

3,353 SF OFFICE SPACE



FOR LEASE



2075 E 14 Mile Rd

Birmingham, Michigan 48009

Property Description

Located nearby walkable to downtown Birmingham and short drive to Beverly Hills and Bloomfield Hills. Trade area is surrounded by major retail, restaurants /dining and shopping districts. Strategically located between Woodward Ave and Coolidge Hwy.

Full exterior façade renovations completed

Modern buildout

Space is in Excellent Condition

Strong area demographics (Avg HH Income = \$197,000)

Located within one of Michigan's most affluent communities

Large daytime population within a 3-mile radius

Property Highlights

- Class A Office/Loft/Creative Space
- 6,343 SF (3,353 SF, first floor / 2,990 SF lower level)
- Full basement for additional office space and storage
- Single Tenant / Single Story
- BI - Commercial Business
- 8 Spaces
- 1968 Build / 2020 Renovated
- \$30.00 PSF

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,353 SF
Lot Size:	0.24 Acres
Building Size:	6,343 SF



Commercial Real Estate Services, Worldwide.

www.naifarberman.com

Wendy Acho

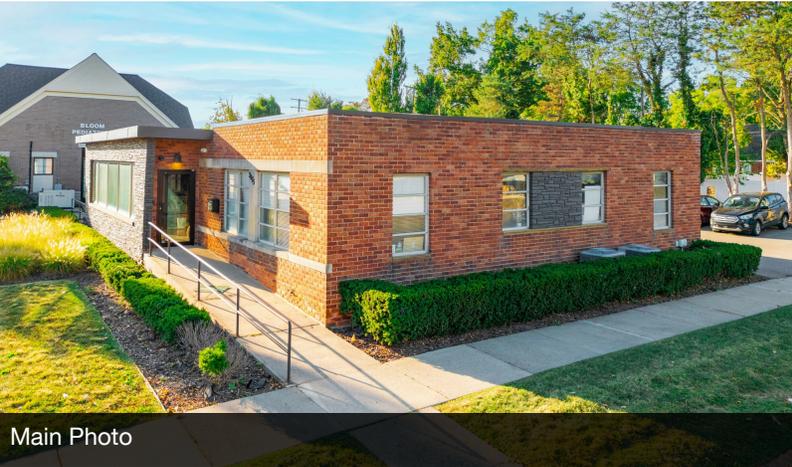
Leasing and Sales Associate | 248.563.0739
acho@farberman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farberman, INC. CA BRE LIC. #01990696.

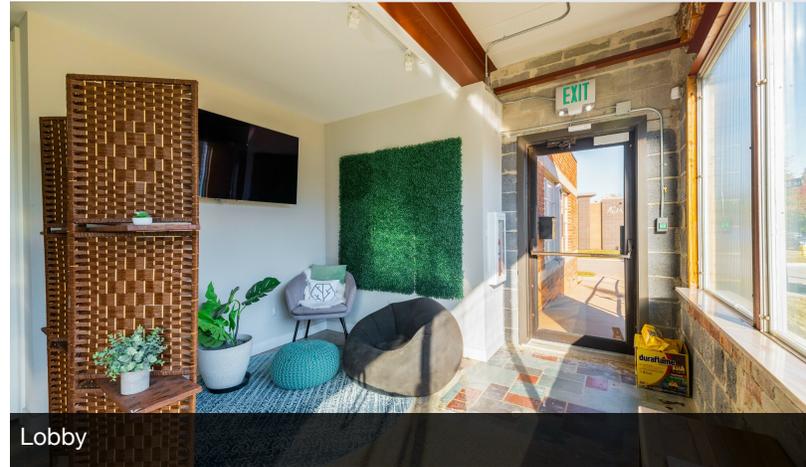
3,353 SF OFFICE SPACE



FOR LEASE



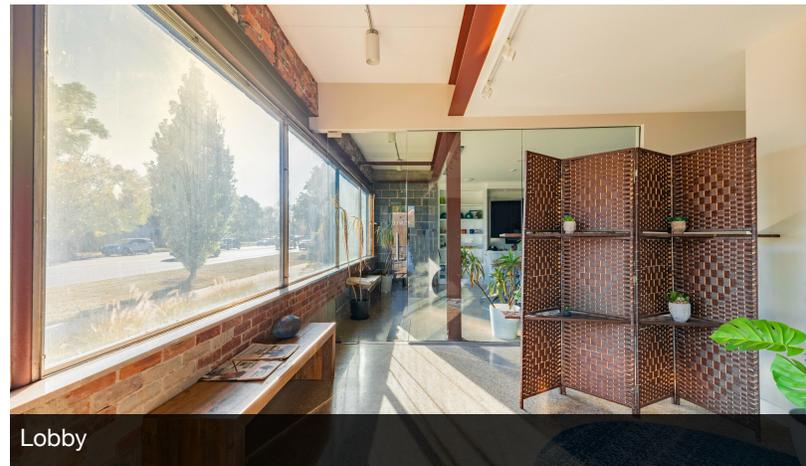
Main Photo



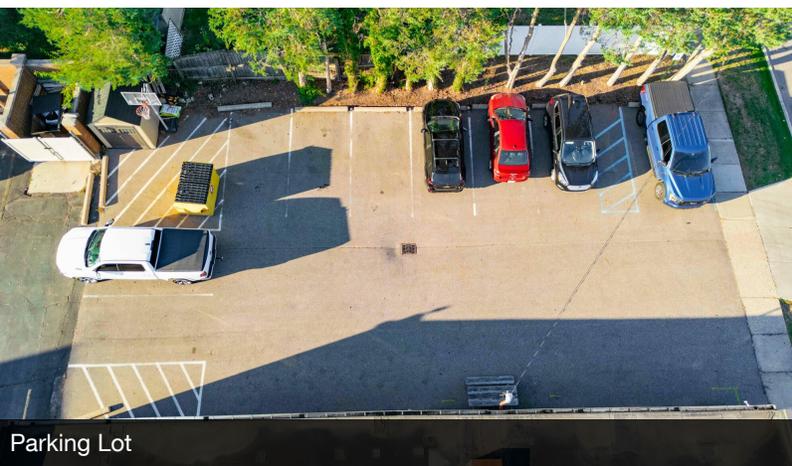
Lobby



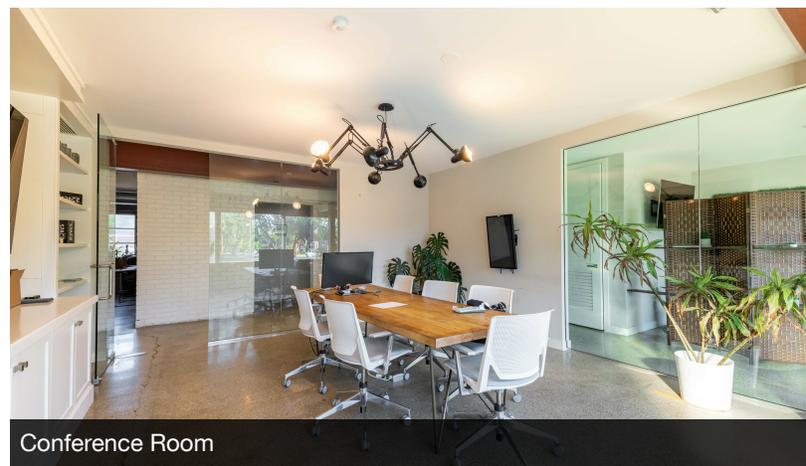
Aerial



Lobby



Parking Lot



Conference Room

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739

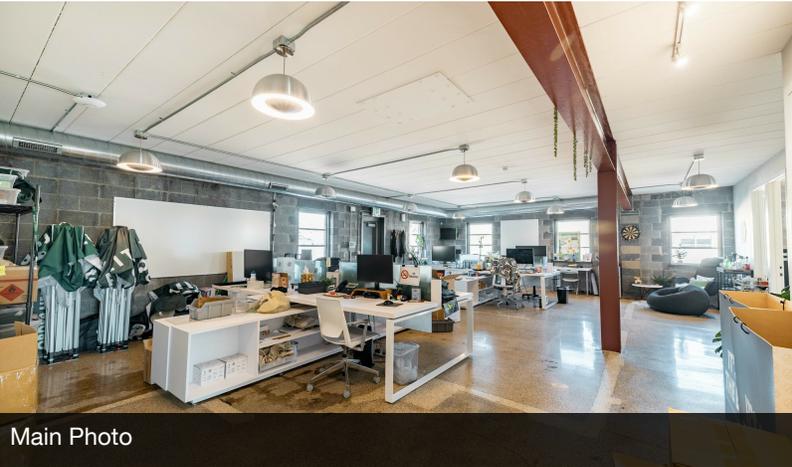
acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

3,353 SF OFFICE SPACE



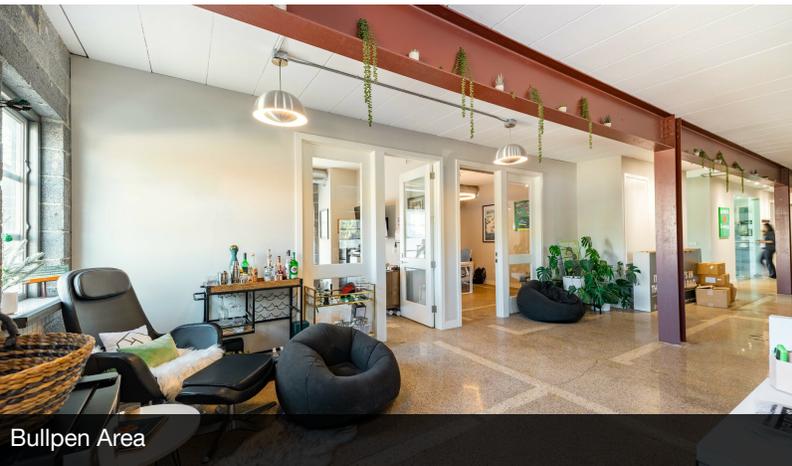
FOR LEASE



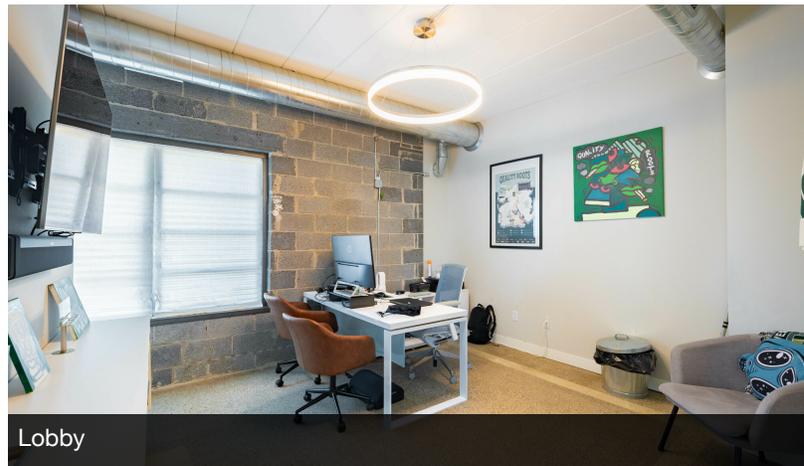
Main Photo



Lobby



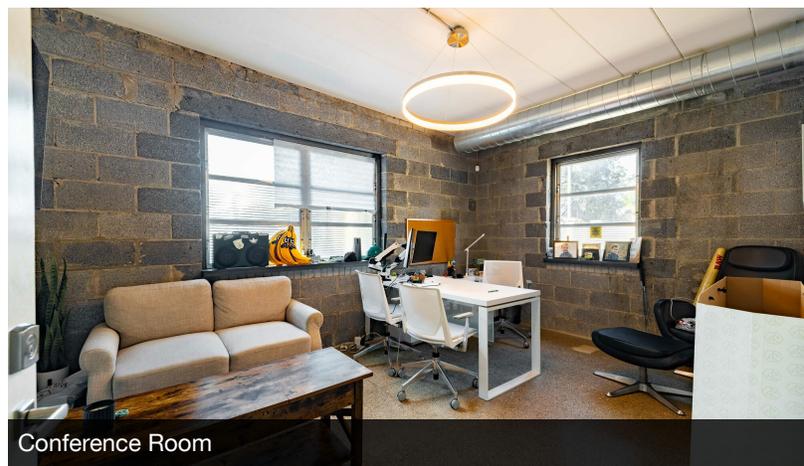
Bullpen Area



Lobby



Parking Lot



Conference Room

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739

acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

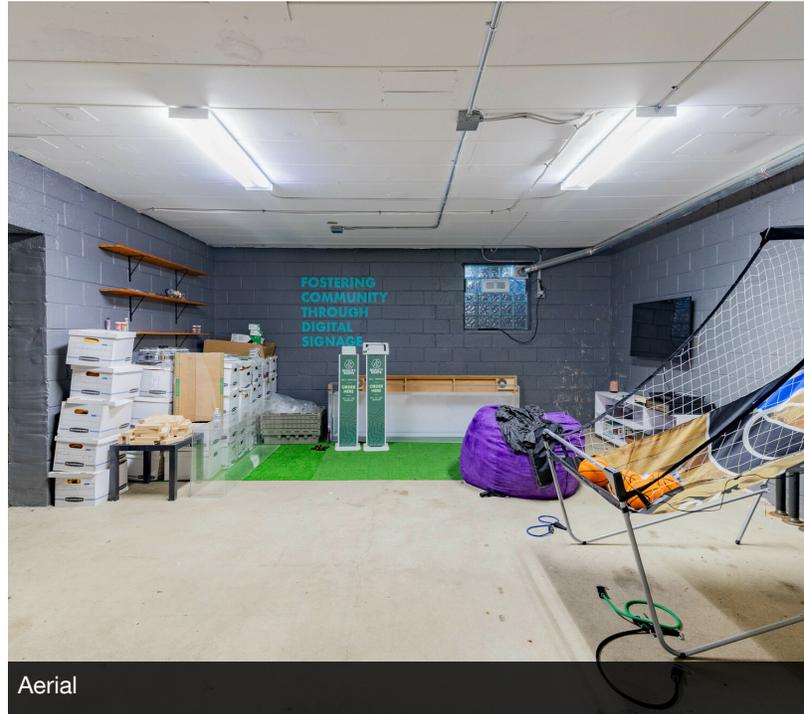
3,353 SF OFFICE SPACE



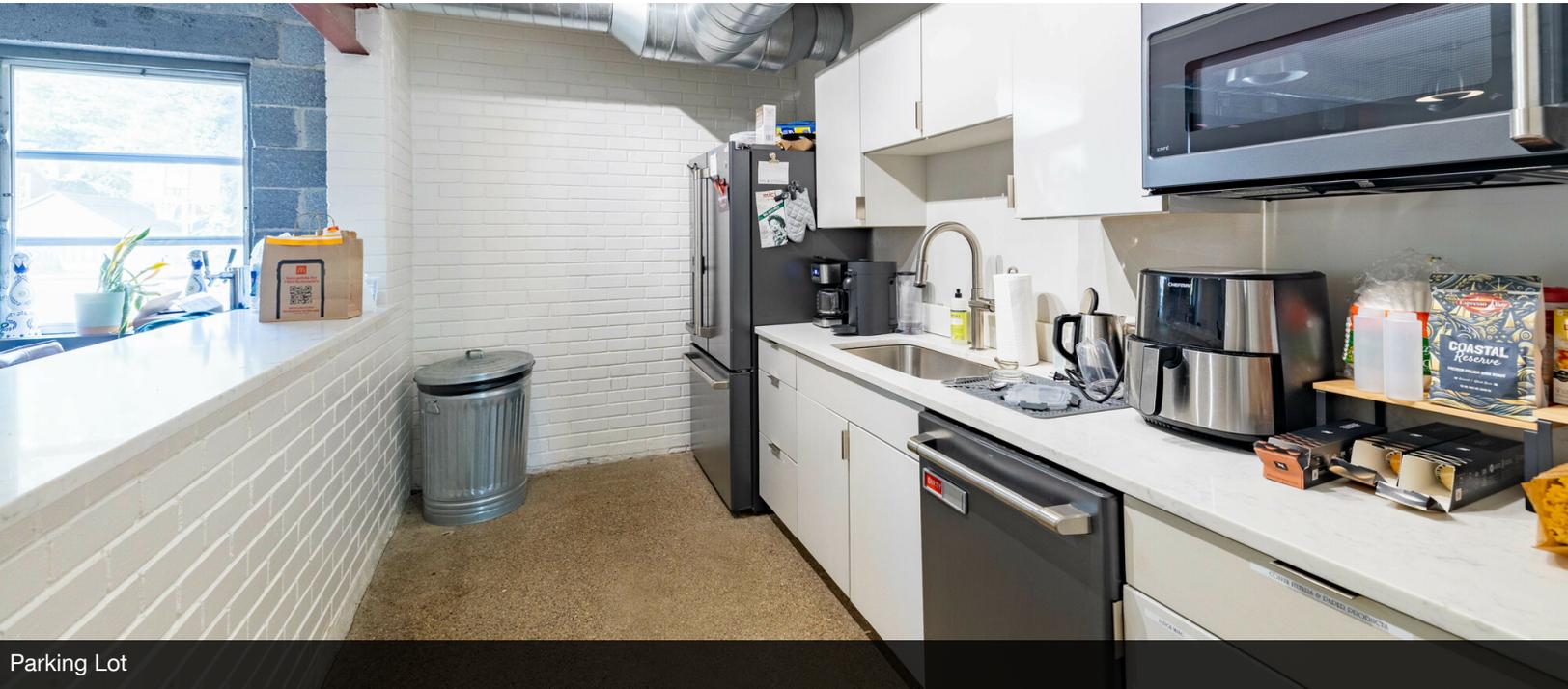
FOR LEASE



Storage Room



Aerial

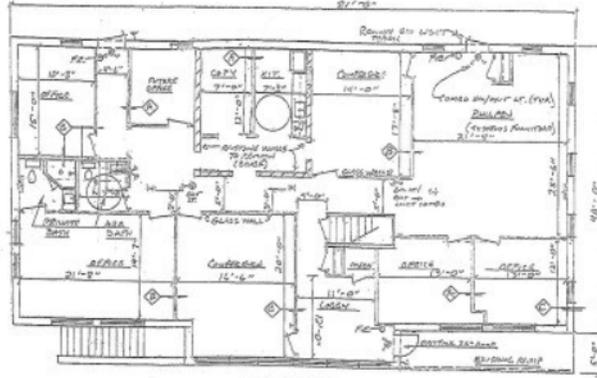


Parking Lot

3,353 SF OFFICE SPACE



FOR LEASE



3039 E. 34 Mile Road
Building Permit Application
Building Code Information:
3112 Michigan Building Code
3113 Michigan Plumbing Code
3113 Michigan Mechanical Code
2014 National Electrical Code

Use Group: B (Business)
Construction Type: V8 (Programmed)
Building Area (SF): 3353 SF 1st Floor
2388 SF Basement

Occupied Load:
Business (various situations)
150 gross (per Table 10B.4.1)
23 occupants allowed
Twelve (12) expected at 1st floor
Zero (0) at basement

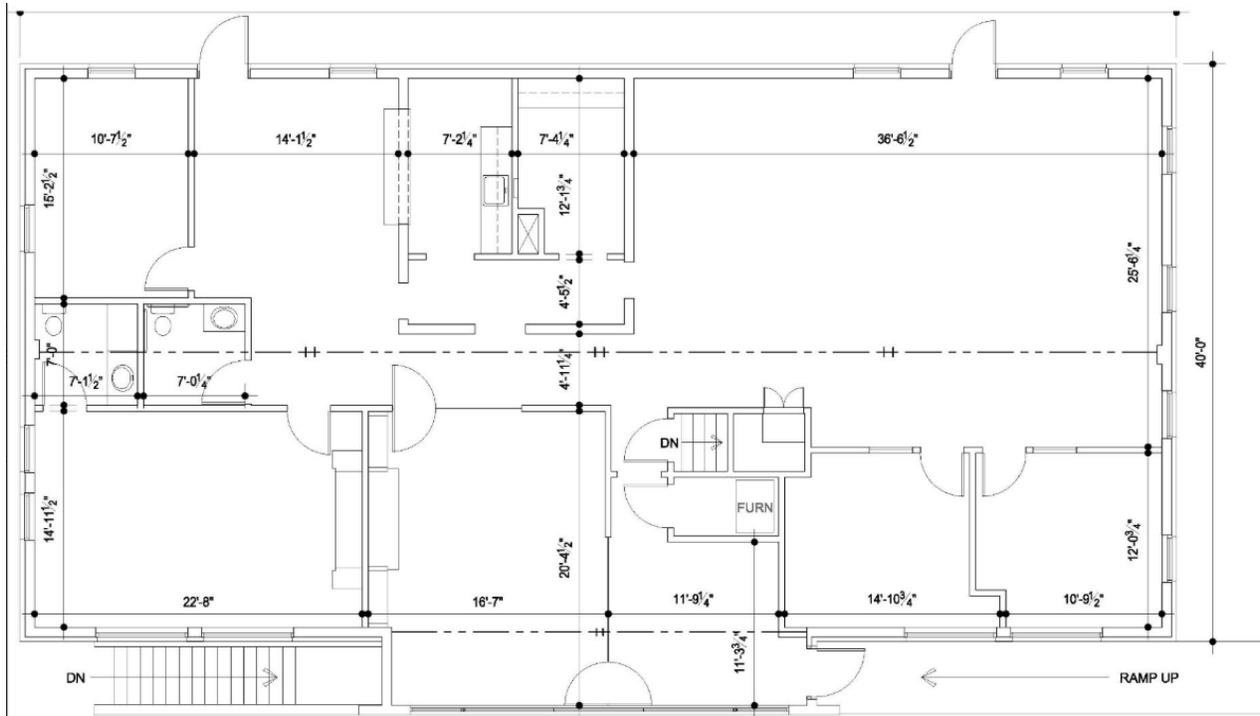
Floor Plan

Special Notes:

- Mechanical and electrical to be submitted separately and will be design/build.
- Maximum path of egress travel distance not to exceed 75'.
- Emergency and exit lights placed per code and as directed by local official.
- All glass or screen doors or windows to doors to be tempered as required by code.
- Interior and exterior doors to be 3'0" x 8'0" minimum or as allowed by code.
- Building and/or fire floor deck construction is to follow the present plans, to remain.
- Equipment to be used for mechanical and electrical, any existing equipment to remain per future.
- There will be no offices or occupied use in the basement.
- Fire extinguishers to be placed as directed by local official.

KELLY BUILDING & DEVELOPMENT COMPANY, INC.

DATE: 10/15/14
BY: J. Kelly



Wendy Acho
Leasing and Sales Associate | 248.563.0739
acho@farbman.com

Commercial Real Estate Services, Worldwide.

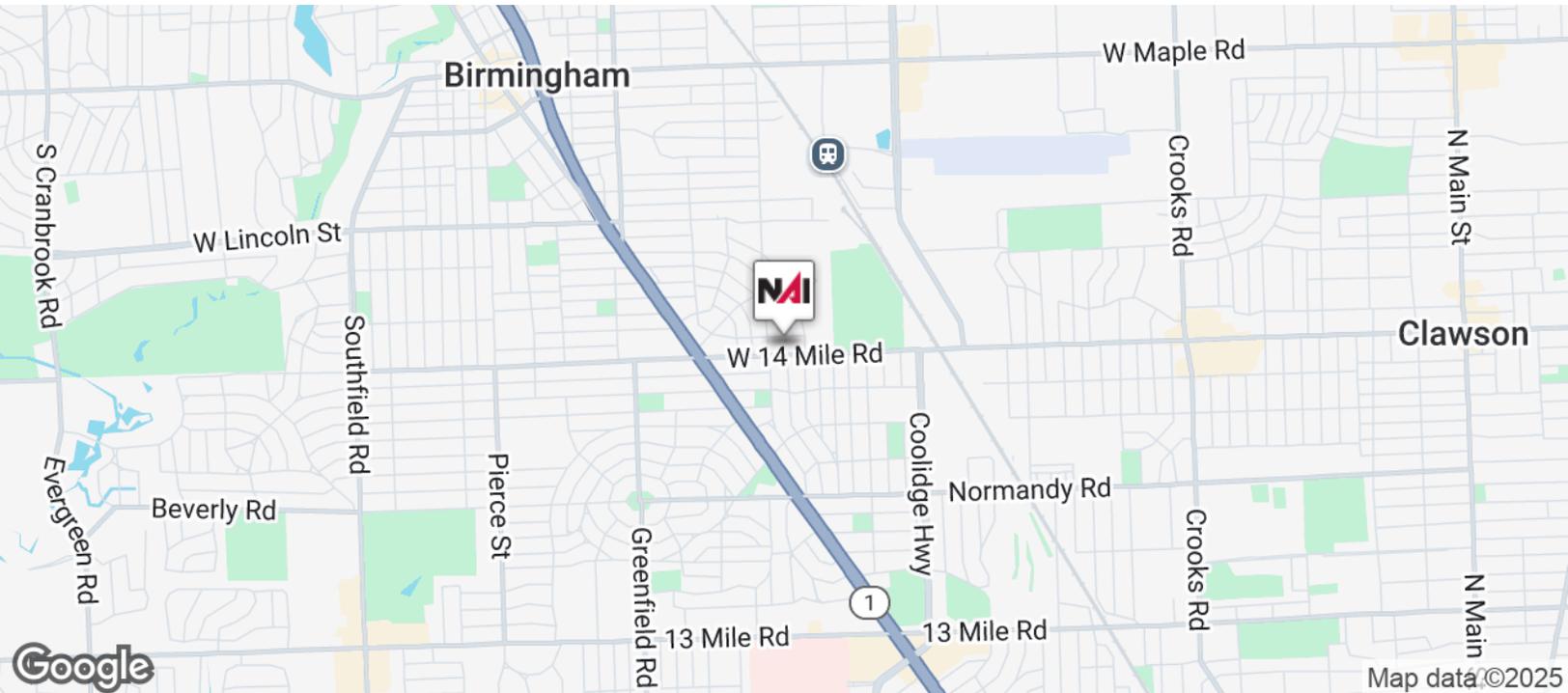
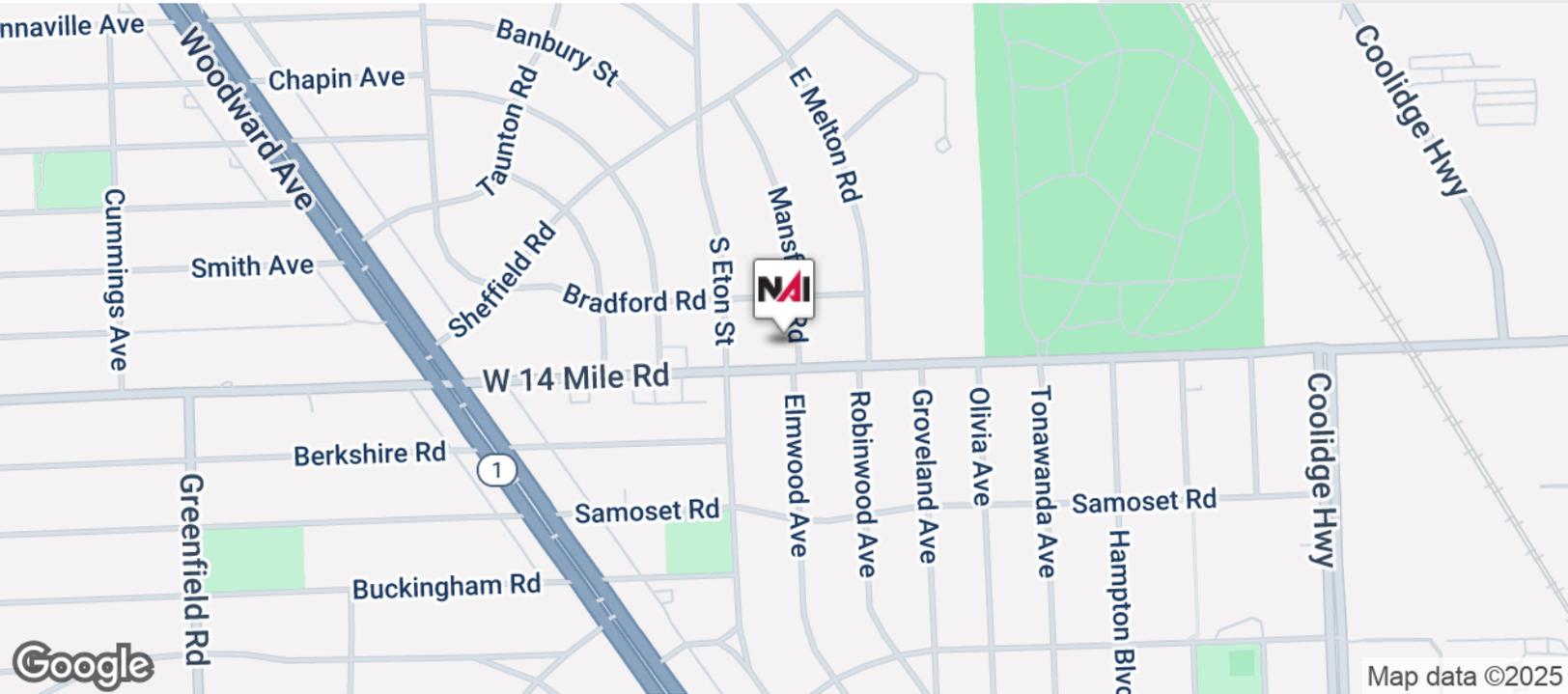
www.naifarbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

3,353 SF OFFICE SPACE



FOR LEASE



Commercial Real Estate Services, Worldwide.

www.naifarberman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739
acho@farberman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farberman, INC. CA BRE LIC. #01990696.

3,353 SF OFFICE SPACE



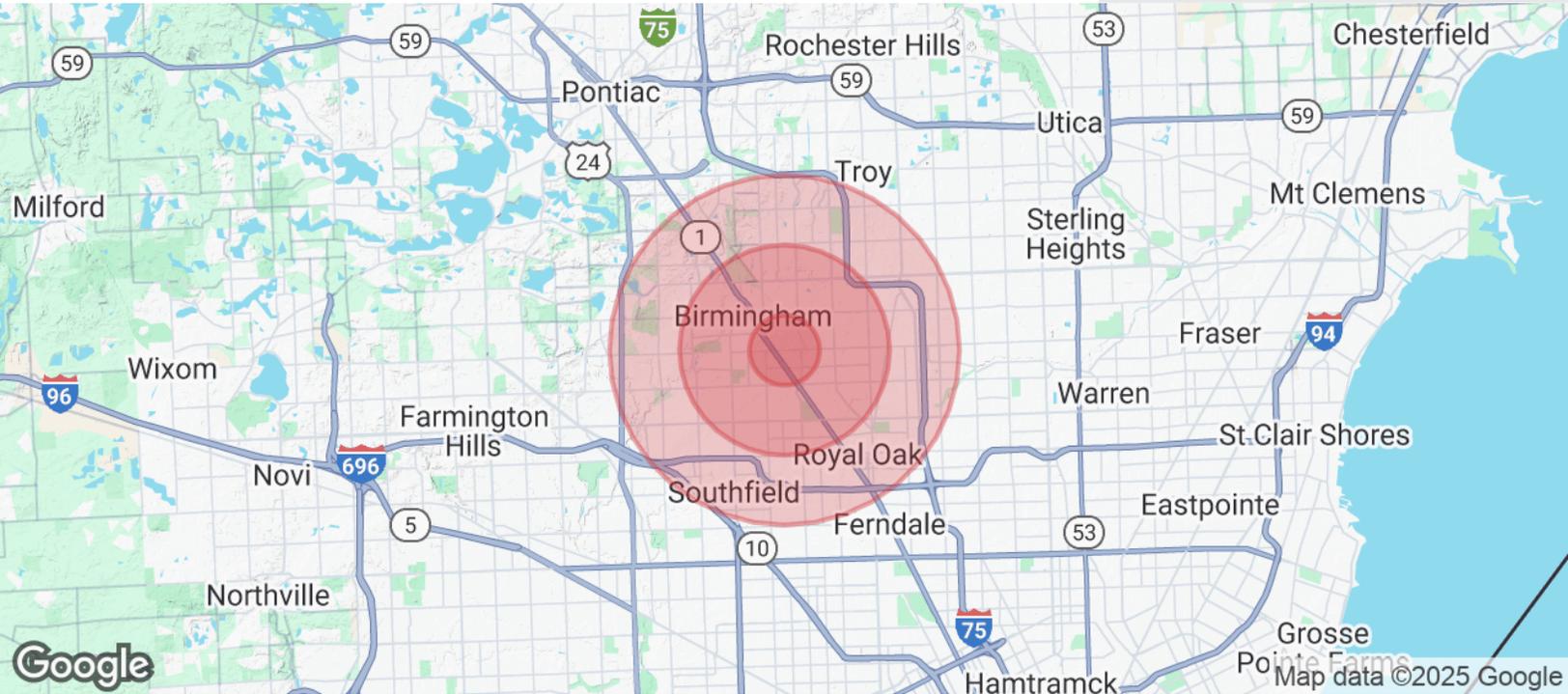
FOR LEASE



3,353 SF OFFICE SPACE



FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,497	113,110	260,100
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,066	51,121	113,915
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$144,390	\$145,335	\$143,061
Average House Value	\$521,721	\$463,721	\$436,842

Demographics data derived from AlphaMap



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739
acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.