

## Office Leasing Opportunity

Downtown Birmingham - 261 E Maple, Birmingham, Michigan

Maple Road Between Old Woodward & Woodward Avenue

Top Floor Offices from 212 rsf to 6,357 rsf (full floor)







261 E Maple Road, Birmingham, Michigan





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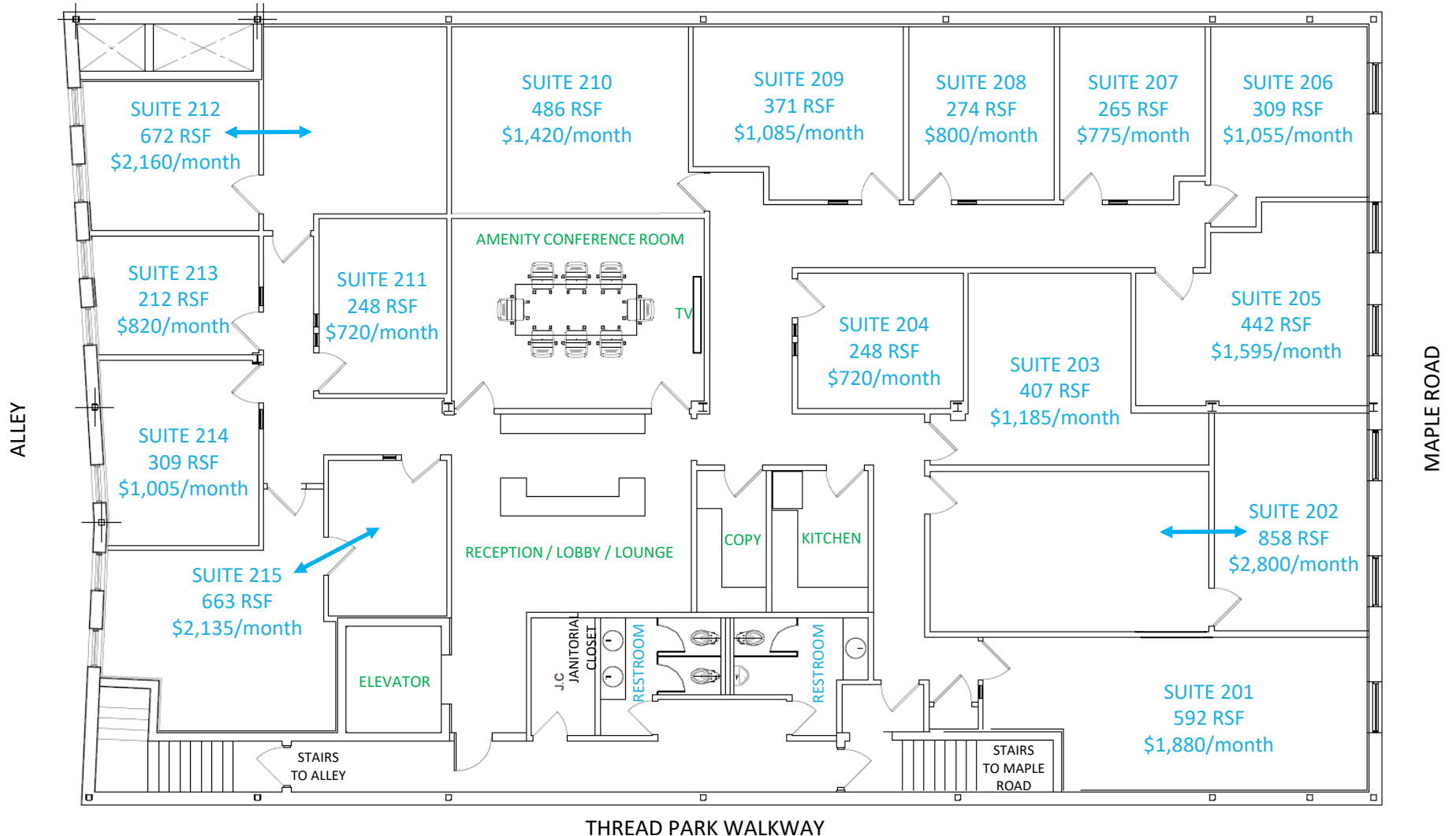


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# FLOOR PLAN – TOP LEVEL





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# TENANT AMENITIES

- Conference room equipped with television
- Internet service
- Kitchenette with refrigerator, freezer, coffee maker, microwave
- Commercial grade photocopier and automatic feed scanner
- United States Postal Service box for your incoming and outgoing mail
- Evening janitorial service
- Daytime porter
- Bluetooth access control
- 24/7 building access
- Listing on lobby directory
- Monthly municipal parking passes available at City rate
- Elevator for easy accessibility
- Possible basement storage (additional fee may apply)
- Local property manager for beck and call service
- Tenant referral incentives
- Possible exterior building signage for majority occupant

# IN THE HEART OF METROPOLITAN DETROIT, MICHIGAN



261 E Maple Road, Birmingham, Michigan



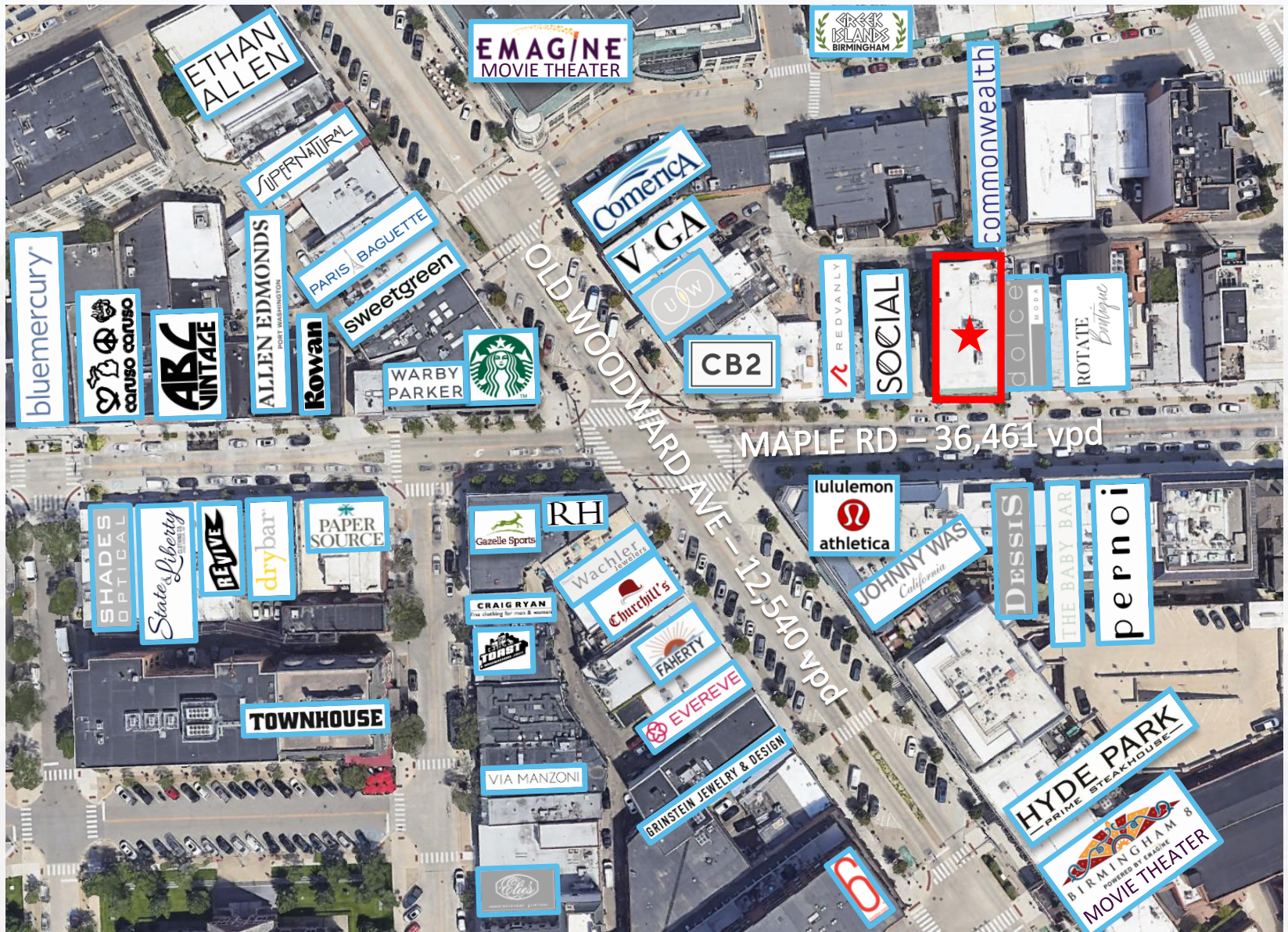
# IN THE CENTER OF DOWNTOWN BIRMINGHAM



261 E Maple Road, Birmingham, Michigan



# SURROUNDED BY RESTAURANTS, CAFES, RETAIL, ENTERTAINMENT, AND HOSPITALITY





# A HEALTHY WEALTHY DOWNTOWN DISTRICT

## 2024 DOWNTOWN DISTRICT STATISTICS:

6.9 million visits\*

\$133,500 visitor median household income\*

Over \$200,000 local median household income\*\*\*

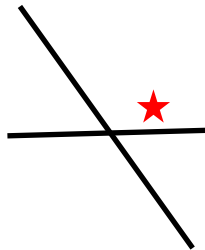
Nationally, a top 20 economically prosperous city\*\*\*



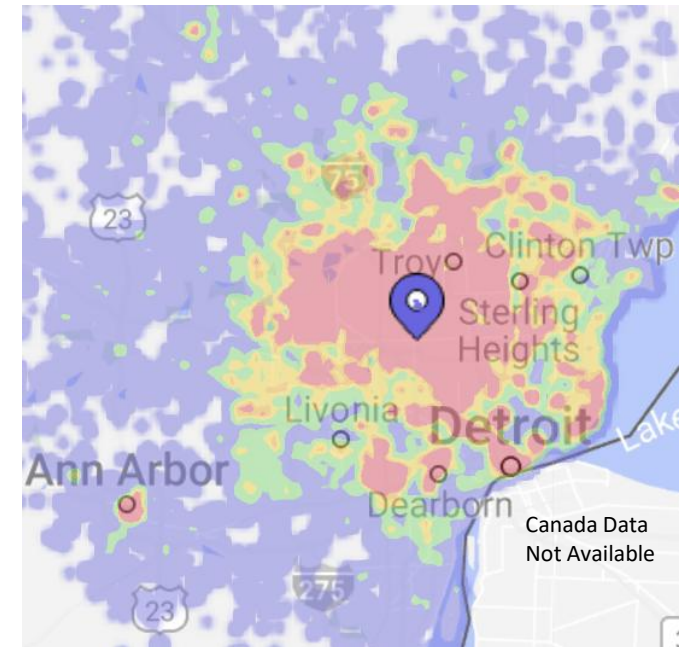
## AVERAGE DAILY VEHICLES at THE CORNER:

36,461 Maple Road (East/West)\*

12,540 Old Woodward Ave (North/South)\*



## TRADE AREA HEAT MAP\*:



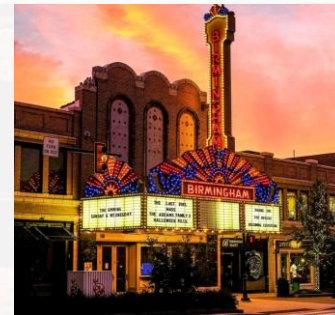
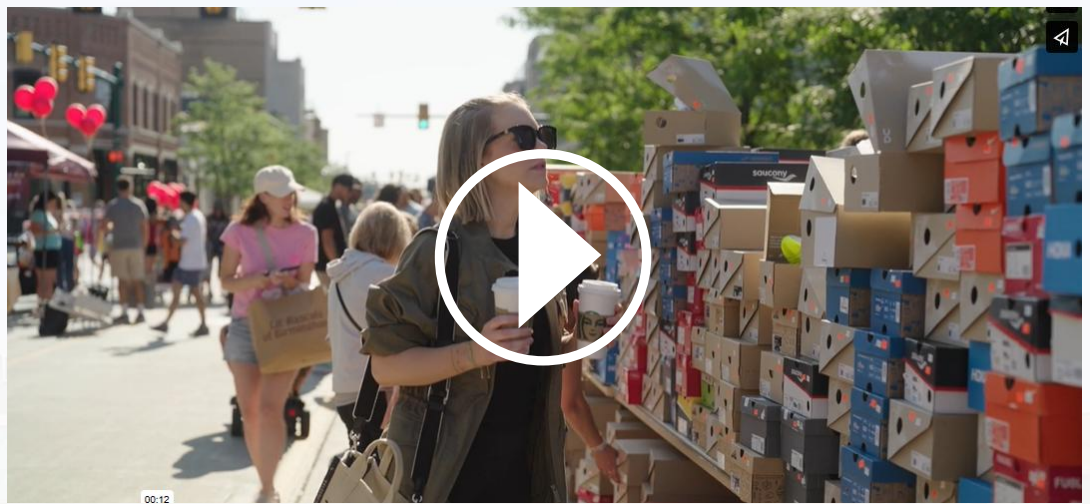
\*Placer.ai    \*\*CoStar    \*\*\*Birmingham Shopping District

# A VISITORS MAGNET

BIRMINGHAM, MICHIGAN:

- 1.5 million sq. ft. retail space\*\*
- Over 100 national and local retailers\*\*\*
- Wall Street Journal's "5<sup>th</sup> most successful walkable suburb"\*\*\*
- 65 food and beverage establishments\*\*\*
- Area's top boutique fitness studios and gyms
- Two movie theaters
- AAA Four-Diamond and Forbes Four-Star, 150 room boutique Townsend Hotel and Birmingham's newest Daxton Hotel accommodating international visitors with a New York, art focused vibe and award-winning hospitality.
- 2.3 million sq. ft. office space \*\*
- Highly engaged City shopping district hosting events year-round boosting retailer traffic

\*Placer.ai \*\*CoStar \*\*\*Birmingham Shopping District



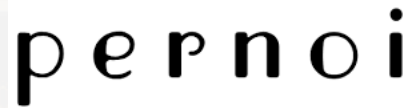
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# THE NATION'S TOP COMPANIES ALREADY ENJOYING BIRMINGHAM OFFICES



# THE REGION'S FINEST EATERIES AND CAFÉ'S – HERE IS A TASTE





# THE REGION'S ONLY HIGH STREET SHOPPING DISTRICT



EILEEN  
FISHER



**Rowan**



BRILLIANT EARTH



JOHNNY WAS



Allen Edmonds



PAPER  SOURCE



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# CONTACT

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## ABOUT US, YOUR HOST

The Surnow Company is a family-owned developer, owner and property manager headquartered in Downtown Birmingham, Michigan.

Known for attention to detail and white-glove approach, we provide quality space and services for our customers and communities to thrive.