

PROPERTY FOR LEASE

# Birmingham Tower

280 N. Old Woodward Birmingham, MI 48009



L. MASON CAPITANI  
CORFAC INTERNATIONAL

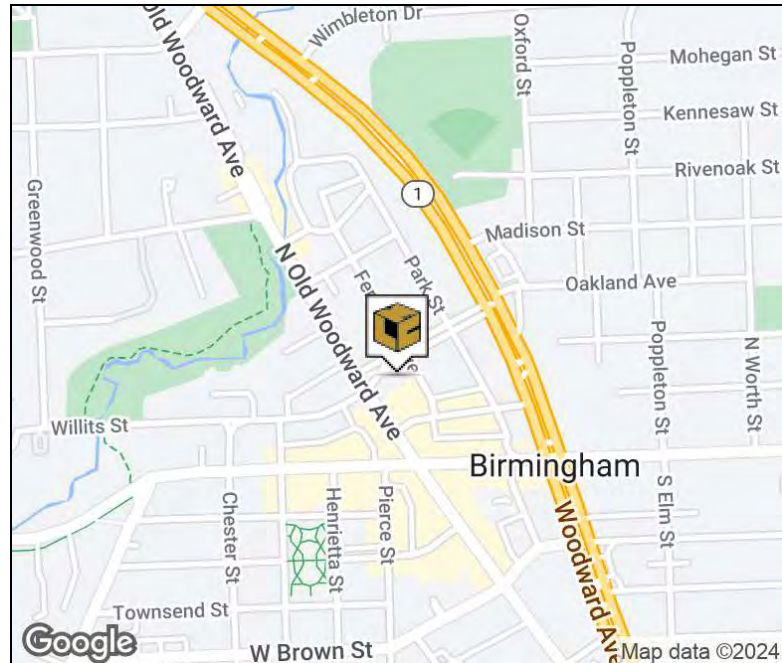
[CLICK HERE FOR VIDEO](#)

## PROPERTY SUMMARY



### Property Highlights

- 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



### FOR MORE INFORMATION:

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Managing Partner

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**Aaron Smith**

Vice President

248.637.3515

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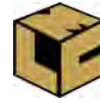
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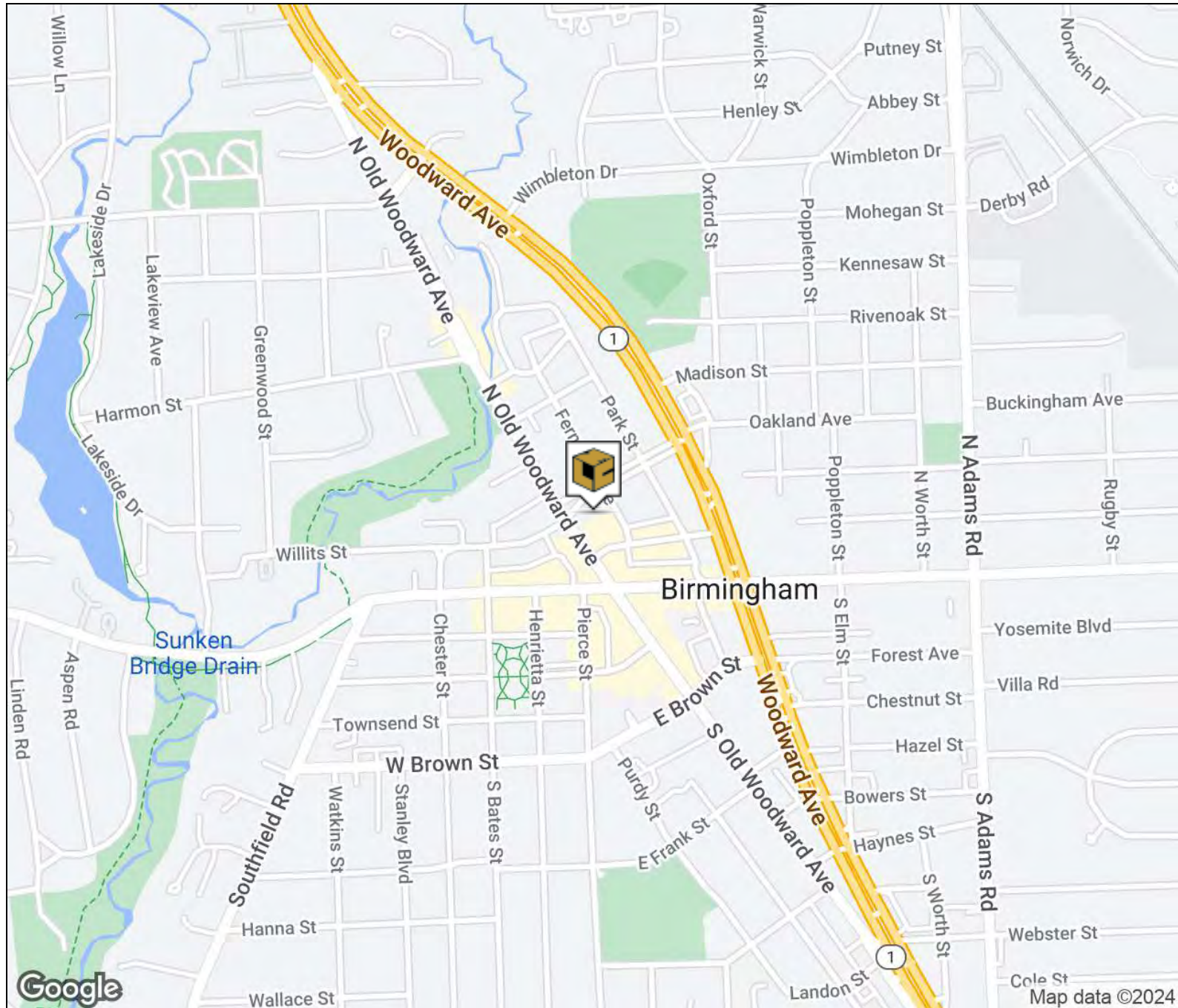
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## LOCATION MAP



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## OFFICE PROPERTY DETAILS

Lease Rate

**\$19.50 - 35.00 SF/yr**

### Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	0.57 Acres
APN #	19-25-453-010

### Parking & Transportation

Parking Type	Municipal
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### Available Suites

LL4 - 2,736 SF	\$19.50 + Electricity
LL6 - 794 SF	\$19.50 + Electricity
LL8 - 396 SF	\$19.50 + Electricity
LL10 - 2,022 SF	\$19.50 + Electricity
LL20 - 3,522 SF	\$19.50 + Electricity
Suite 105 - 972 SF	\$35.00 + Electricity
Suite 107 - 1,005 SF	\$35.00 + Electricity
Suite 208 - 1,206 SF	\$35.00 + Electricity
Suite 300 - 18,952 SF	\$35.00 + Electricity

### Location Information

Street Address	280 N. Old Woodward
City, State, Zip	Birmingham, MI 48009
County	Oakland
Cross-Streets	N. Old Woodward/Oakland Ave.
Nearest Highway	-

### Building Information

Building Size	85,831 SF
Building Class	A
Occupancy %	90%
Tenancy	Multi
Number of Floors	4
Year Built	1973
Gross Leasable Area	85,831 SF
Load Factor	12.0%
Annual Escalations	\$0.50
Partition Allowance	Negotiable

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ADDITIONAL PHOTOS



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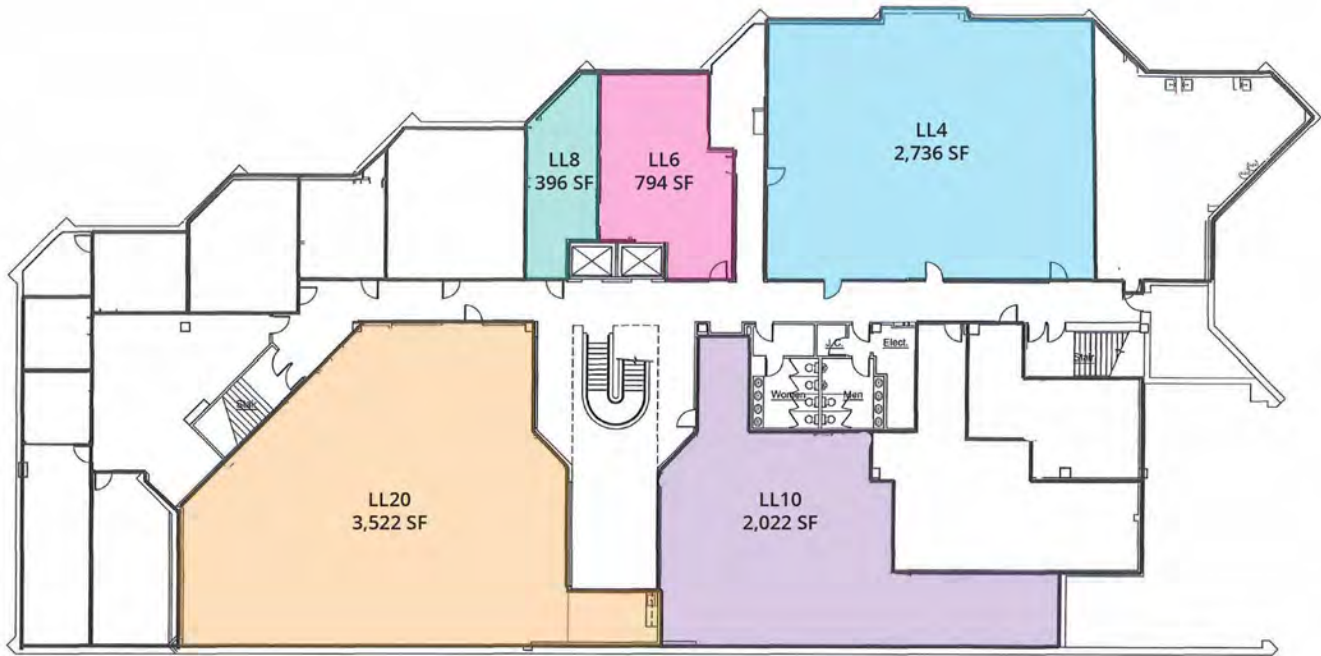
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## LL FLOOR PLAN



### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
LL4	Available	2,736 SF	+ Electricity	\$19.50 SF/yr
LL6	Available	794 SF	+ Electricity	\$19.50 SF/yr
LL8	Available	396 SF	+ Electricity	\$19.50 SF/yr
LL10	Available	2,022 SF	+ Electricity	\$19.50 SF/yr

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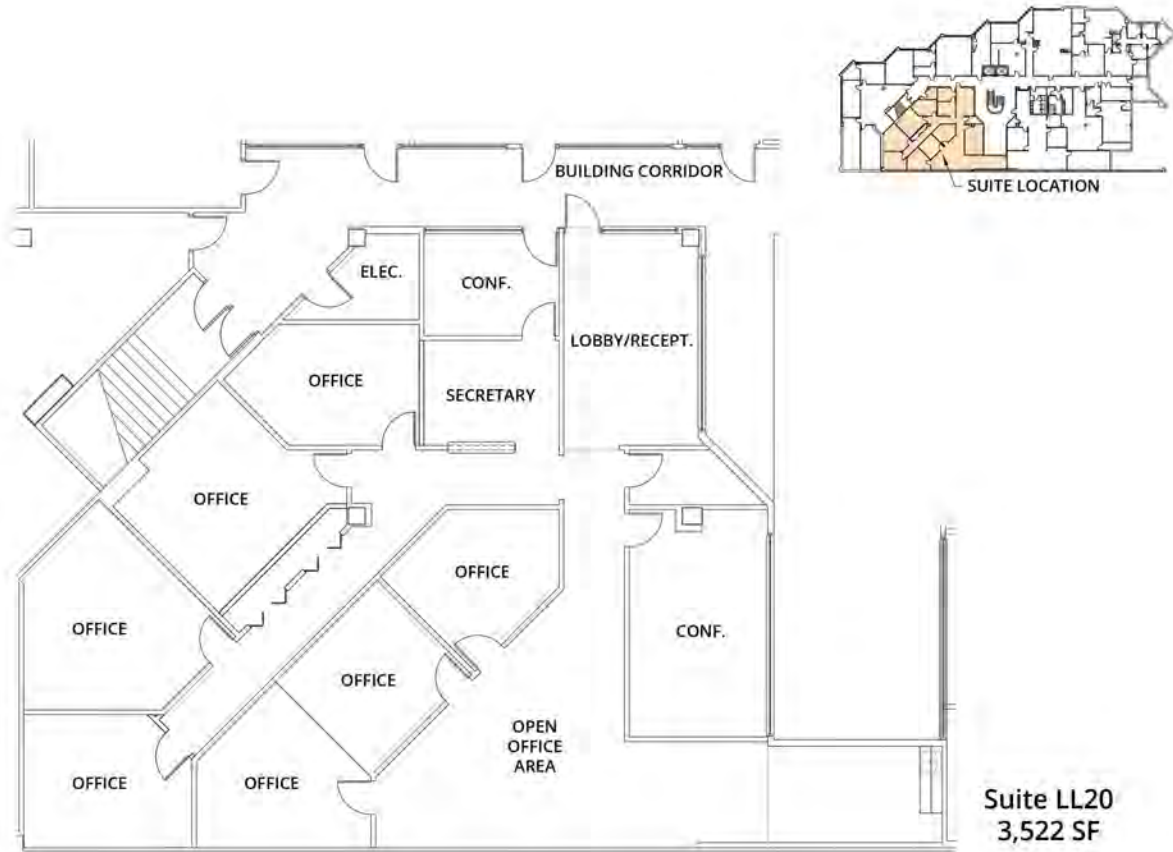
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L. MASON CAPITANI  
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SUITE LL20



Suite LL20  
3,522 SF

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
LL20	Available	3,522 SF	+ Electricity	\$19.50 SF/yr

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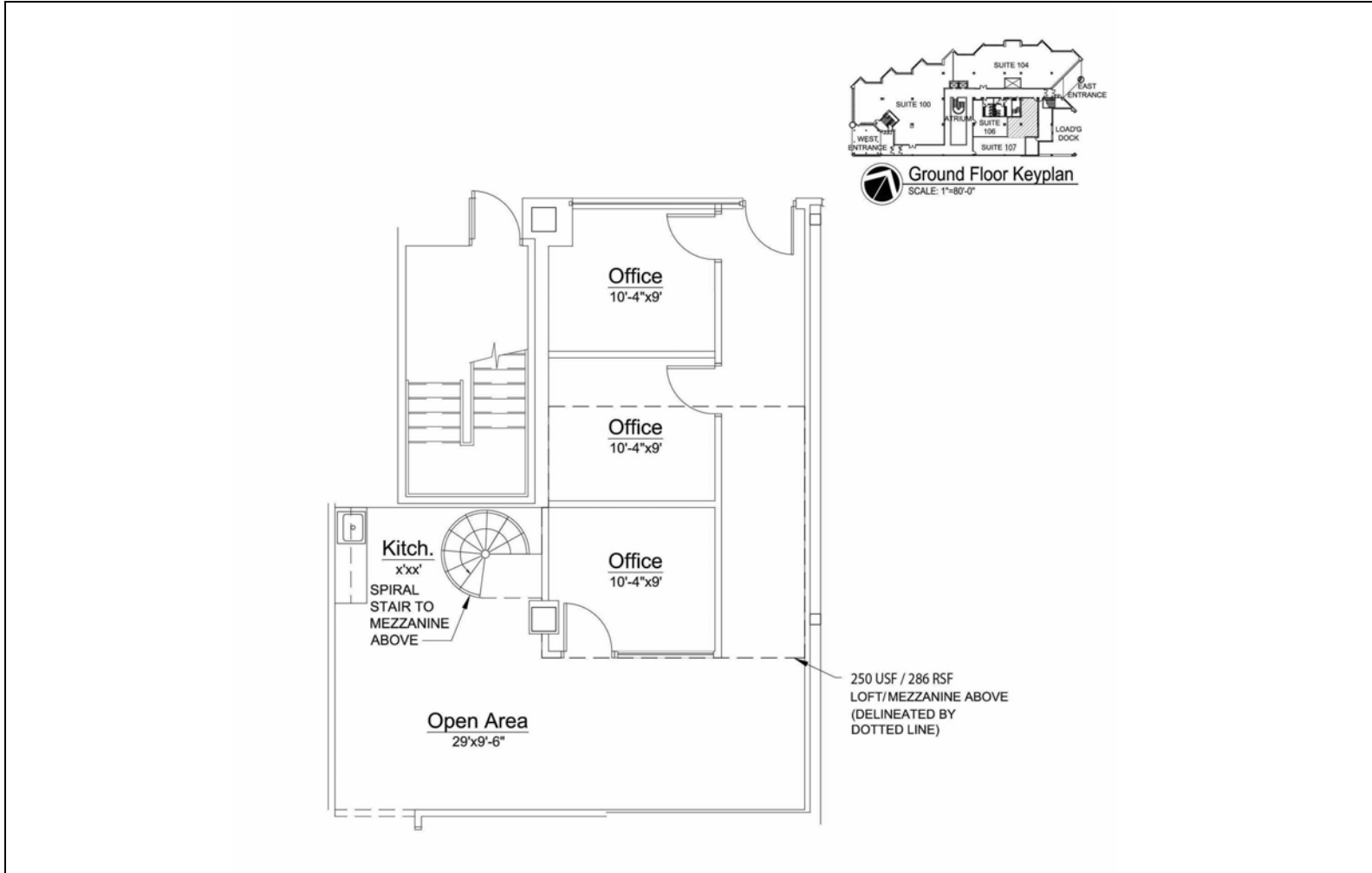
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SUITE 105



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 105	Available	972 SF	+ Electricity	\$35.00 SF/yr

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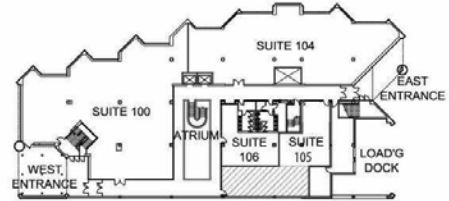
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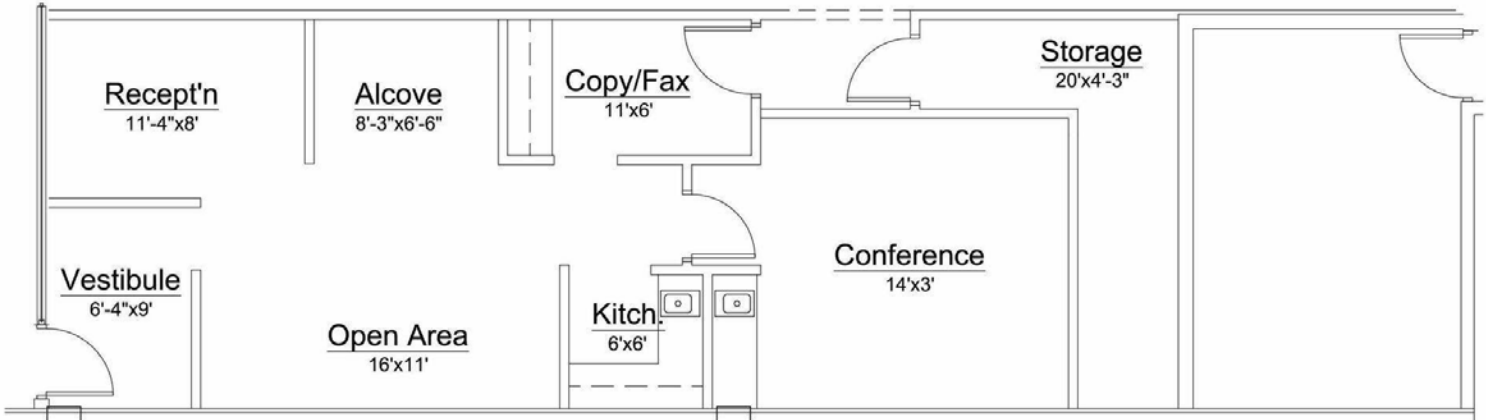


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SUITE 107



Ground Floor Keyplan  
SCALE: 1"=80'-0"



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 107	Available	1,005 SF	+ Electricity	\$35.00 SF/yr

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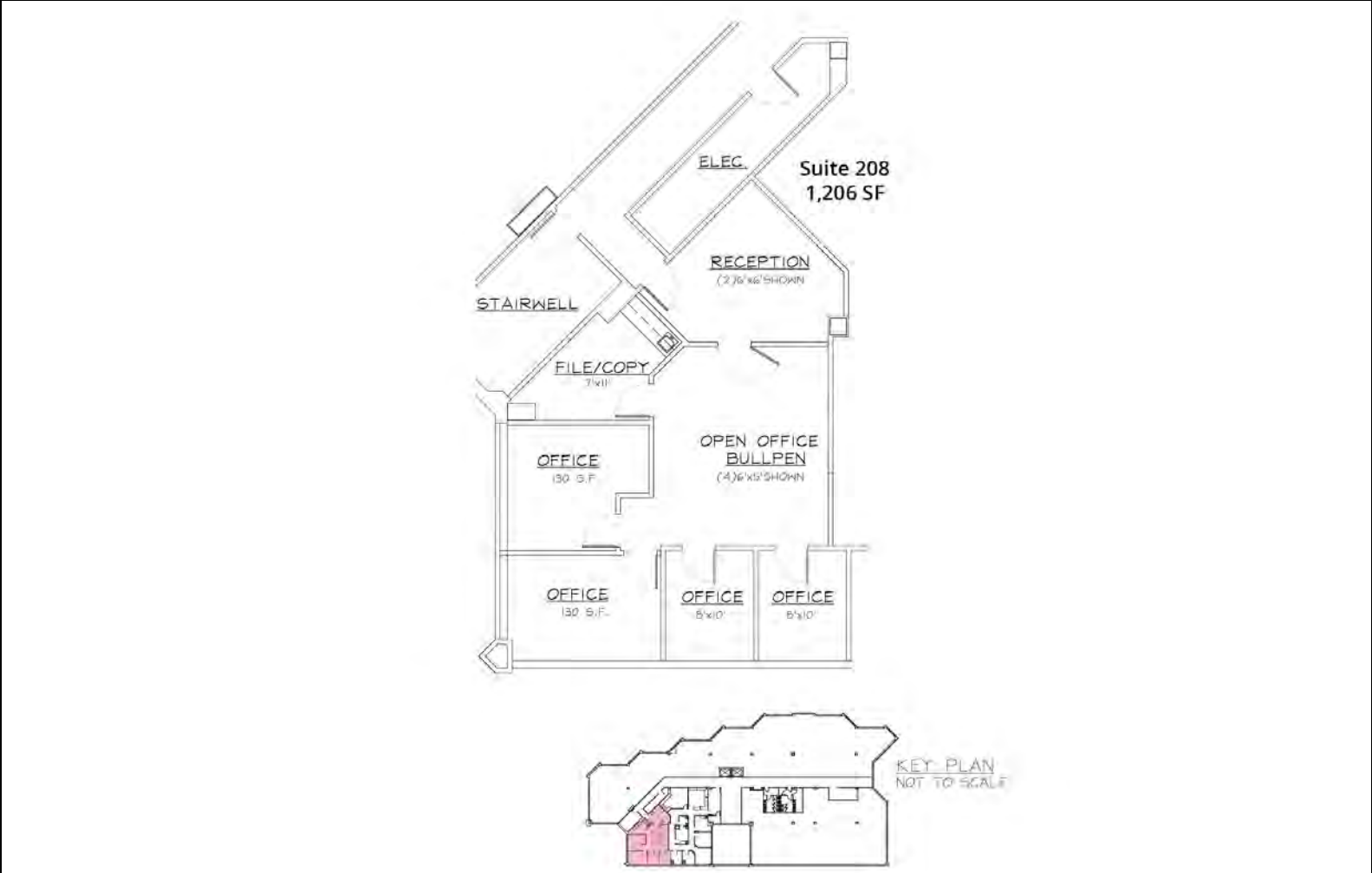
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SUITE 208



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 208	Available	1,206 SF	+ Electricity	\$35.00 SF/yr

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**L. MASON CAPITANI**  
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**SUITE 300**



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 300	Available	4,200 - 18,952 SF	+ Electricity	\$35.00 SF/yr	<a href="#">View Here</a>

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