

34965  
WOODWARD AVE

# Class A Office Opportunity

21,880 SF – 65,640 SF Available For Lease

 Downtown Birmingham, MI



# The Opportunity



## PROPERTY OVERVIEW



Delivery **Q1 2025**



**Class A Office & Retail** coming to the site formerly occupied by Peabody's Restaurant



Office available from **21,880 SF up to 65,640 SF**



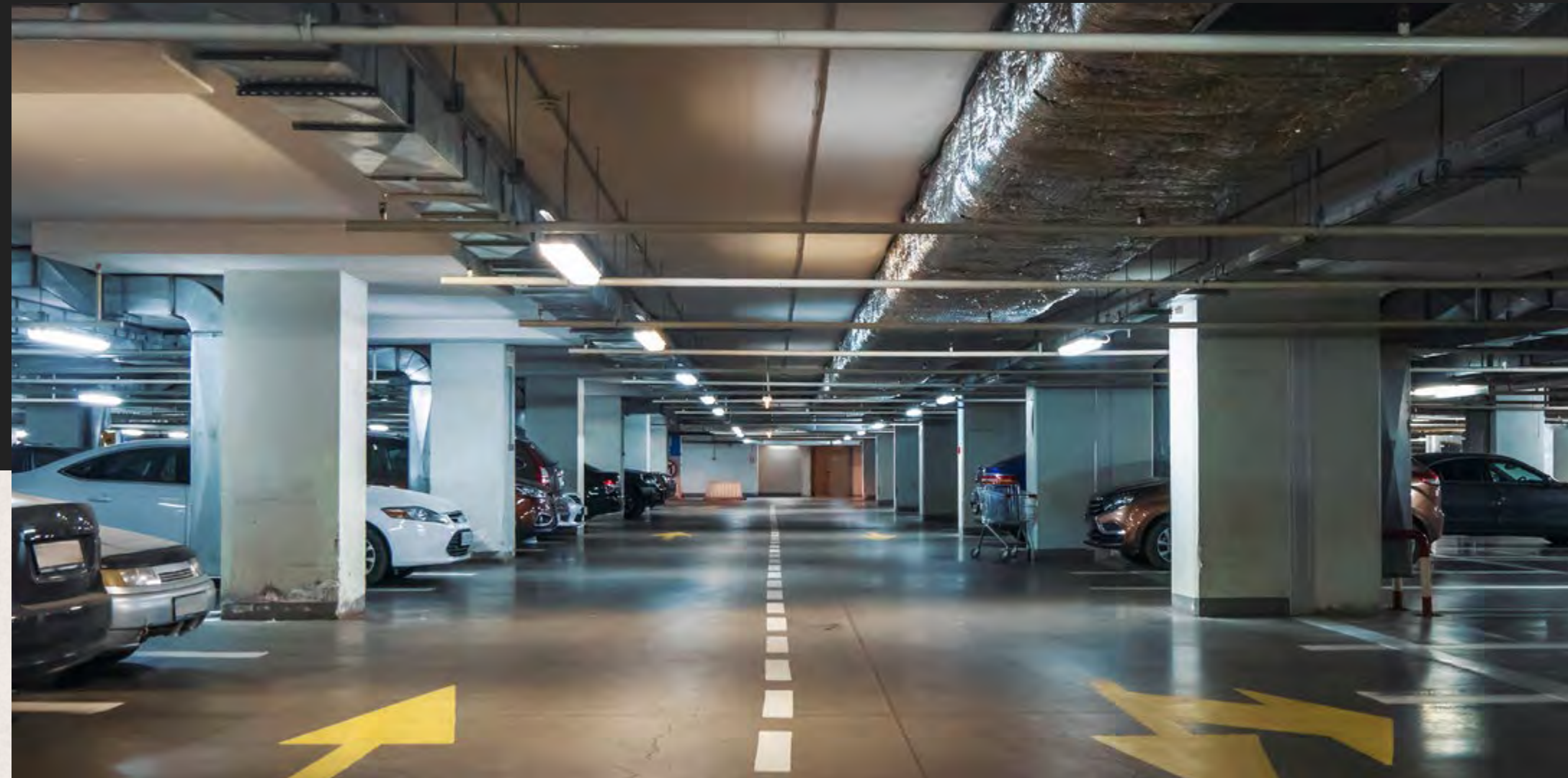
## DEVELOPER OVERVIEW

Alden Development Group is a privately owned real estate development and investment company whose principals have decades of experience in real estate markets in North America. ADG specializes in all areas of real estate development including acquisition, entitlement, development, management, and financing. ADG's portfolio over the past 35 years has included direct investments totaling more than \$1.5B in a multitude of asset classes that include office, single-family, multi-family, mixed-use, commercial retail, aviation, light industrial and hospitality.

ADG is currently overseeing new development projects totaling over \$400MM, consisting of luxury multi-family projects, mixed-use developments, and Class A office space. ADG prides itself in being a best-in-class operation with an experienced team of operators and managers with decades of experience in all facets of real estate.



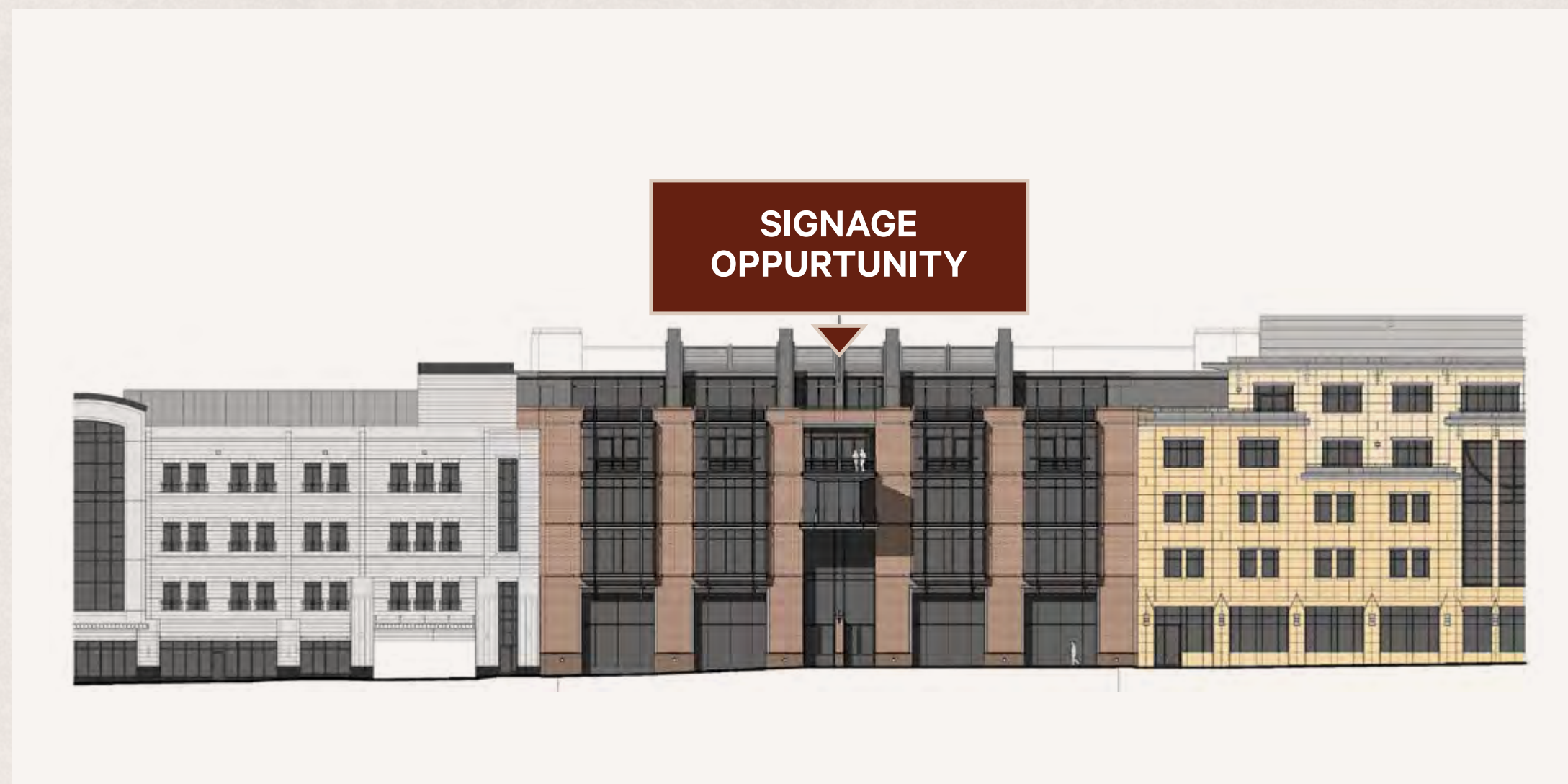
# High-End Amenities



 Executive parking on-site in covered, heated, garage




 Additional parking available in adjacent Peabody Garage



 Exceptionally prominent building signage along Woodward Ave



 Proximity to the plethora of amenities downtown Birmingham offers



# Perfectly Positioned







**Ideally  
Situated**

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# Ideally Situated in Downtown Birmingham

## Attractions

- 1 Birmingham 8 Theater
- 2 Powerhouse Gym
- 3 Emagine Palladium
- 4 Baldwin Public Library
- 5 Birmingham Historical Museum
- 6 Booth Park
- 7 Birmingham Farmers Market

## Hotels

- 1 Daxton
- 2 The Townsend
- 3 Holiday Inn Express

## F&B

- A Birmingham Roast
- B Hazel's
- C Social
- D Commonwealth
- E Hyde Park
- F Churchills
- G Adachi
- H Starbucks
- I Sweetgreen
- J The Morrie
- K Beyond Juice
- L Market North End

## Retail

- A Kroger
- B Lululemon
- C CB2
- D Faherty
- E EVEREVE
- F Brilliant Earth
- G Drybar
- H Bluemercury
- I Anthropologie
- J West Elm
- K Serena & Lily
- L Planned Restoration Hardware

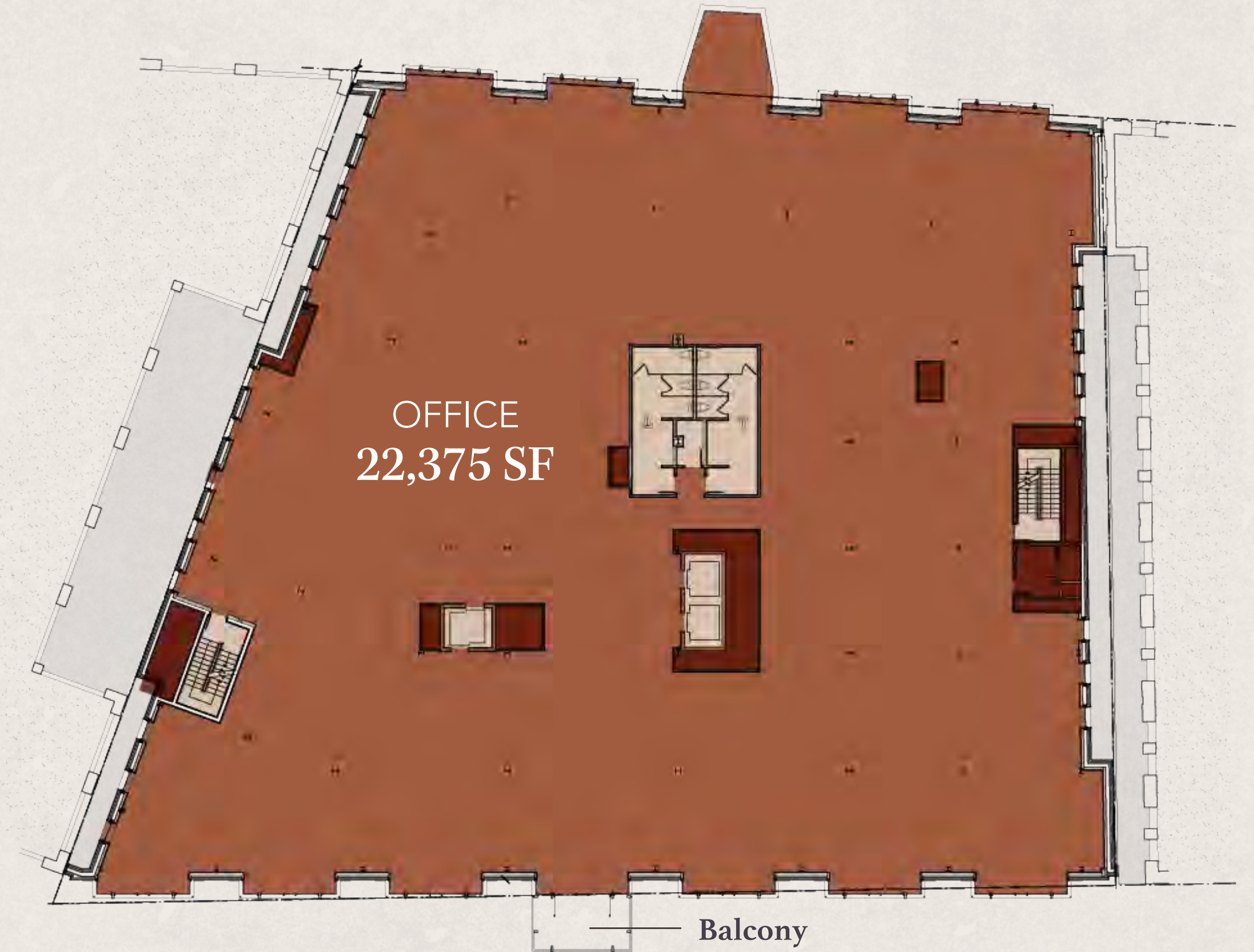




# Floorplans



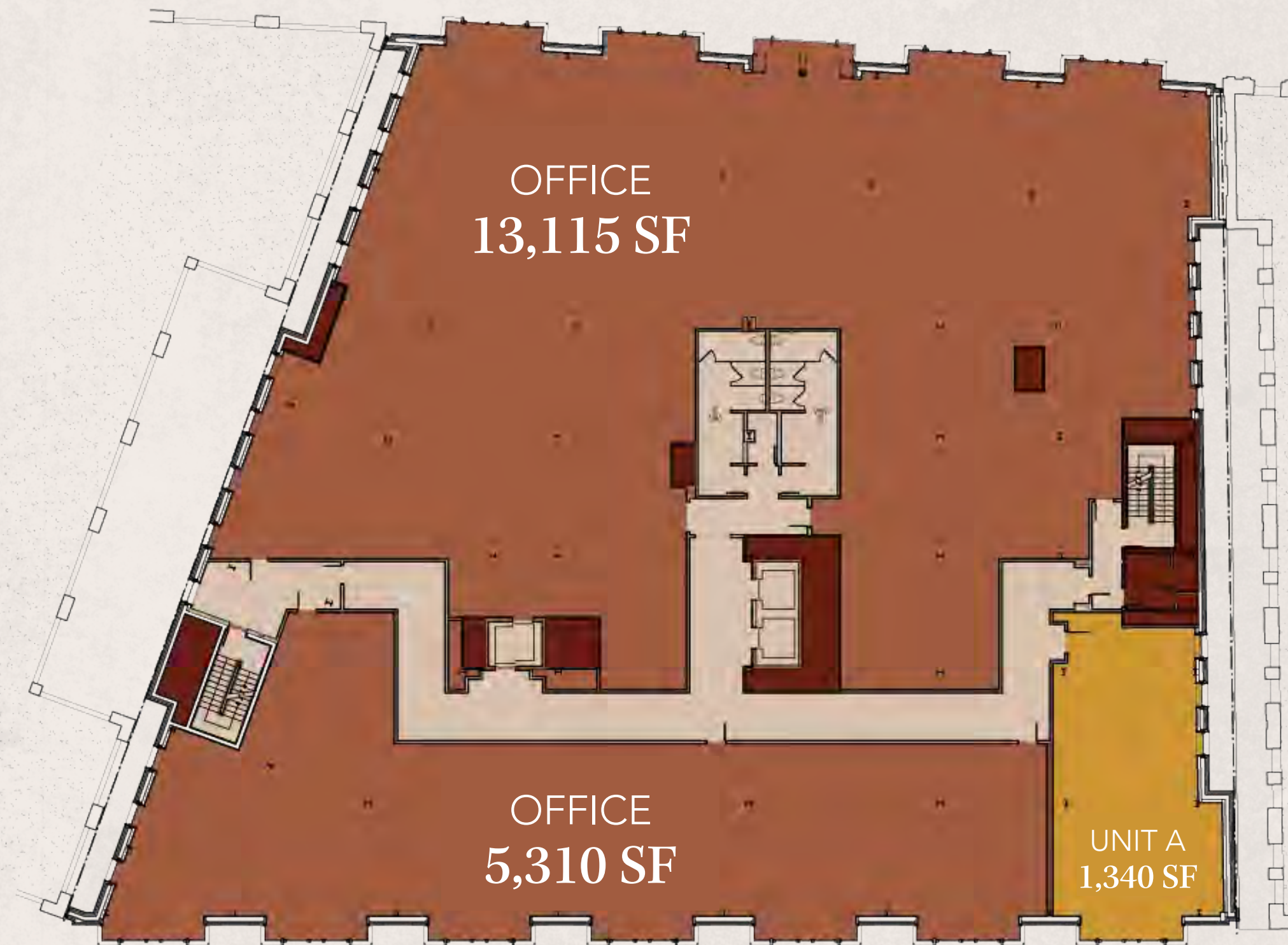
**Floor 2**



**Floor 3**



# Floorplans

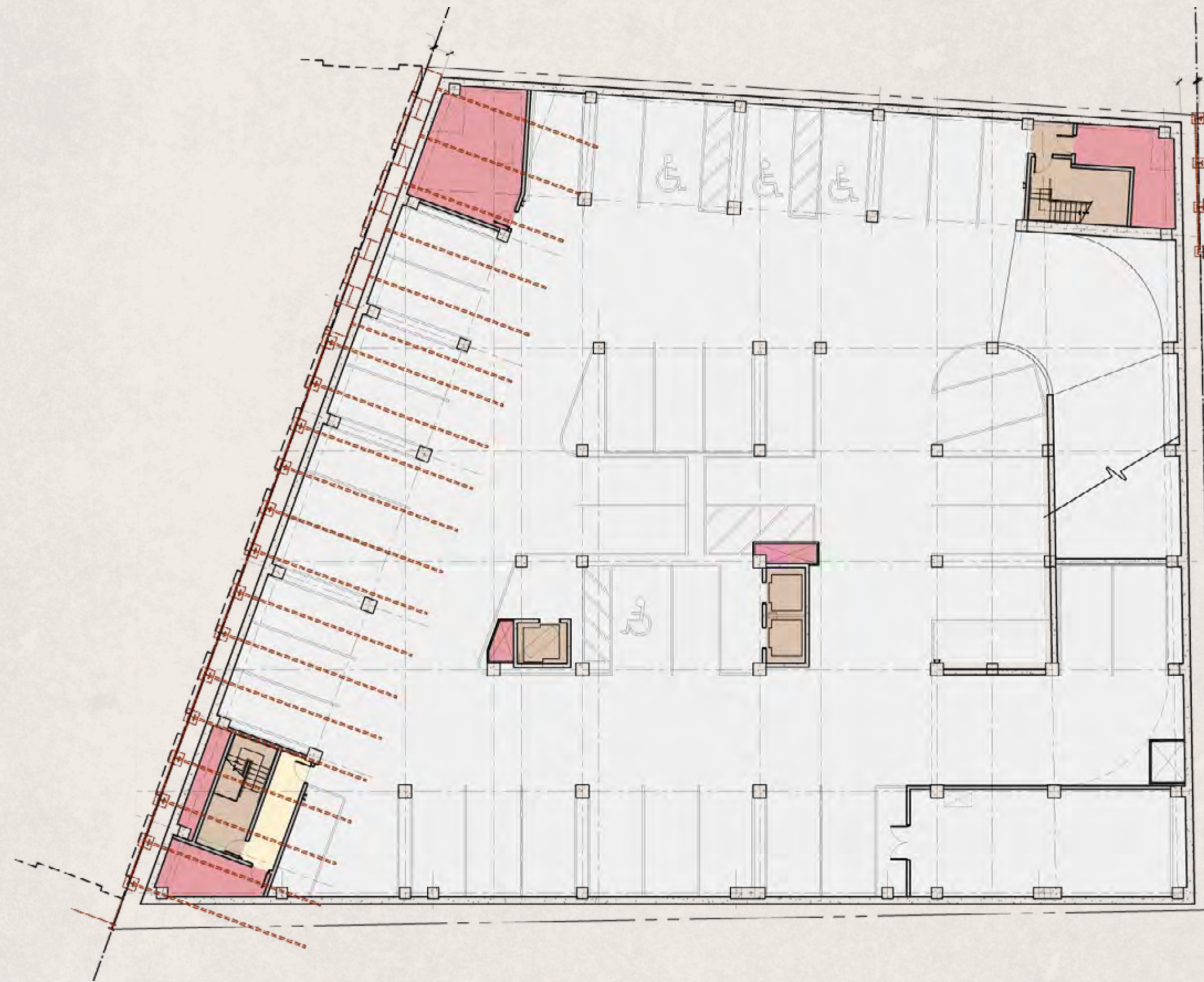


## Floor 4

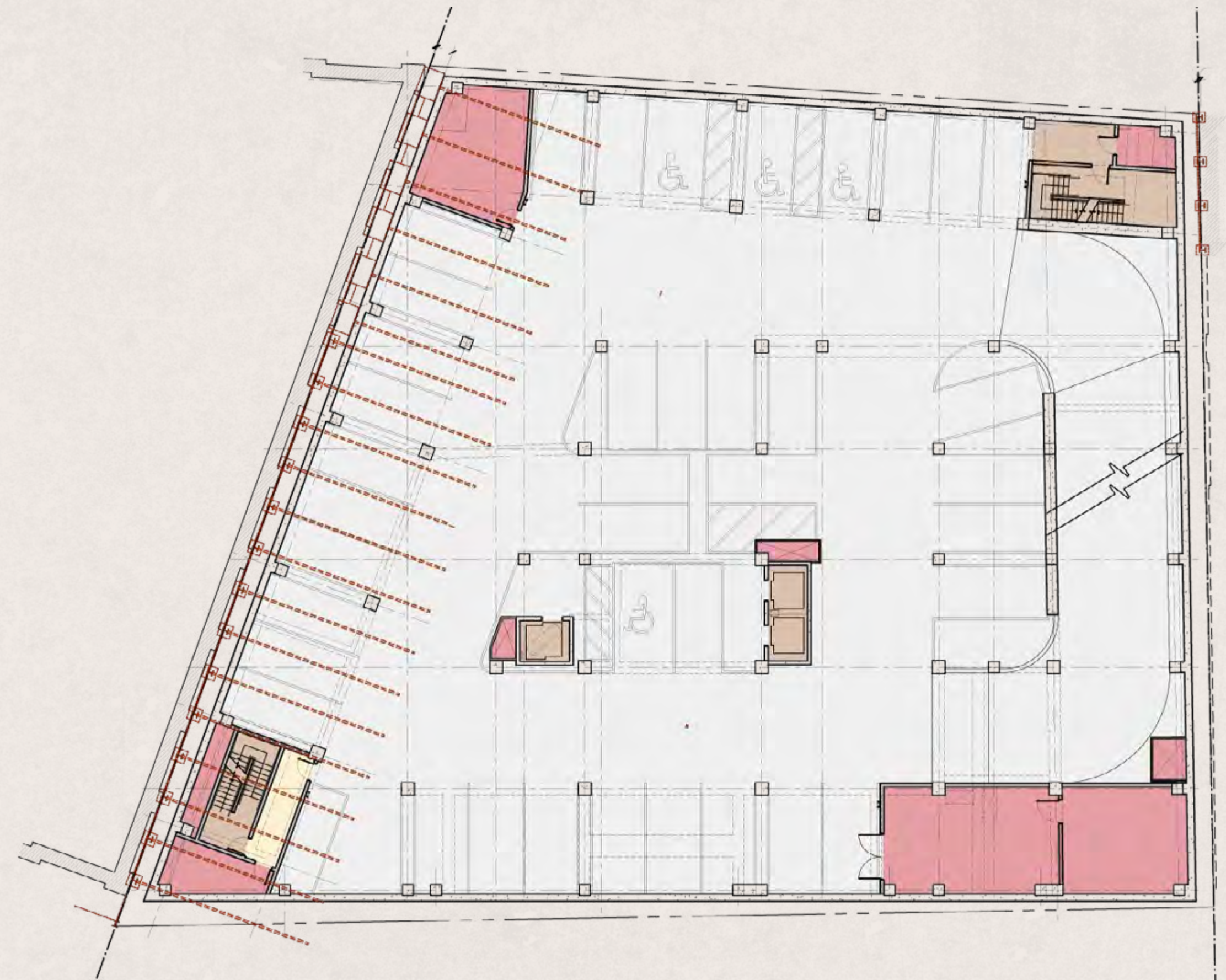




# Parking Levels



**P2 - 41 Spaces**



**P1 - 39 Spaces**





## Get in Touch

Office Contacts

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**CBRE**

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DEVELOPMENT  
GROUP

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