

PROPERTY FOR LEASE

Stoneridge II Office Building

40950 Woodward Avenue Bloomfield Hills, MI 48304



LIBERTY
PROPERTY & ASSET MANAGEMENT



Property Highlights

- Class "A" Office Property
- Up to 12,439 Square Feet Available
- Recently Renovated Lobby
- Under New Ownership & Management
- Prime Bloomfield Hills Location
- Covered Garage Parking
- Close to Fine & Casual Dining
- Minutes from Bloomfield Hills Country Club
- Turn-Key Suites Offered



FOR MORE INFORMATION:

Mason L. Capitani, SIOR

Managing Partner

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Aaron Smith

Vice President

248.637.3515

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CONNECT WITH US

248.637.9700 | www.LMCap.com

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OFFICE PROPERTY DETAILS

Location Information

Street Address	40950 Woodward Avenue
City, State, Zip	Bloomfield Hills, MI 48304
County	Oakland
Cross-Streets	Woodward Ave/Long Lake Rd
Nearest Highway	I-75, M-59, M-1

Building Information

Building Size	110,544 SF
Building Class	A
Occupancy %	90%
Tenancy	Multiple
Number of Floors	3
Average Floor Size	36,848 SF
Year Built	1984
Year Last Renovated	2020
Gross Leasable Area	110,544 SF
Load Factor	13.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate

**\$19.50/\$24.50 SF/yr
+Electricity**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	4.95 Acres
APN #	19-10-426-067

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.68

Available Suites

Suite 120 - 3,282 SF	\$19.50 +Electricity
Suite 132 - 1,580 SF	\$19.50 +Electricity
Suite 120/132 - 4,862 SF	\$19.50 +Electricity
Suite 200 - 12,439 SF	\$24.50 +Electricity
Suite 306A - 2,223 SF	\$24.50 +Electricity
Suite 306B - 692 SF	\$24.50 +Electricity
Suite 340 - 1,961 SF	\$24.50 +Electricity

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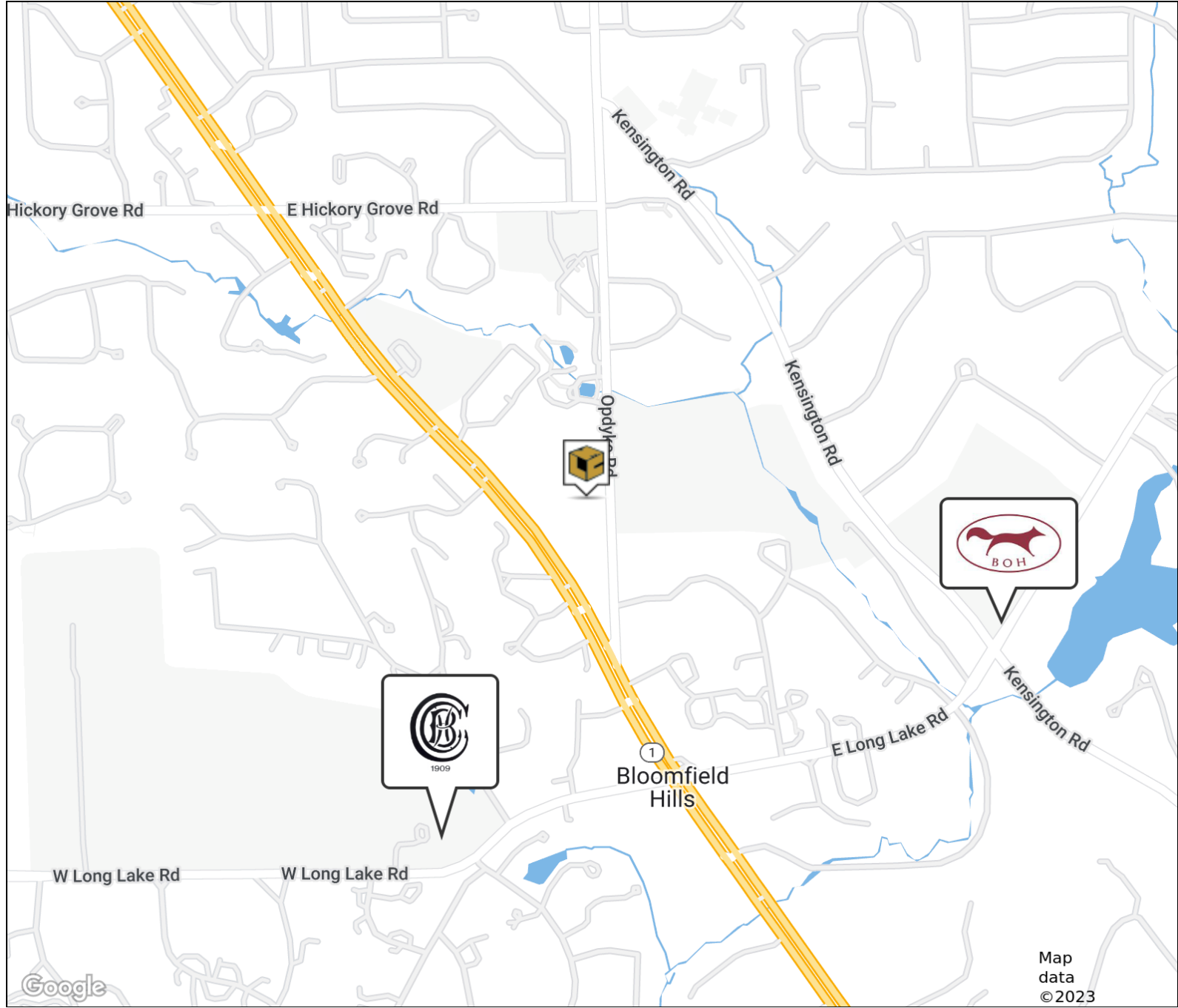
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ADDITIONAL PHOTOS



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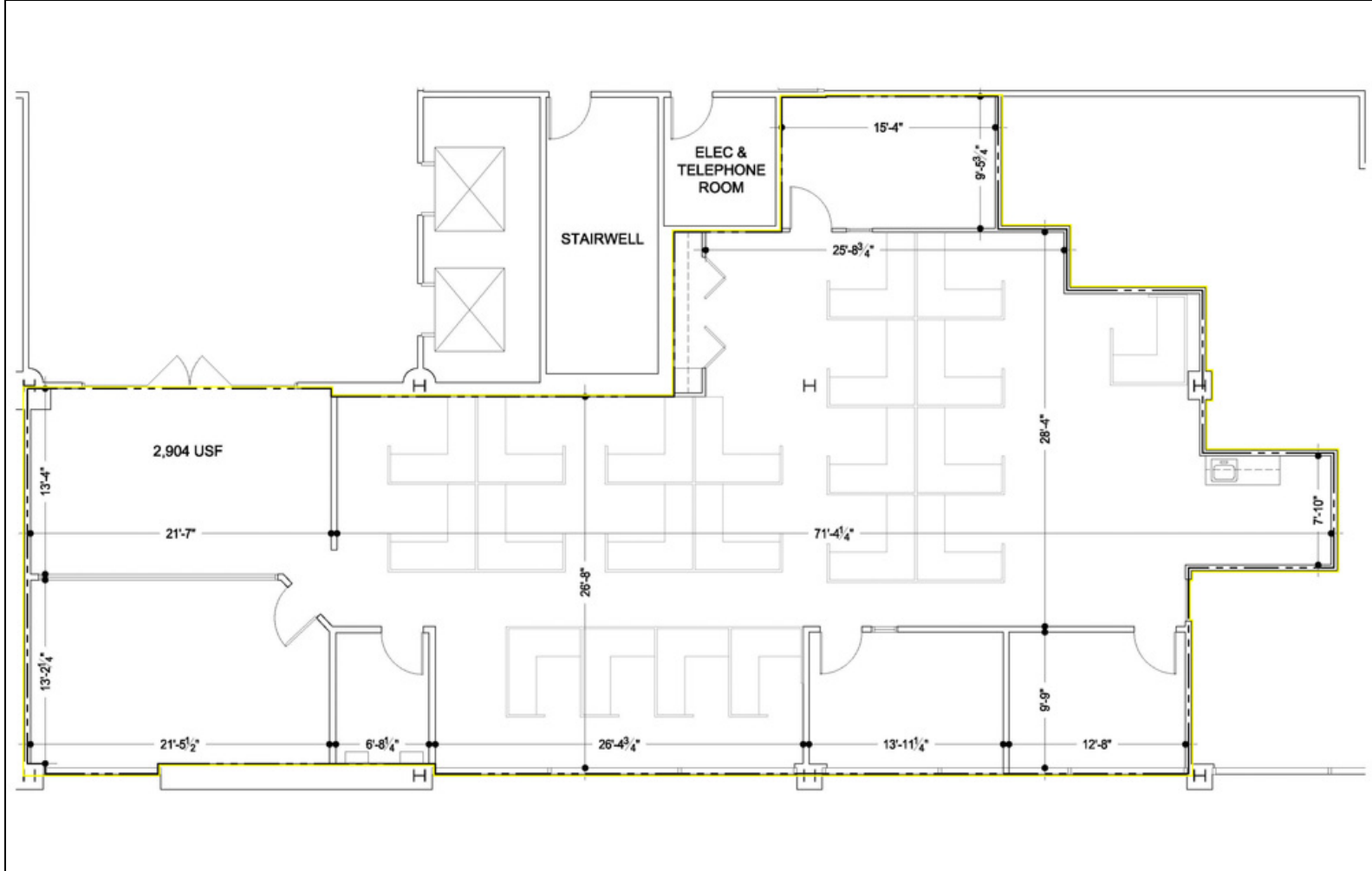
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SUITE 120 FLOOR PLAN



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description	Video
Suite 120	Available	3,282 SF	+Electricity	\$19.50 SF/yr	Space Comes Furnished with Workstations.	View Here

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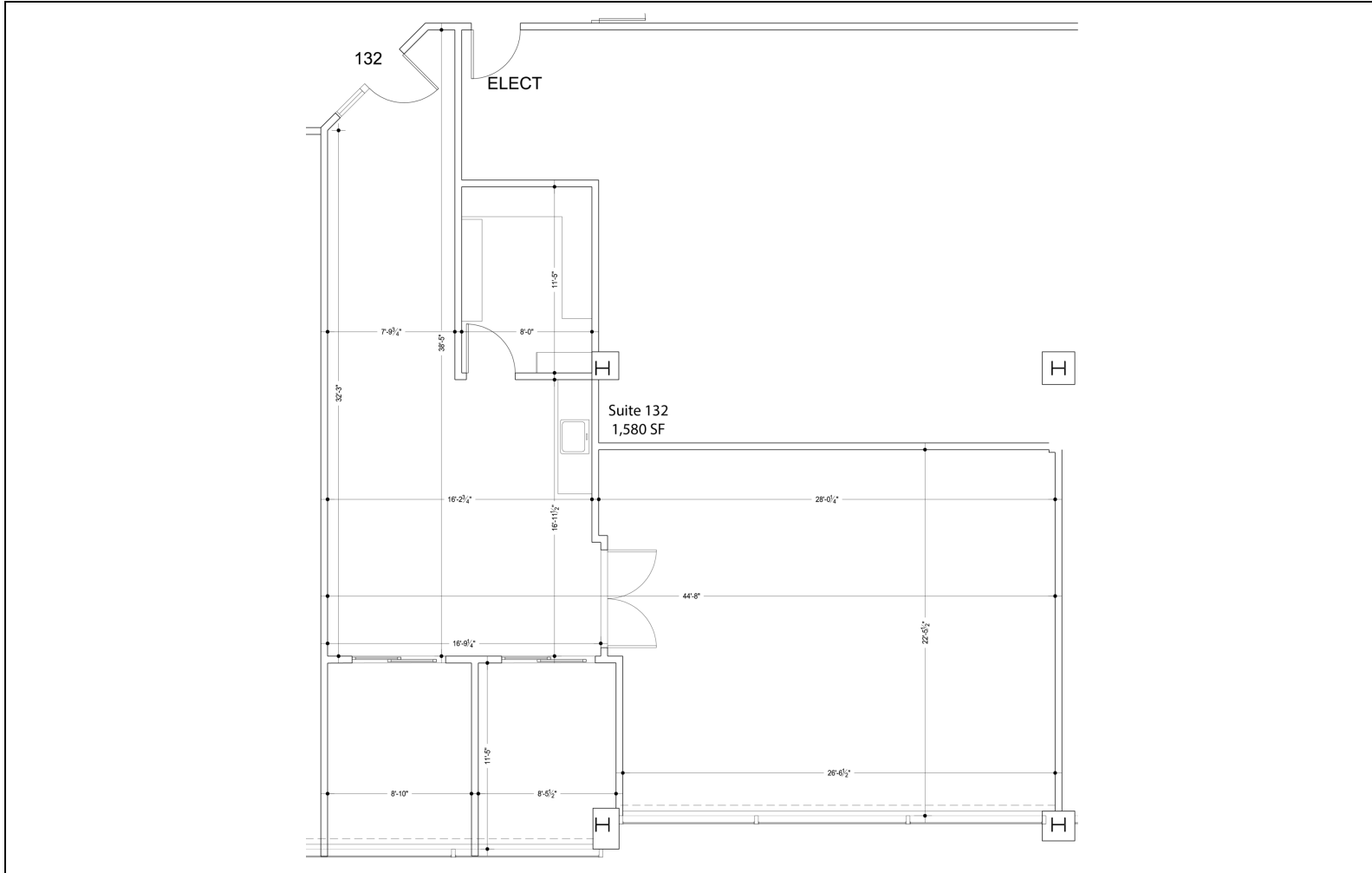
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SUITE 132 FLOOR PLAN



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 132	Available	1,580 SF	+Electricity	\$19.50 SF/yr

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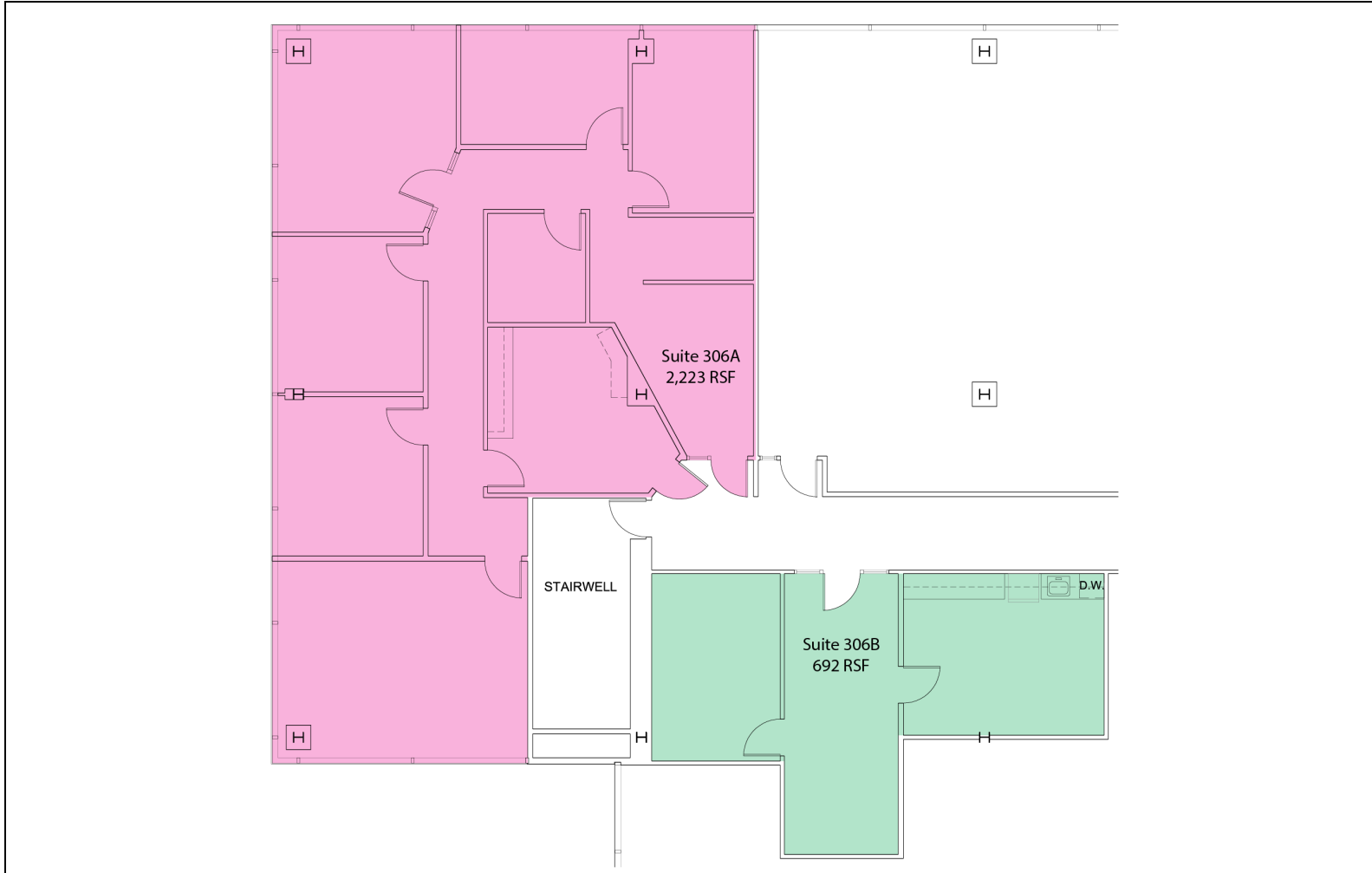
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SUITE 306A & 306B FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 306A	Available	2,223 SF	+Electricity	\$24.50 SF/yr	View Here
Suite 306B	Available	692 SF	+Electricity	\$24.50 SF/yr	View Here

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