

# INVESTMENT SALE

## WOODWARD CROSSING OFFICE BUILDING



## 36800 WOODWARD AVENUE

### BLOOMFIELD HILLS, MI 48304

#### PROPERTY HIGHLIGHTS:

- Class "A" boutique 3 -story ±46,678 SF multi-tenant office building located at east side of Woodward Ave south of Big Beaver Rd, Bloomfield Hills, Michigan
- 100% occupancy w/46% of total occupancy leased to long-term stable specialty medical tenants
- ± \$2.7 million dollars spent on capital upgrades and enhancements over previous 6 years, including HVAC, lobby, courtyard, common halls, LAVS, elevator, zinc façade, electrical, monument sign, and more
- Award-winning Neumann Smith designed lobby and common areas w/automatic frameless double glass entry doors, floor-to-ceiling glass enclosed lobby, slate flooring, and custom lighting
- Highest grade materials and finish throughout common areas and tenant spaces
- Specialty medical tenant buildouts in excess of \$100/SF w/substantial tenant participation
- Rare opportunity to own one of only seven multi-tenant office buildings between Big Beaver Road and Maple Road on Woodward Avenue
- Tenant leases provide for fixed annual increases
- Access to site from both Woodward Avenue and Big Beaver Road
- Monument ground sign at Woodward Avenue providing signage to each tenant

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# WOODWARD CROSSING OFFICE BUILDING PROPERTY PHOTOS



**WOODWARD CROSSING OFFICE BUILDING - 36800 WOODWARD AVENUE**  
**RETAILER MAP**

