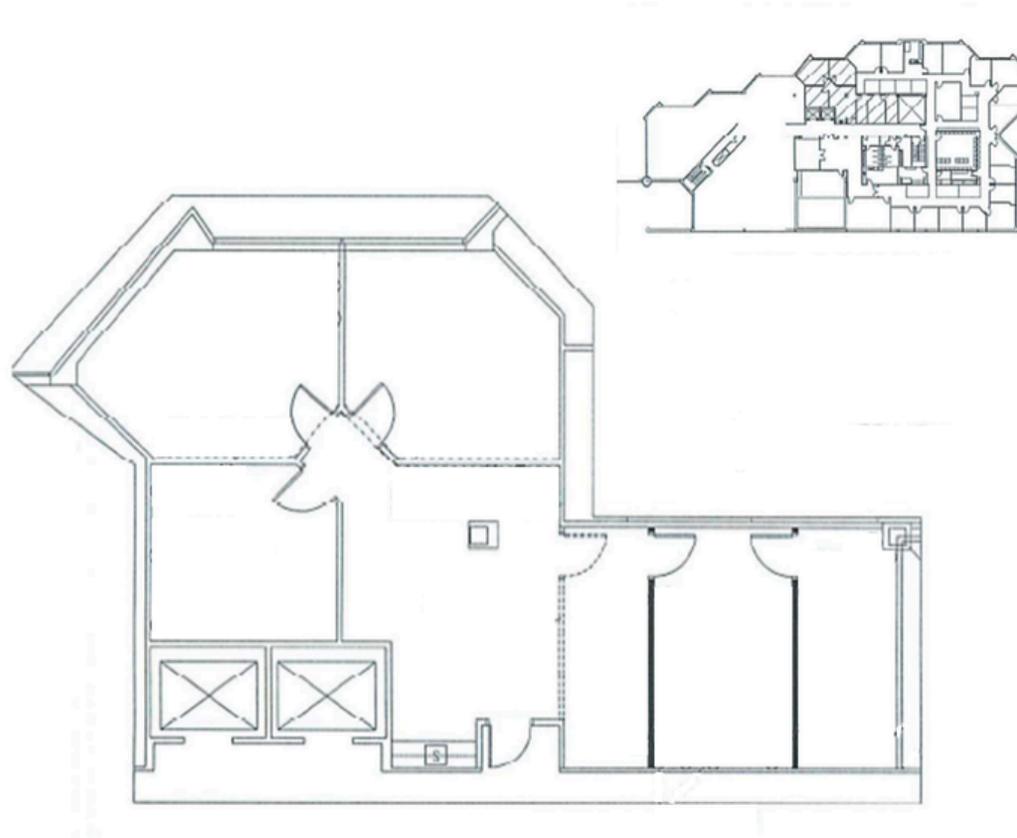
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## Fourth Floor Vacancy



Suite Number	Square Footage	Lease Rate
Suite 402	1,550 SF	\$35.00/SF

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