

# 280 N. Old Woodward

*Birmingham, MI*

## Property Video

- Up to 3,696 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

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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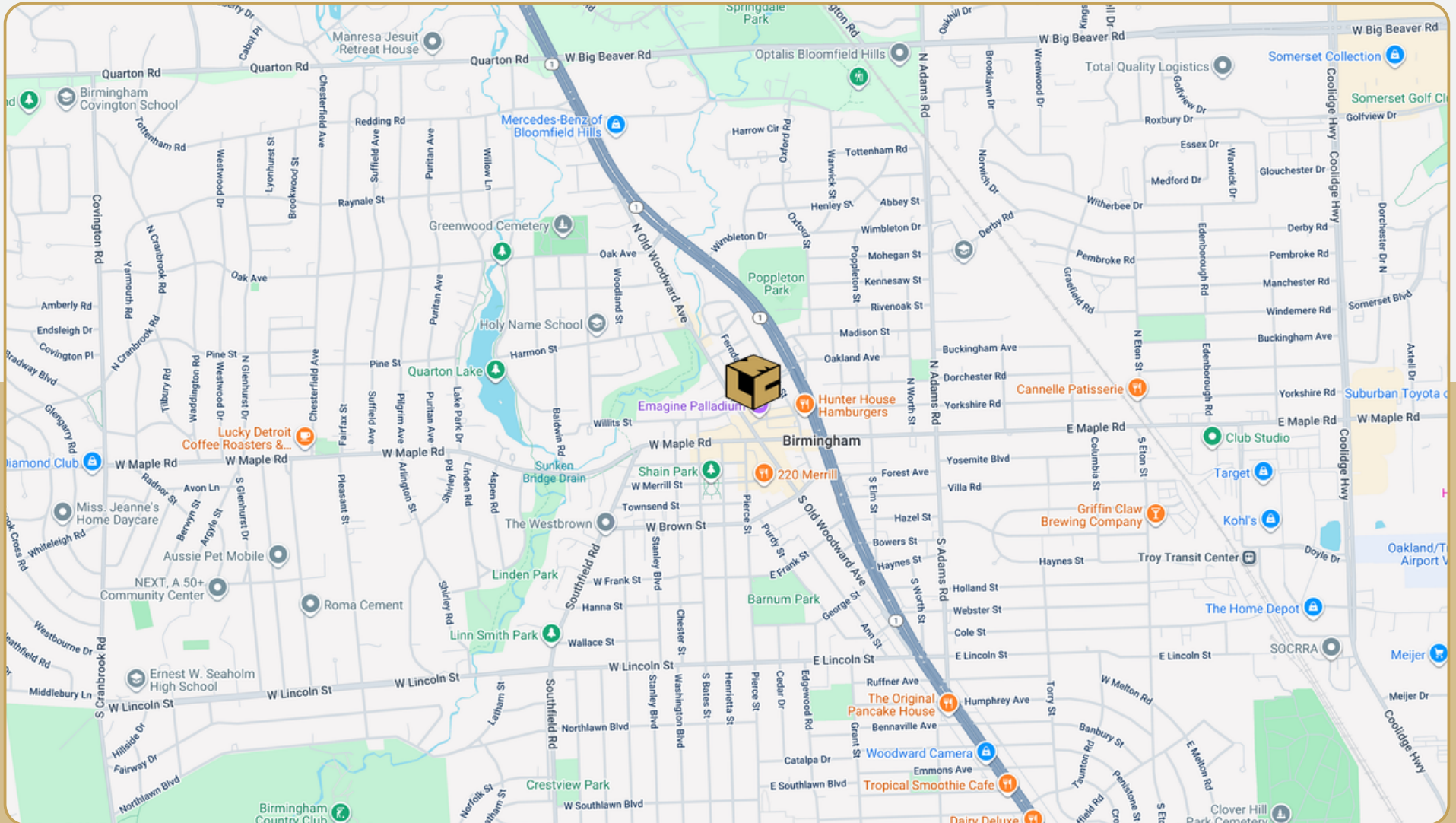


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## Office Property Details:

### Details:

|                              |                             |
|------------------------------|-----------------------------|
| <b>Location Description:</b> | N. Old Woodward/Oakland Ave |
| <b>Building Type:</b>        | Office                      |
| <b>Class:</b>                | A                           |
| <b>Zoning:</b>               | Office                      |
| <b>Floors:</b>               | 4                           |
| <b>Year Built:</b>           | 1973                        |
| <b>Gross SF:</b>             | 85,831 SF                   |
| <b>Total Rentable SF:</b>    | 85,831 SF                   |
| <b>Available SF:</b>         | 15,774 SF                   |
| <b>Min/Max SF:</b>           | 396 SF - 3,696 SF           |
| <b>Acres:</b>                | 0.57                        |
| <b>Multitenant:</b>          | Yes                         |
| <b>Parcel ID:</b>            | 19-25-453-010               |

**Property Description:** Class "A" office building located in downtown Birmingham. Professional ownership and management. Full floor available with building signage.

### Economic:

|                             |                         |
|-----------------------------|-------------------------|
| <b>Min/Max Rental Rate:</b> | \$19.50/SF - \$35.00/SF |
| <b>Rental Terms:</b>        | + Electric              |
| <b>Annual Escalations:</b>  | \$0.50/SF               |
| <b>Load Factor:</b>         | 12.0%                   |
| <b>Occupancy:</b>           | Immediate               |
| <b>Parking:</b>             | Municipal               |
| <b>Partition Allowance:</b> | TBD                     |
| <b>Signage:</b>             | TBD                     |
| <b>Status:</b>              | Existing                |

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## Available Suites:

**LL4:** 2,736 SF

**LL6:** 794 SF

**LL8:** 396 SF

**LL10:** 2,022 SF

**LL11:** 1,200 SF

**LL15:** 442 SF

**LL19:** 1,635 SF

**Suite 208:** 1,206 SF

**Suite 220:** 1,374 SF

**Suite 402:** 3,696 SF



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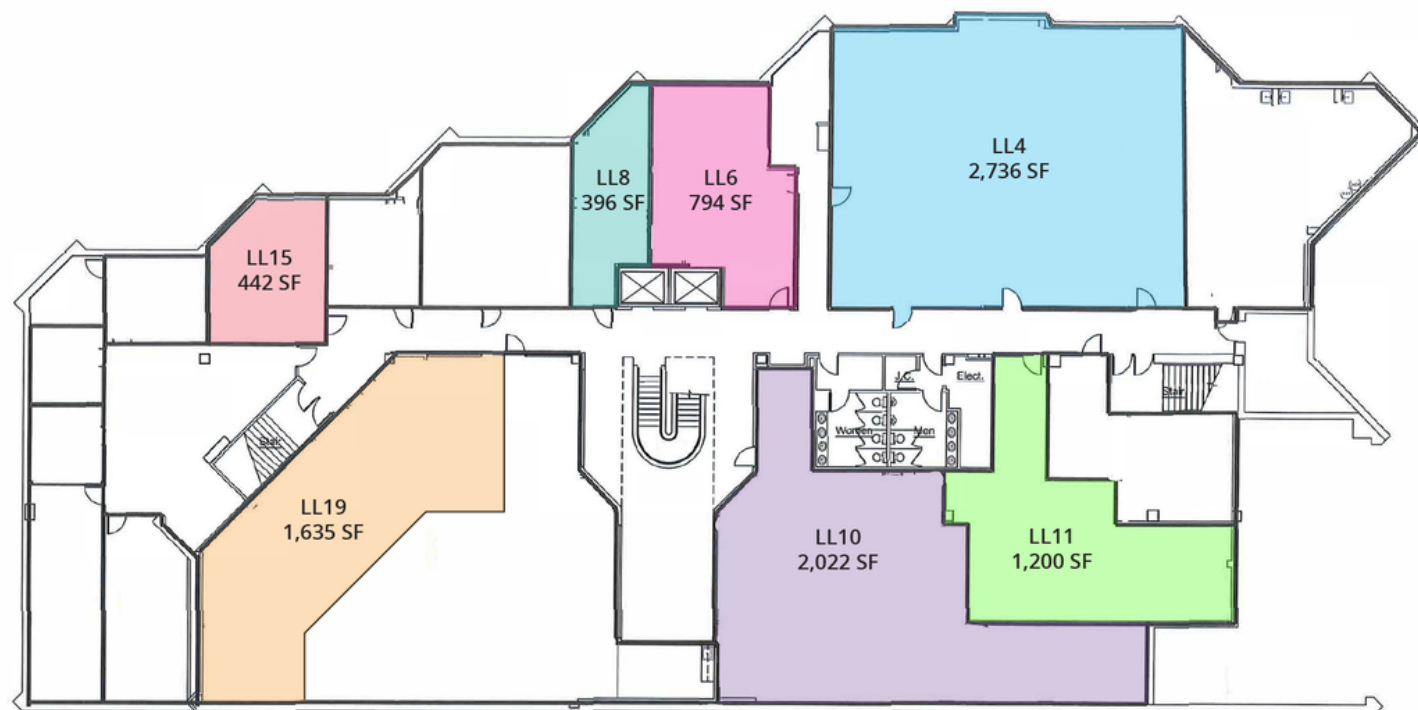
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## LL Vacancies



| Suite Number | Square Footage | Lease Rate |
|--------------|----------------|------------|
| LL4          | 2,736 SF       | \$19.50/SF |
| LL6          | 794 SF         | \$19.50/SF |
| LL8          | 396 SF         | \$19.50/SF |

| Suite Number | Square Footage | Lease Rate |
|--------------|----------------|------------|
| LL10         | 2,022 SF       | \$19.50/SF |
| LL11         | 1,200 SF       | \$19.50/SF |
| LL15         | 442 SF         | \$19.50/SF |

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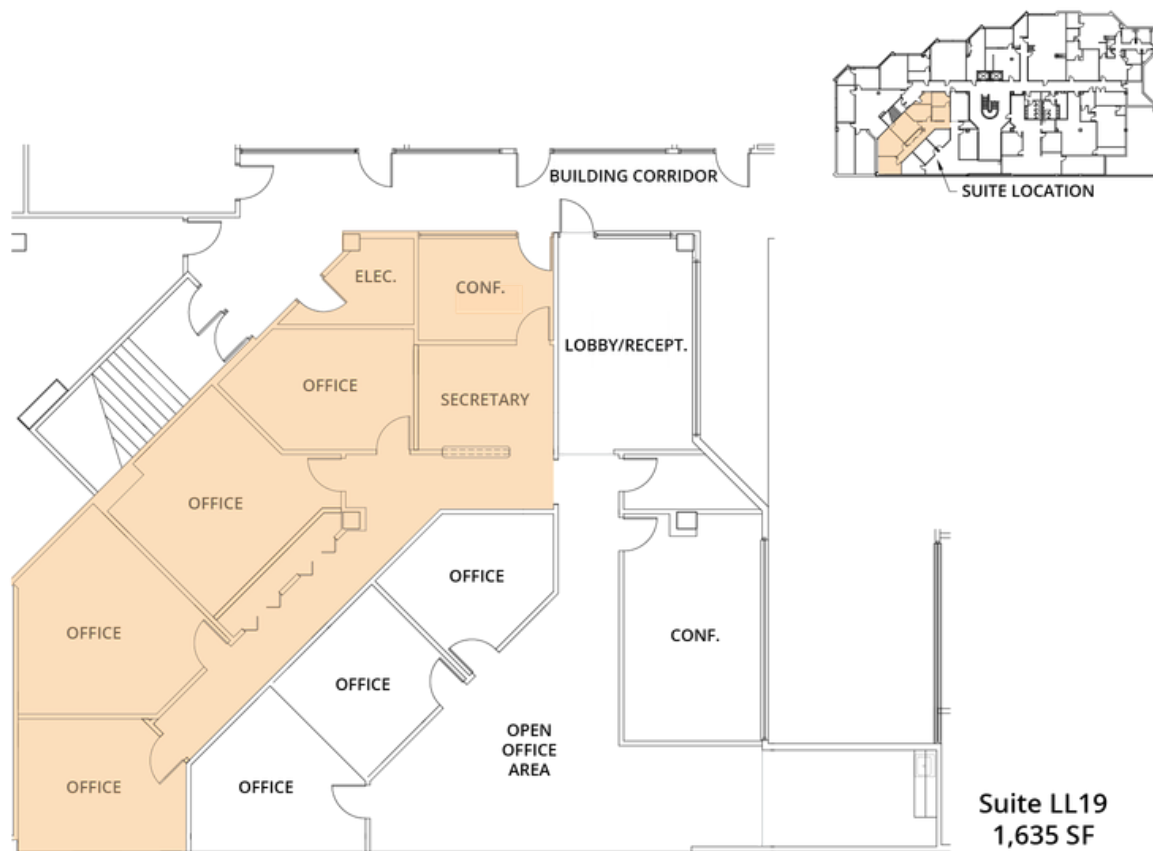
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## LL Vacancies (Cont.)



| Suite Number | Square Footage | Lease Rate |
|--------------|----------------|------------|
| LL19         | 1,635 SF       | \$19.50/SF |

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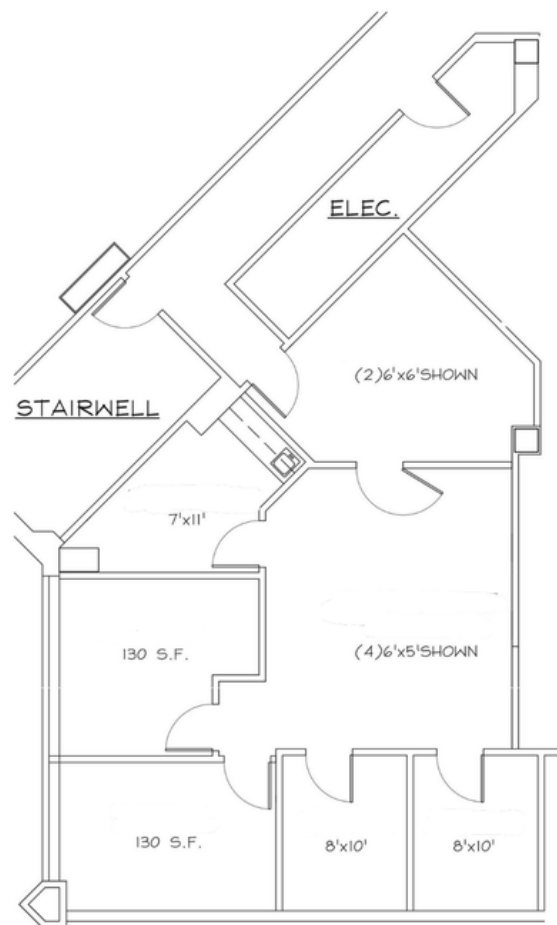
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## Second Floor Vacancy



| Suite Number | Square Footage | Lease Rate |
|--------------|----------------|------------|
| Suite 208    | 1,206 SF       | \$35.00/SF |

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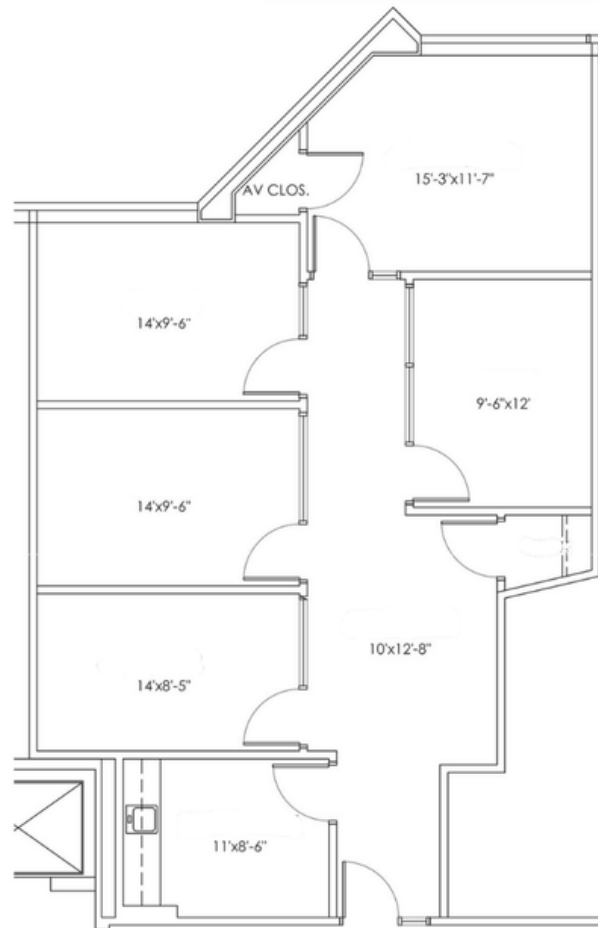
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## Second Floor Vacancy



| Suite Number | Square Footage | Lease Rate |
|--------------|----------------|------------|
| Suite 220    | 1,374 SF       | \$35.00/SF |

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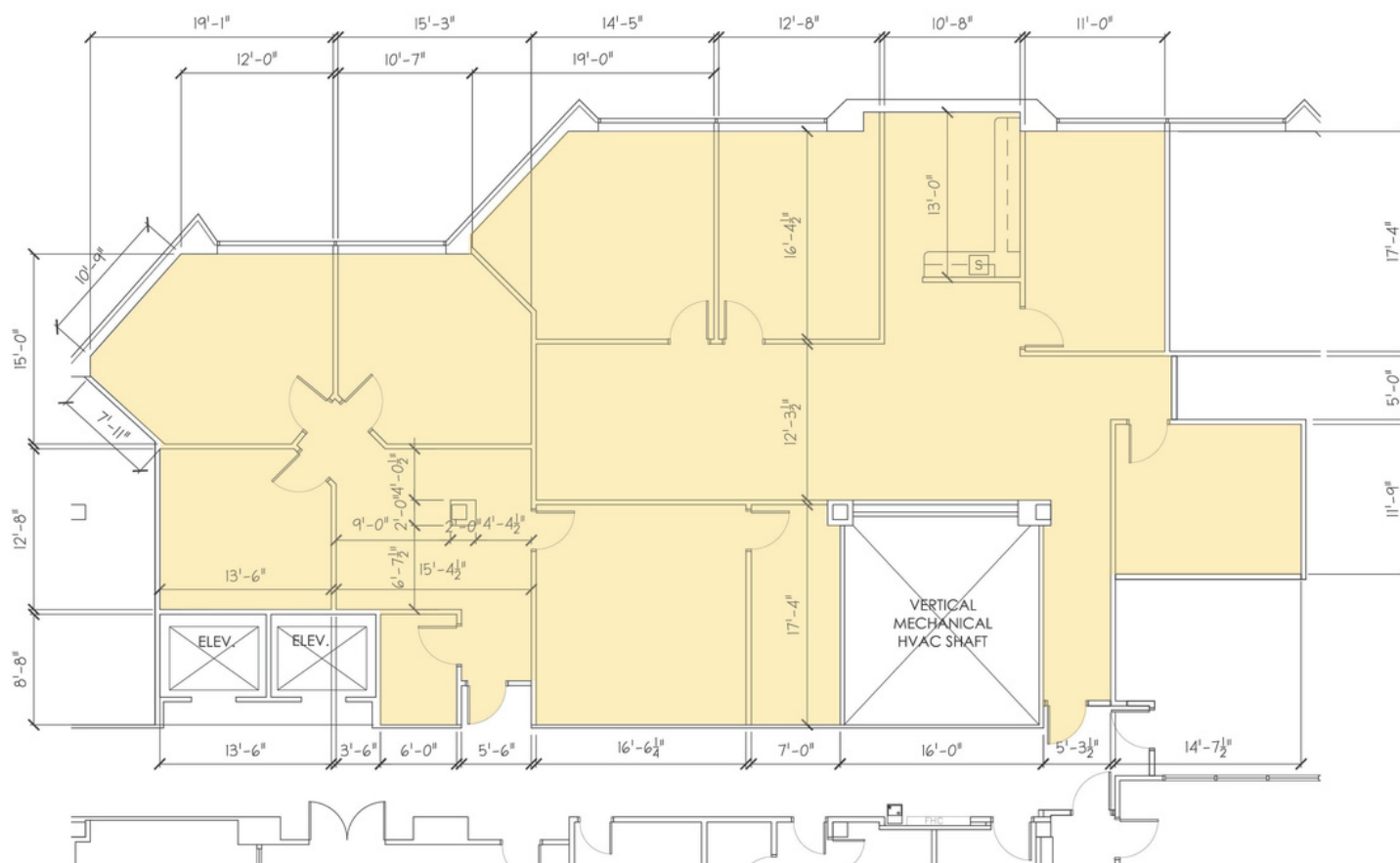
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### Fourth Floor Vacancy



| Suite Number | Square Footage | Lease Rate |
|--------------|----------------|------------|
| Suite 402    | 3,696 SF       | \$35.00/SF |

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