

525 W MERRILL OFFICE BUILDING

INFORMATION PACKAGE

525 W Merrill Street
Birmingham, MI 48009



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525 W MERRILL: PROJECT DESCRIPTION

- First class renovation of a 1979 mixed-use, two-story building plus basement into premier office space on the street level and a second-floor stunning two-bedroom, two-bathroom apartment
- Preserving existing exterior brick, while modernizing with new windows, doors, architectural canopy and site lighting
- Street level office will have functional windows, ADA compliant bathroom, and high-end kitchenette along with basement storage
- Entire building will have new state of the art heating and cooling systems, as well as new electrical and plumbing systems
- Second floor apartment will have a chef's kitchen with high end appliances, two spacious bedrooms with walk in closets, washer and dryer, dining area, family room area, and elevator access from the parking area street level
- Rare, exclusive nine car on-site parking for executives, employees, visitors and residents. Also located one block from City of Birmingham Chester Street Parking Garage with 880 car capacity



DOWNTOWN BIRMINGHAM MAP



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EXTERIOR RENDERINGS



INTERIOR OFFICE RENDERINGS



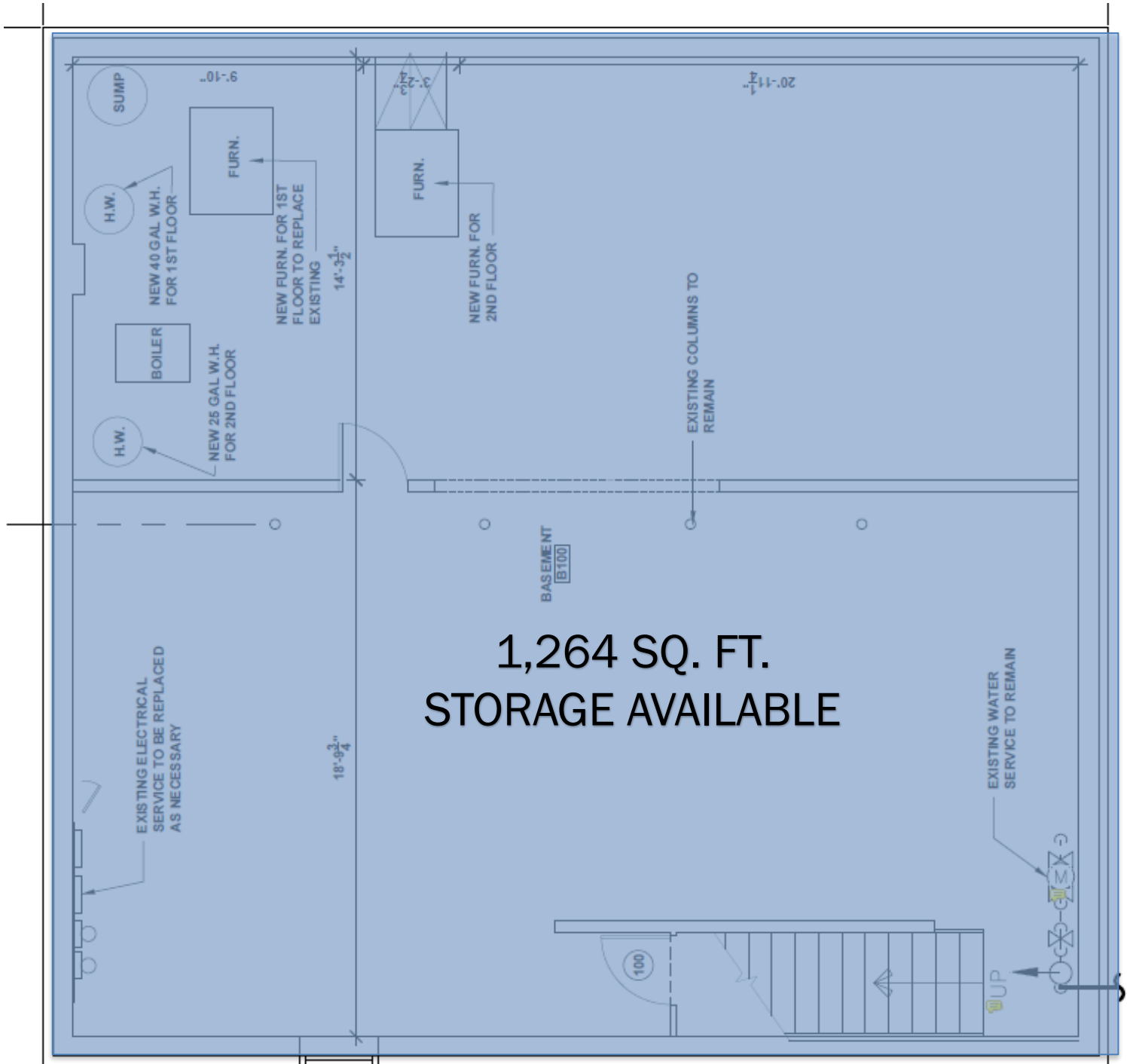
SECOND FLOOR – APARTMENT REDNERINGS 1 of 2



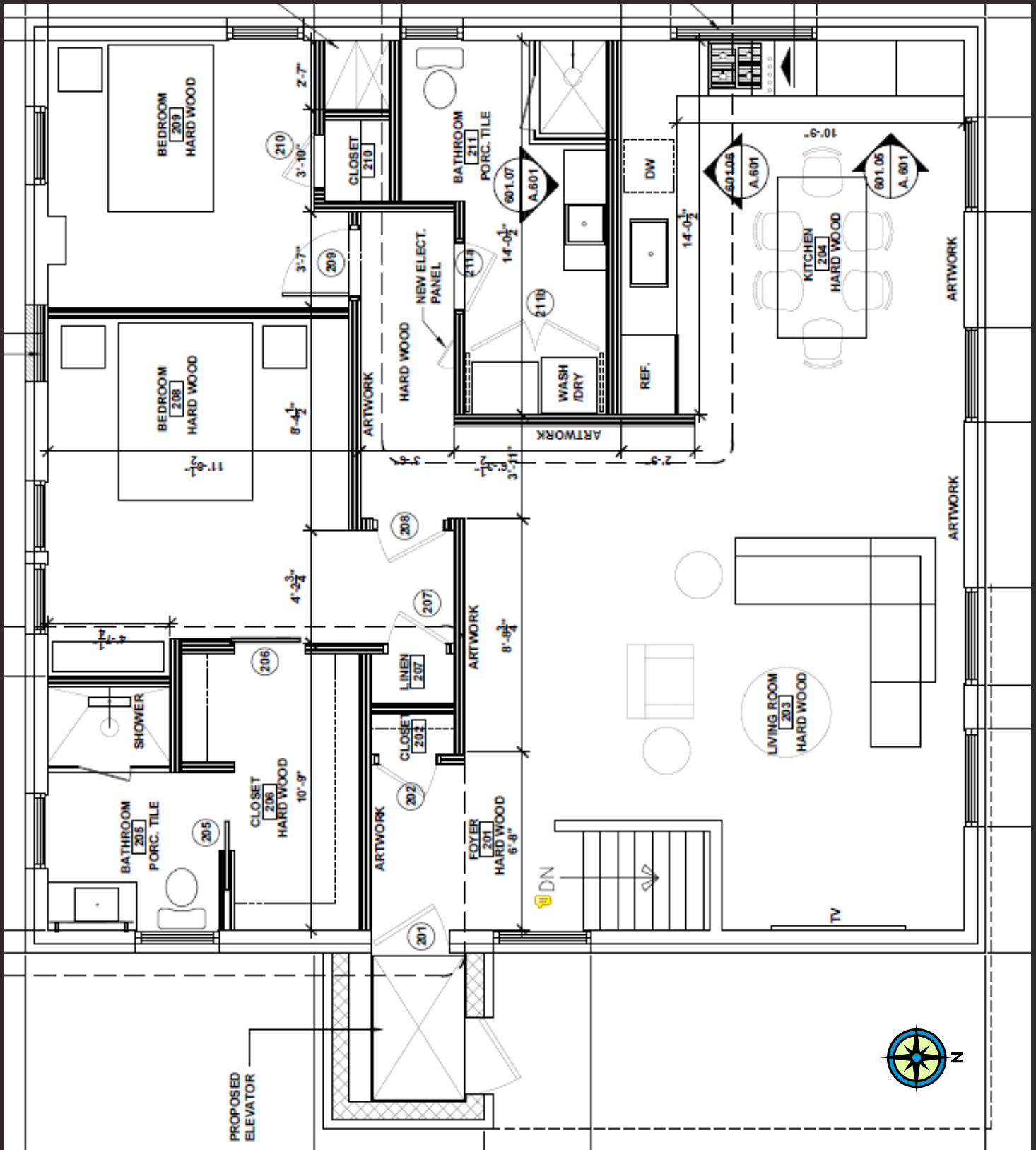
SECOND FLOOR – APARTMENT REDNERINGS 2 of 2



FLOOR PLAN – BASEMENT

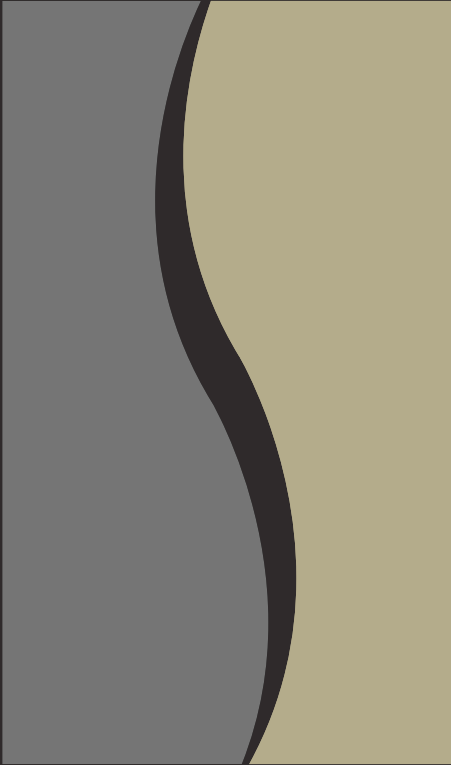


FLOOR PLAN – SECOND FLOOR APARTMENT



AMENITIES AND HIGHLIGHTS

- On-site, reserved parking
- Complete and personalized space planning and design/build services of the office suite
- Lower level storage for office space user
- AT&T and/or Comcast phone, internet and cable service available
- 24 hour access to building
- Burglary alarm
- Walkable to all of downtown Birmingham's shops, restaurants, and entertainment



ABOUT US

The Surnow Company is a family owned, full service commercial real estate development, property management, asset management and brokerage firm.

We have a focused specialty in repurposing and redeveloping urban and suburban retail, office, and medical properties to fulfill our clients' needs, and to create greater value in the community each property is a part of.

Email or call today to discuss your commercial real estate needs, and we will proactively assist in achieving them.

