

FOR LEASE – 34100 WOODWARD AVE

CLASS A BIRMINGHAM OFFICE BUILDING



34100 WOODWARD AVE, BIRMINGHAM, MI 48009



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34100 WOODWARD AVE

PROPERTY HIGHLIGHTS

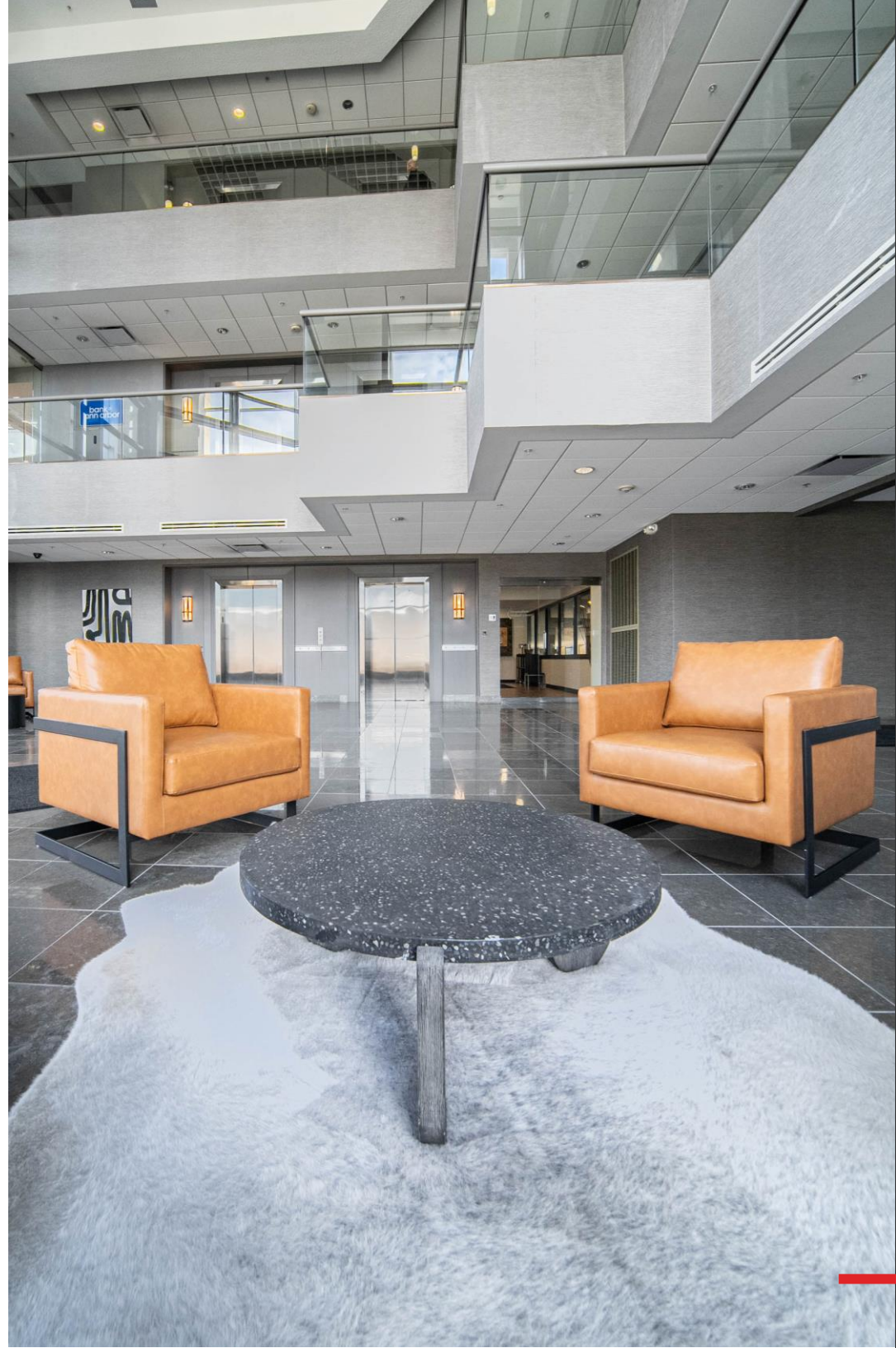
- Class A Birmingham office building for lease
- Move in ready suites from 4,192 - 28,386 SF
- Prominent building signage available along Woodward Avenue
- 210 total on site covered parking spaces - including 110 underground garage spaces
- Stunning 3-story lobby atrium with floor to ceiling glass and new building renovations
- Close proximity to downtown Birmingham and numerous retail / dining options
- Professionally owned and managed

VIDEO WALKTHROUGH



eCode	056
Available SF	±43,902 SF
Parcel Size	1.55 Acres
Property Type	Office
City	Birmingham
Lease Rate	Undisclosed – Contact Broker

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PROPERTY HIGHLIGHTS

34100 WOODWARD AVE

SITE OVERVIEW





EXTERIOR



EXTERIOR



UNDERGROUND PARKING



RENOVATED LOBBY





SUITE 230





SUITE 220

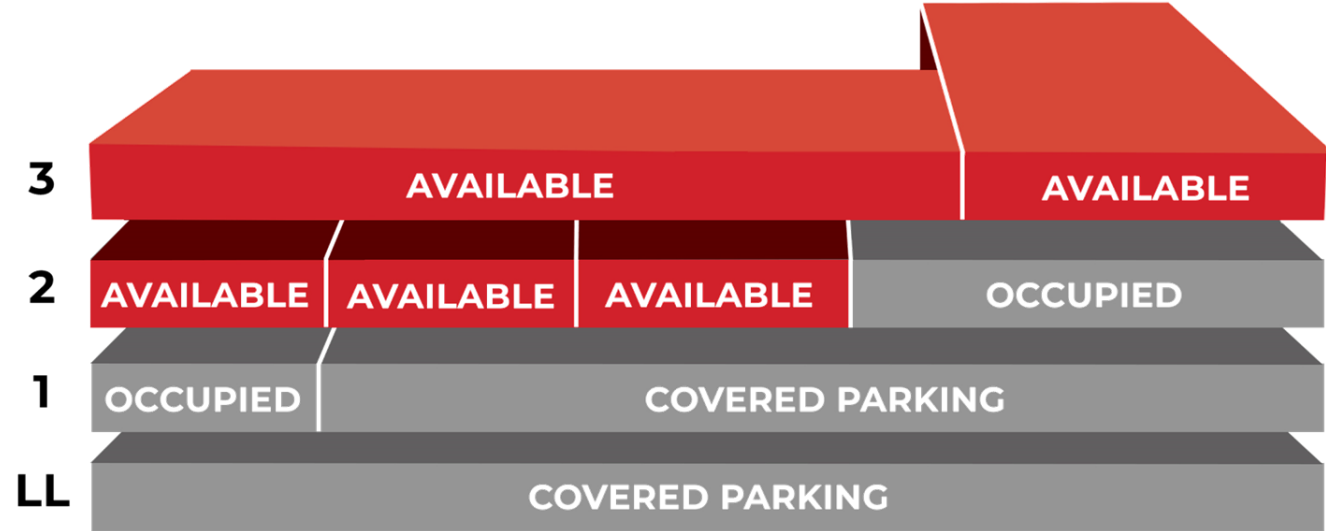


SUITE 200

34100 WOODWARD AVE

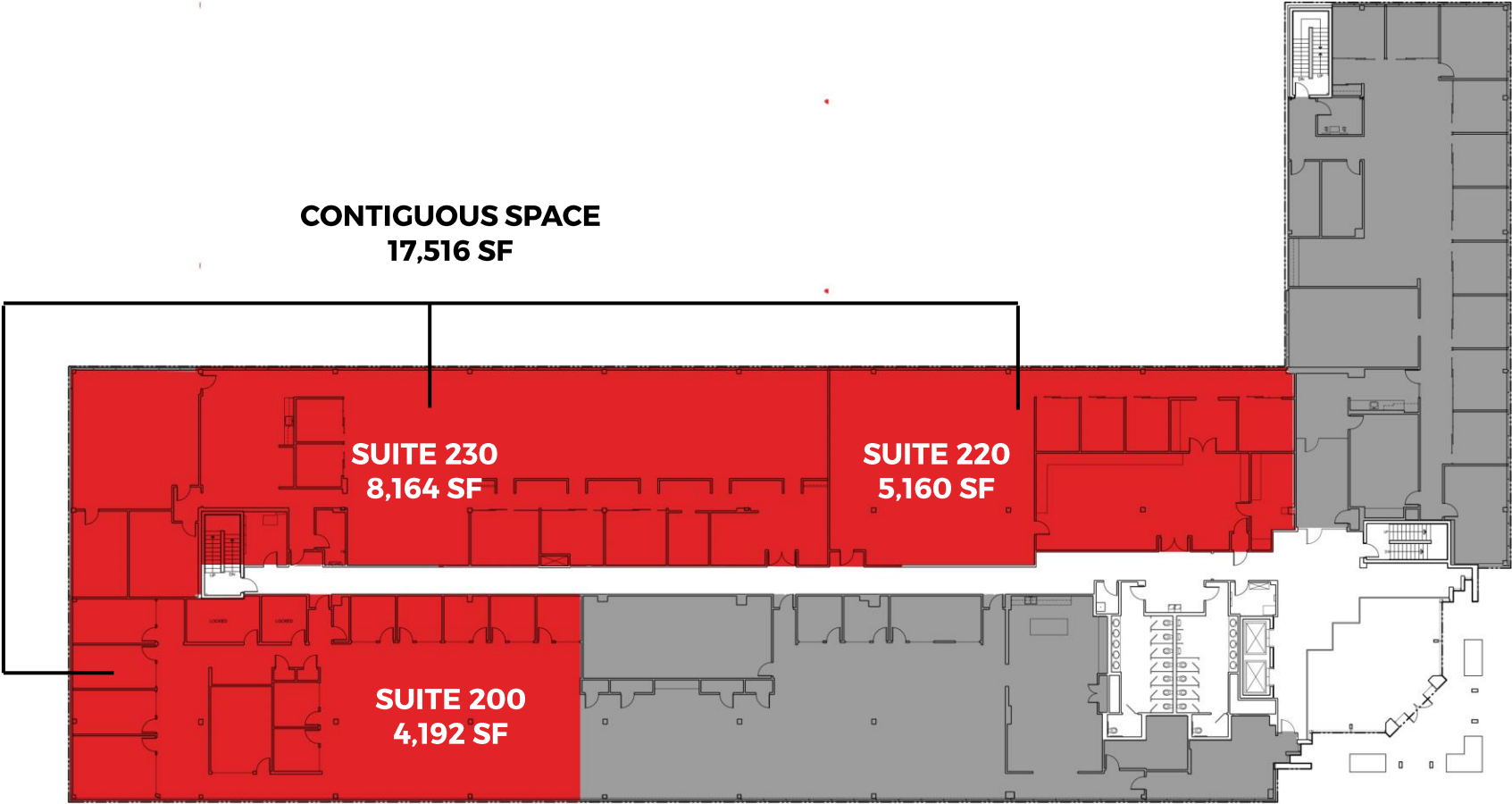
AVAILABILITY

SUITE	SIZE	LEASE RATE	LEASE TYPE	NOTES
*200	4,192 SF	Undisclosed – Contact Broker	Modified Gross	2 nd generation space w/partial exposed ceilings
*220	5,160 SF	Undisclosed – Contact Broker	Modified Gross	Cool, creative 2 nd generation space w/new finishes, ceiling grid, and lighting
*230	8,164 SF	Undisclosed – Contact Broker	Modified Gross	Recently built-out space featuring partially exposed ceilings, upgraded lighting, interior full-glass offices, and a large galley kitchen/lounge
*300	28,386 SF	Undisclosed – Contact Broker	Modified Gross	2 nd generation space w/highly upgraded finishes. Private perimeter offices. Ideal for professional services or other uses
*310	6,164 SF	Undisclosed – Contact Broker	Modified Gross	Stunning 2 nd generation space with upgraded finishes, glass offices, and conference rooms

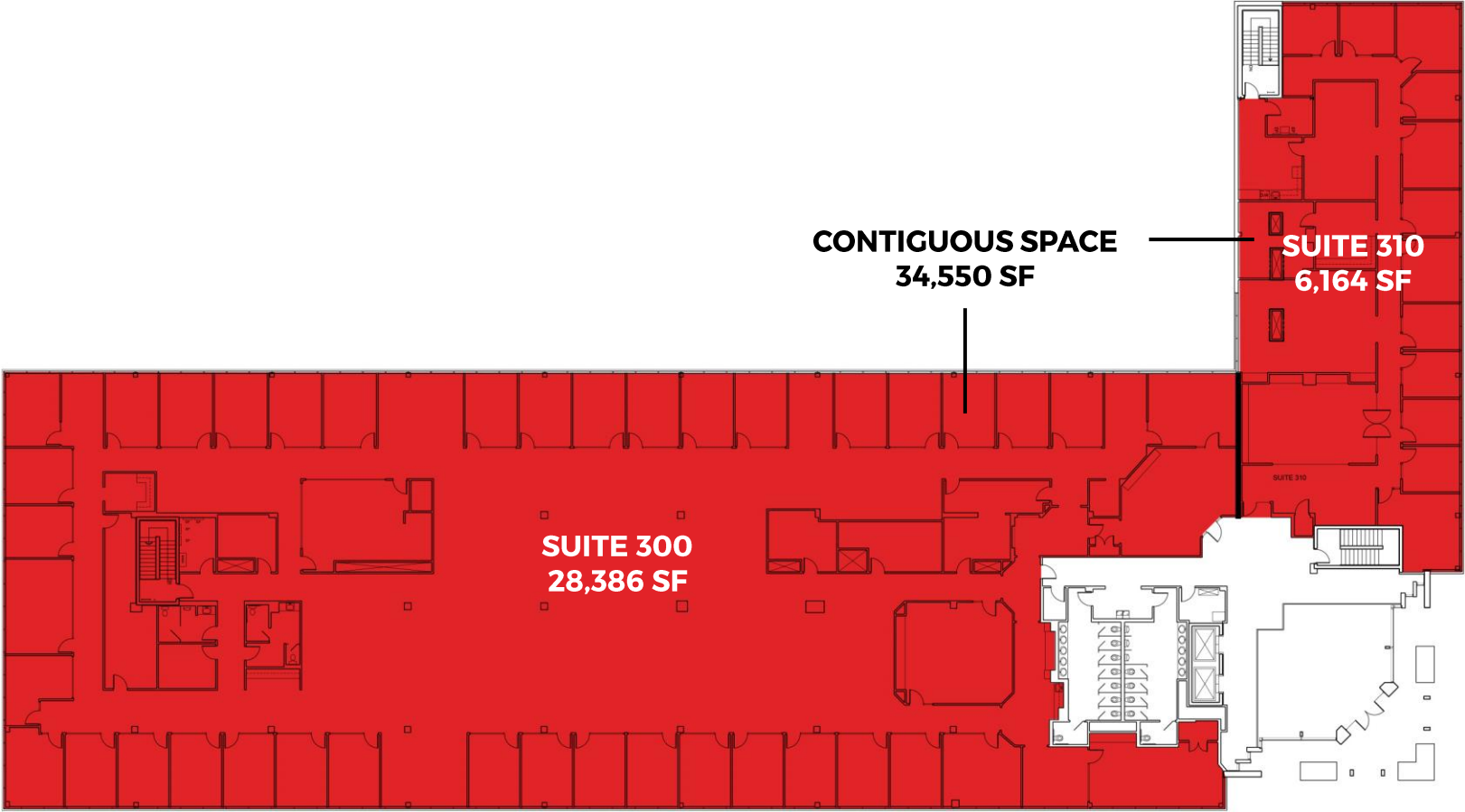


AVAILABLE OCCUPIED * CONTIGUOUS

34100 WOODWARD AVE
2ND FLOOR



34100 WOODWARD AVE
3RD FLOOR





NEARBY AMENITIES

34100 WOODWARD AVE

AREA AMENITIES



RESTAURANTS

220 Merrill
Adachi
Bella Piatti
Beyond Juicery + Eatery
Churchill's Bistro Cigar Bar
Commonwealth Café
Dick O' Dow's
Fleming's Prime Steakhouse & Wine Bar
Forest
Hyde Park Prime Steakhouse
Kaku Sushi & Poké
La Strada Italian Kitchen & Bar
Leo's Coney Island
Luxe Bar & Grill
Social
Townhouse



LODGING

Daxton Hotel
The Townsend Hotel
Holiday Inn Express



SHOPPING & ENTERTAINMENT

Allen Edmonds
Anthropologie
Birmingham Luxury Watches
Birmingham Museum
Brilliant Earth Jewelry
Cristions Fine Linen & Down
Darakjian Jewelers
David Klein Gallery
Farmers Market
Birmingham Village Players
Emagine Palladium Theatre



FITNESS & RECREATION

Powerhouse Gym
Orangetheory Fitness
Pure Barre
The YMCA Birmingham
LA Fitness
F45 Training
Lincoln Hills Golf Course
Springdale Golf Course
Birmingham Ice Arena
Lincoln Hills Dog Park
Booth Park
Barnum Park & Ice Rink
Kenning Park
Poppleton Park
Quarton Lake
Shain Park



BIRMINGHAM

Birmingham, Michigan, nestled in the heart of Oakland County, is a vibrant and charming city with a rich history and modern allure. Known for its picturesque downtown area, Birmingham boasts tree-lined streets, upscale boutiques, and a variety of dining options that cater to every palate. The city exudes an elegant yet welcoming atmosphere, making it a popular destination for both residents and visitors alike.

Beyond its bustling downtown, Birmingham offers an array of cultural and recreational activities for all ages. The city's parks and green spaces provide opportunities for outdoor enthusiasts to enjoy walking, biking, or simply soaking in the serene surroundings. Additionally, Birmingham hosts numerous community events throughout the year, from art fairs to music festivals, fostering a sense of unity and camaraderie among its residents.

With its top-rated schools, thriving business community, and proximity to major metropolitan areas like Detroit, Birmingham continues to attract families and professionals seeking a high quality of life. Whether strolling along the streets lined with historic architecture or exploring the vibrant local culture, Birmingham offers a unique blend of small-town charm and urban sophistication, making it a truly exceptional place to live, work, and play.

EST POPULATION (2024)	±21,434
HOUSEHOLDS (2024)	±9,326
AVG HH INCOME (2024)	±\$153,125
POPULATION PER SQUARE MILE	±4,551



CREATING VALUE BEYOND REAL ESTATE



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