



137-141 W MAPLE RD
BIRMINGHAM, MICHIGAN

FIELD

— BUILDING —

CBRE

PREMIER BOUTIQUE OFFICE SPACE
FOR SALE OR LEASE IN THE HEART
OF DOWNTOWN BIRMINGHAM



Property Highlights



**BOUTIQUE NEW CONSTRUCTION
OFFICE SPACE**



**OFFICE AVAILABLE FROM
4,943 SF UP TO 6,994 SF**



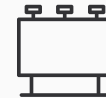
**EXECUTIVE PARKING
ON SITE**



**Q1 2026
DELIVERY**



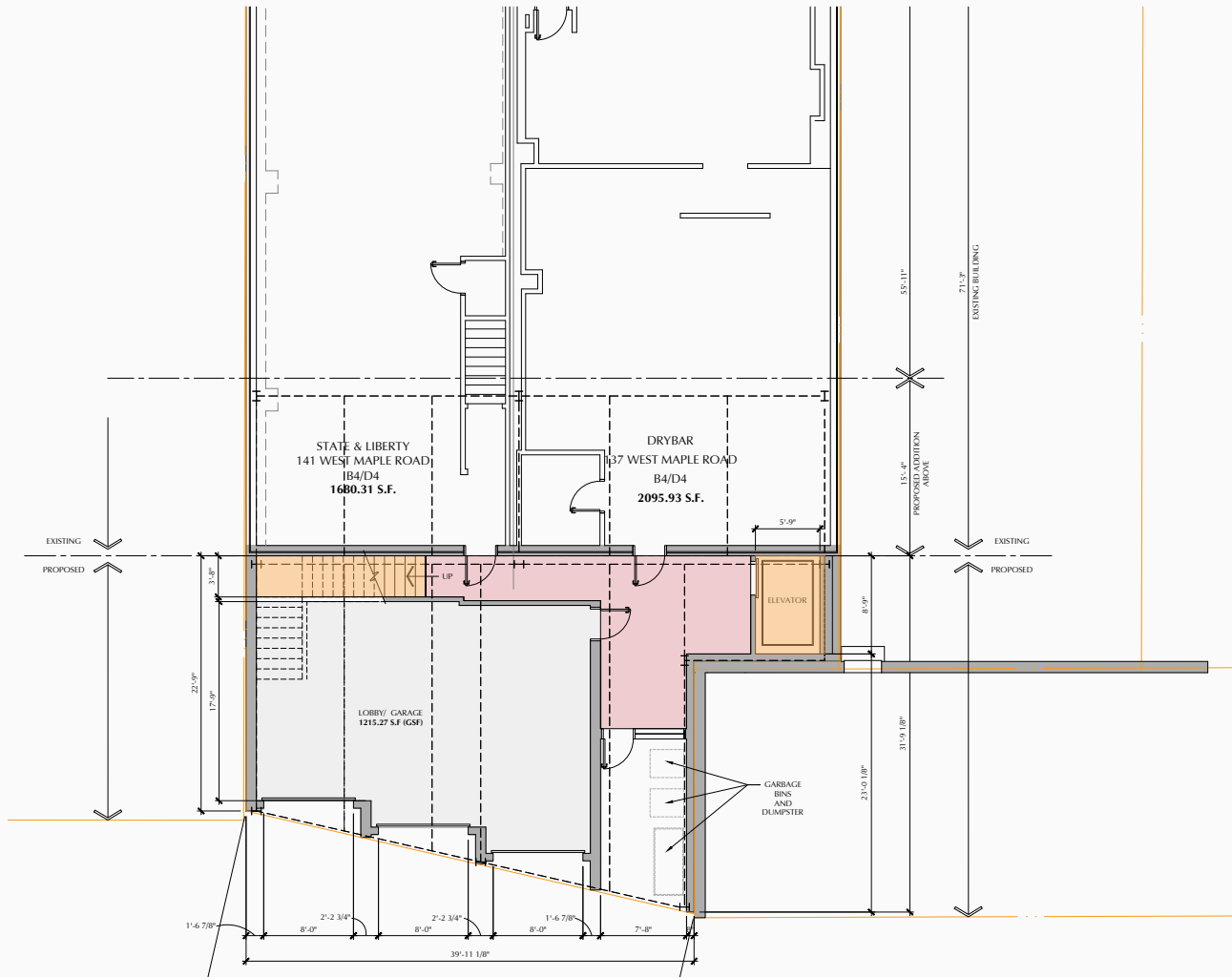
**IN THE HEART OF DOWNTOWN
BIRMINGHAM**



**PROMINENT BUILDING SIGNAGE
OPPORTUNITY ALONG MAPLE RD**

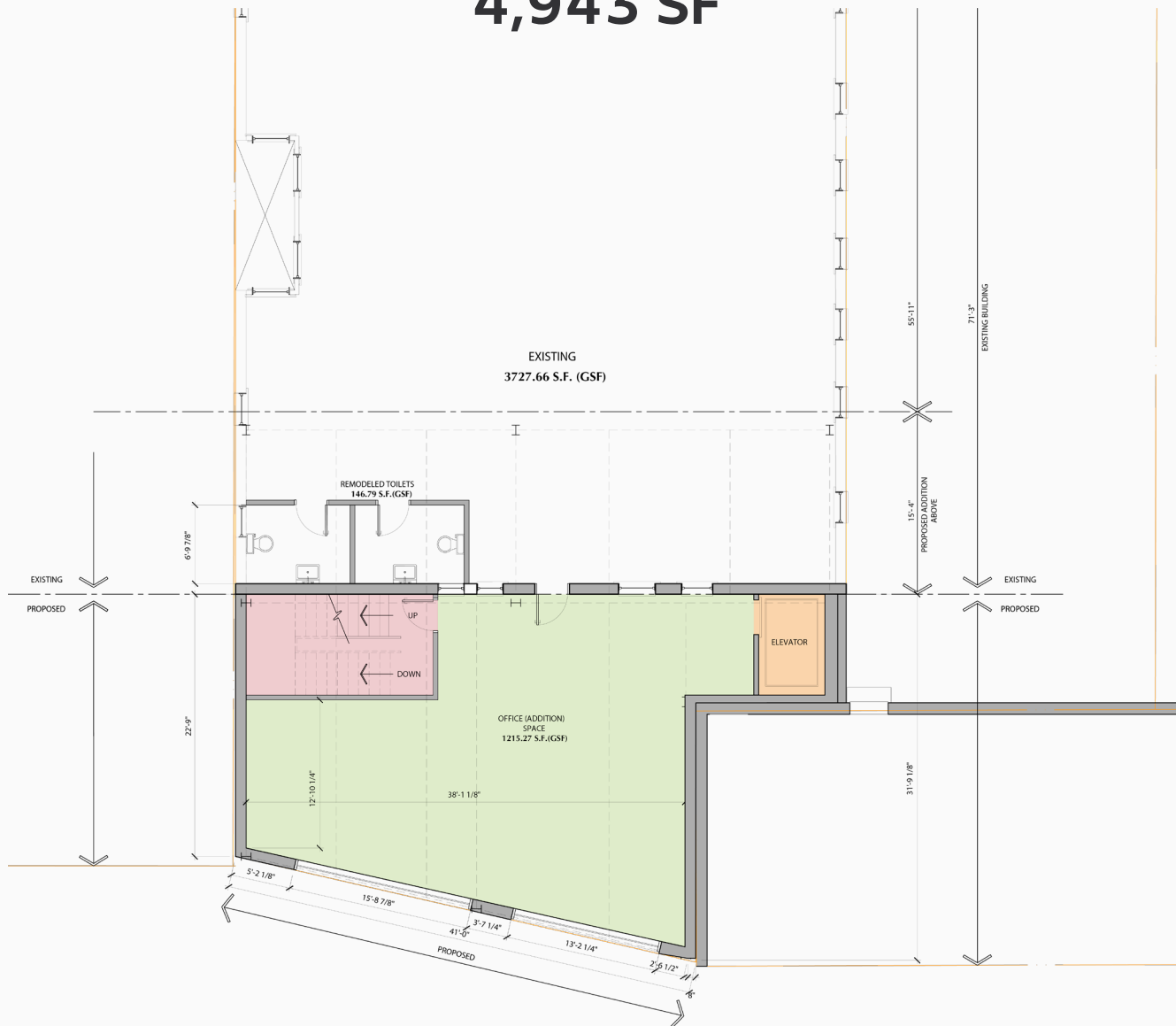
Introducing the latest new construction project, a state-of-the-art office building nestled in the vibrant heart of downtown Birmingham. Perfectly positioned amidst a bustling array of restaurants and shops, enjoy unparalleled convenience right at your doorstep. With seamless access to the plethora of amenities Birmingham has to offer, this office will perfectly blend business with pleasure. The building will incorporate the latest design trends and technology, reflecting a forward-thinking and contemporary image while signaling to your clients and employees that your business is thriving and ready for the future. Come and experience how this new project will become your gateway to unparalleled growth and success for the future home of your business.

First Floor 4,992 SF



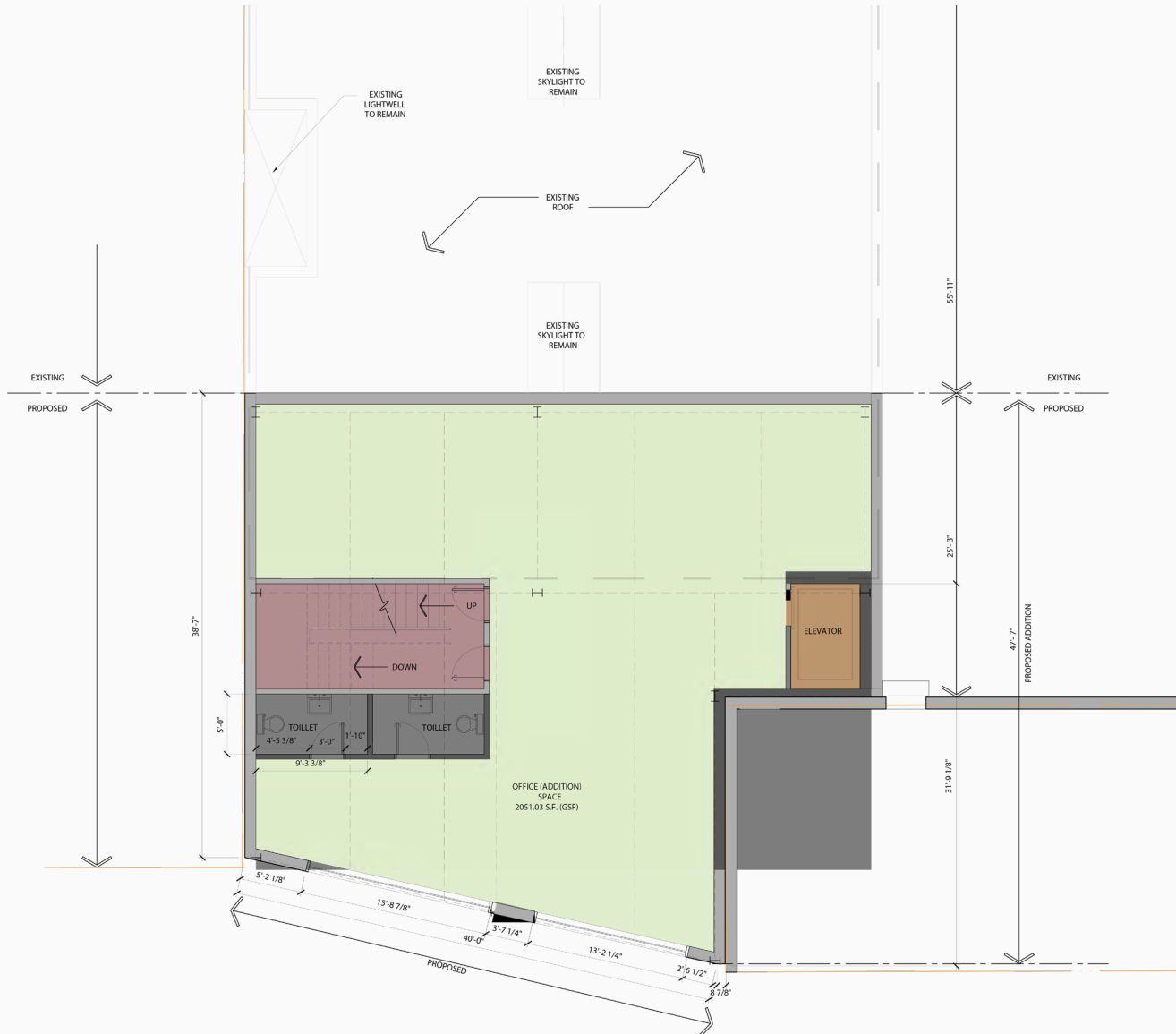
Existing Retail - 3,776 SF
Lobby/Garage Addition - 1,215 Sf
Total - 4,992 SF

Second Floor 4,943 SF

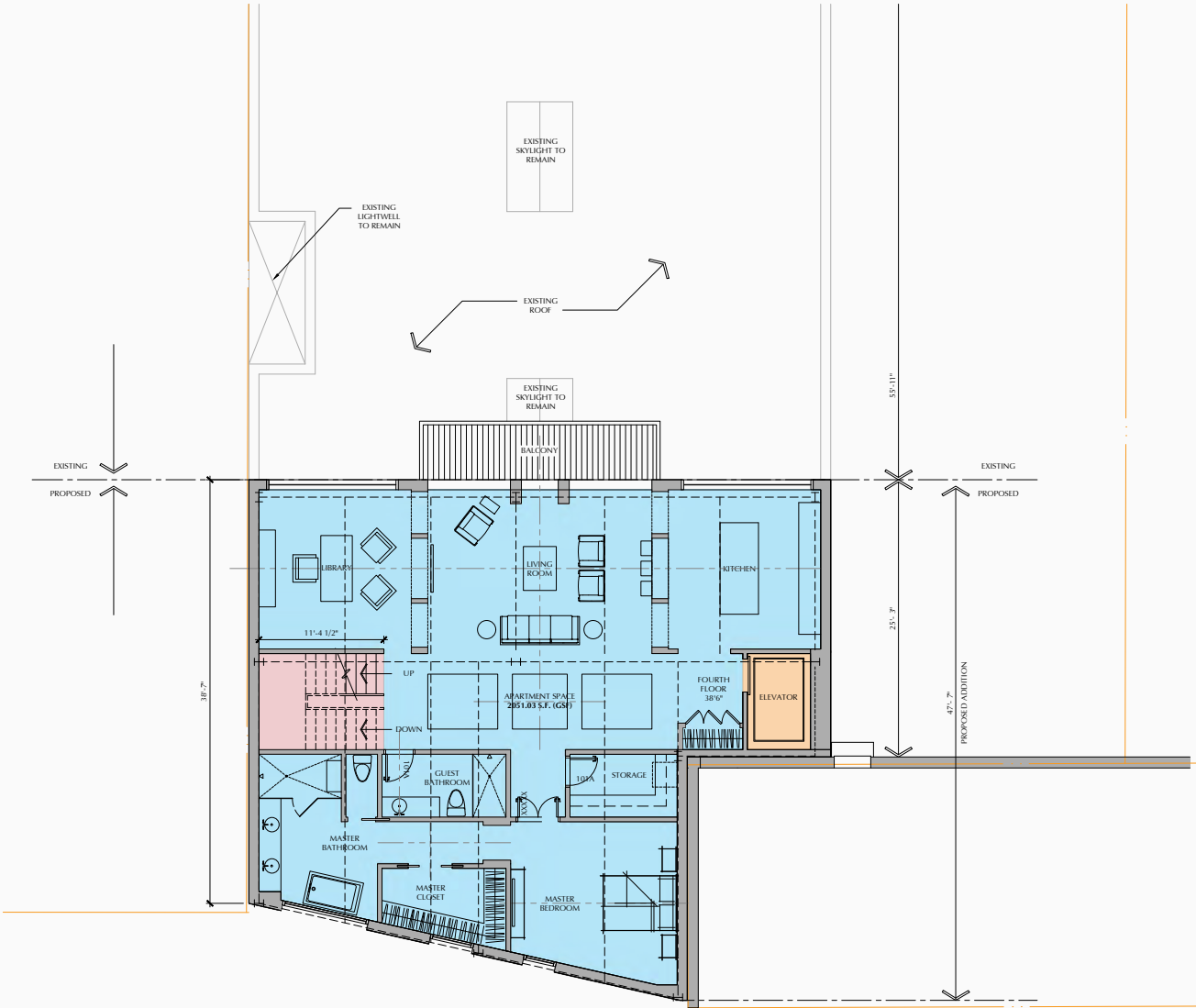


Existing Office - 3,728 SF
Office Addition - 1,215 SF
Total - 4,943 SF

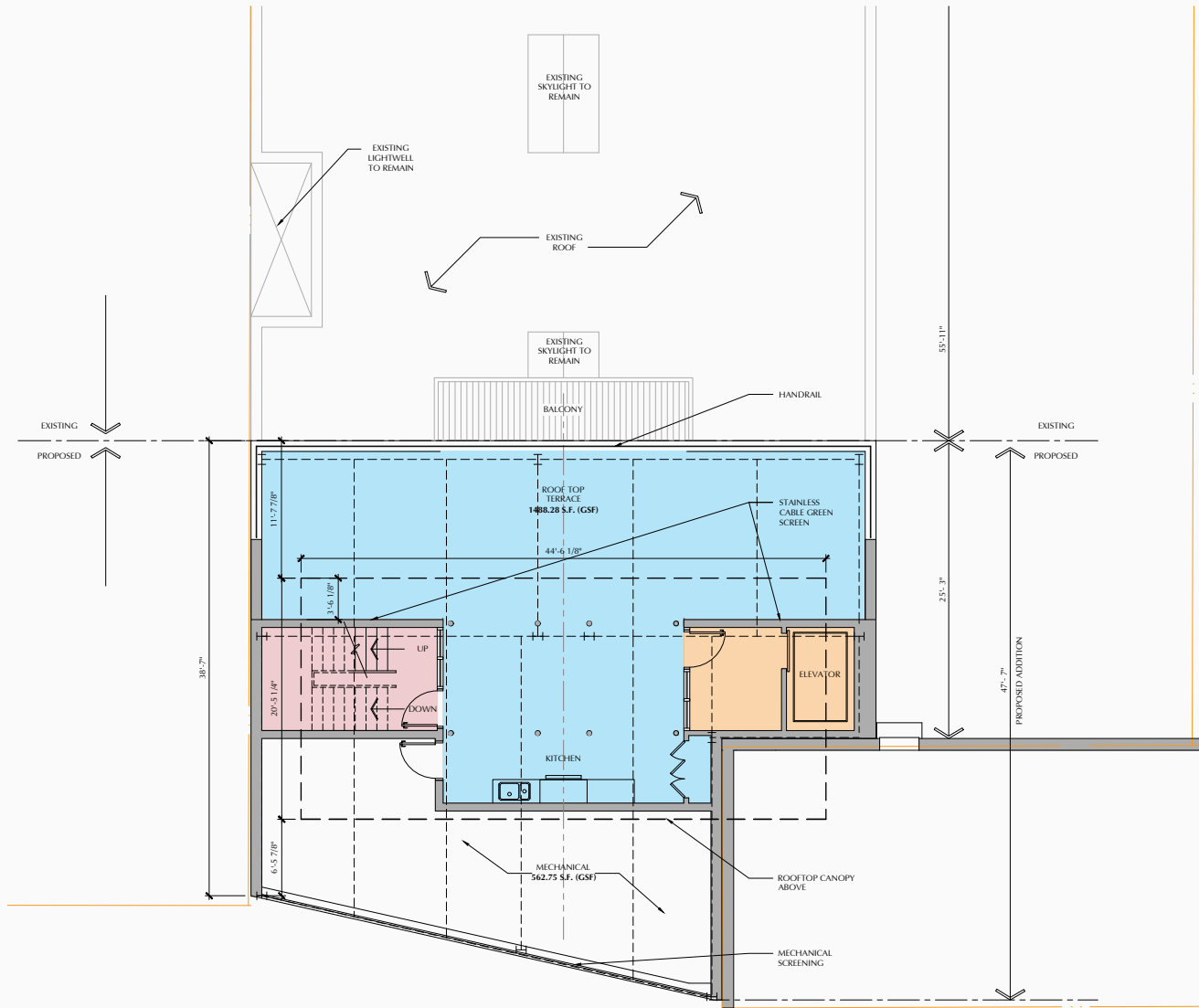
Third Floor Office Addition 2,051 SF



Fourth Floor Residential Addition 2,051 SF



Fifth Floor Rooftop Addition 2,051 SF



Elevation Plan



SOURCE

fab'rik

5th FLOOR
Residence Rooftop

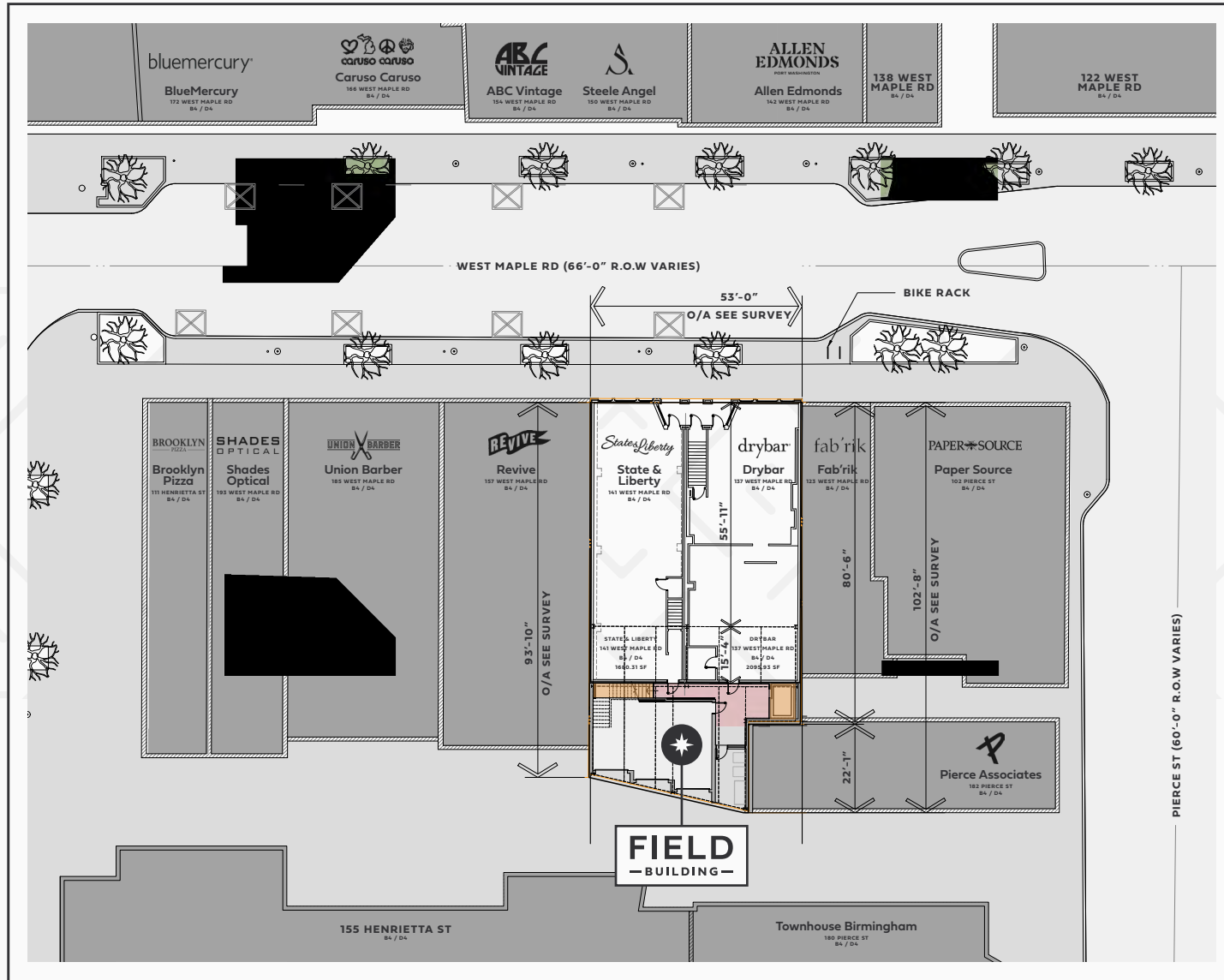
4th FLOOR
Residence

3rd FLOOR
Office

2nd FLOOR
Office

1st FLOOR
Retail/Garage

Site Plan



Ideally Situated in Downtown Birmingham

The Field Building's location in the heart of Downtown Birmingham offers access to dozens of shops, professional services, and dining options—all within mere steps. Abundant parking and proximity to major roadways create truly unbeatable convenience for tenants.

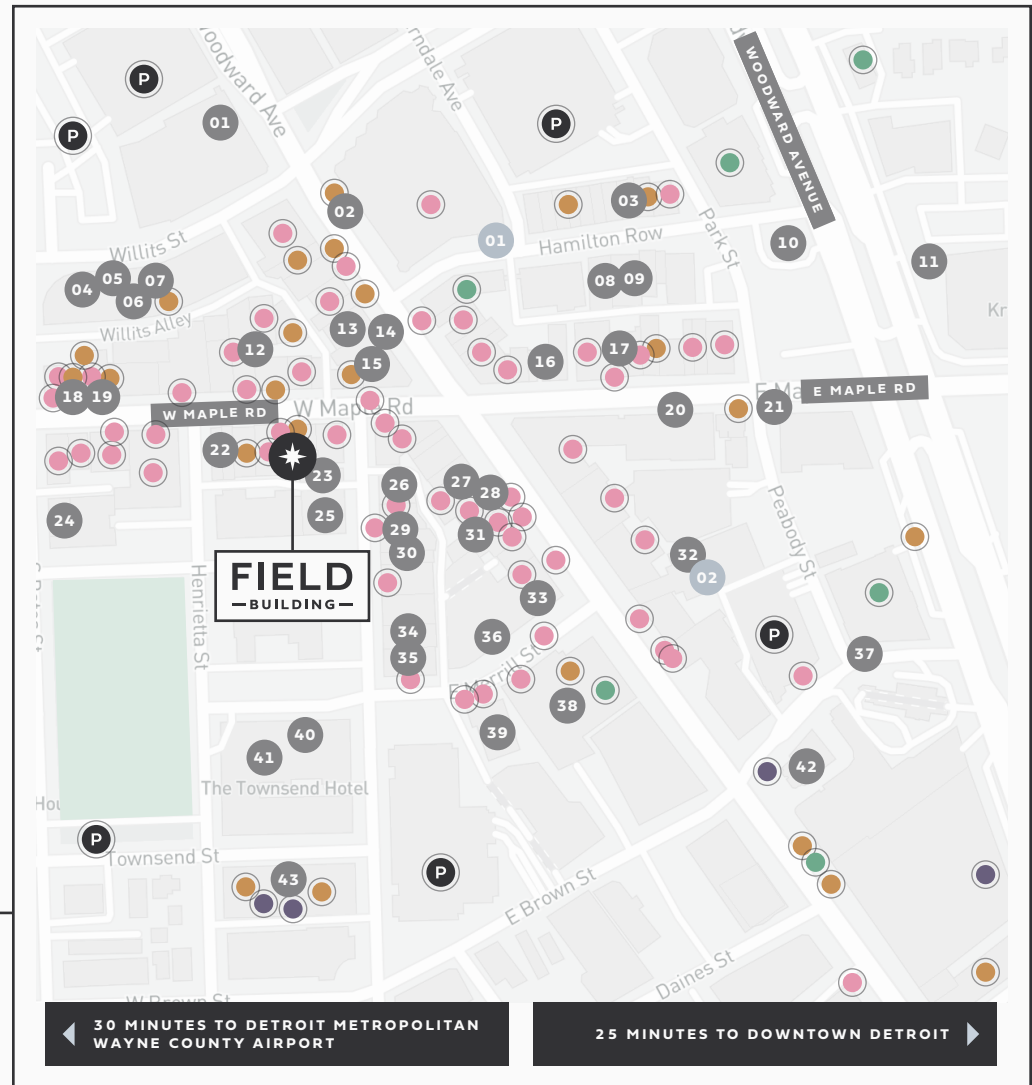
RESTAURANT

- | | |
|--|--|
| 01 Fleming's Prime Steakhouse & Wine Bar | 23 Pure Green - Juice Bar |
| 02 The Morrie | 24 Tallulah Wine Bar & Bistro |
| 03 Birmingham Sushi Cafe | 25 Townhouse |
| 04 Sidecar Slider Bar | 26 Planthropie |
| 05 Shift Kitchen & Cocktails | 27 Kaku Sushi & Poke |
| 06 Slice Pizza Kitchen | 28 Eli Tea Bar |
| 07 Mare Mediterranean | 29 Heirloom Hospitality |
| 08 Commonwealth Cafe | 30 Toast |
| 09 The Taco Stand Taqueria | 31 Leo's Coney Island |
| 10 Hunter House Hamburgers | 32 Hyde Park Prime Steakhouse |
| 11 Dairy Mat | 33 Sushi Japan |
| 12 Dick O' Dow's | 34 Elie's |
| 13 Paris Baguette | 35 Streetside Seafood |
| 14 sweetgreen | 36 La Strada Italian Kitchen & Bar |
| 15 Starbucks | 37 Birmingham Roast |
| 16 Try It Raw | 38 ZANA |
| 17 Touch of India | 39 220 Merrill |
| 18 Beyond Juicery + Eatery | 40 Rugby Grille |
| 19 Bakeshouse 46 | 41 Afternoon Tea at The Townsend Hotel |
| 20 Casa Perno | 42 Adachi Sushi & Japanese Cuisine |
| 21 Hazel's | 43 Bella Piatti |
| 22 Brooklyn Pizza and Bar | |

ENTERTAINMENT

- 01 Emagine Palladium
- 02 Birmingham 8

- | | |
|--|--|
| ● SALON & SPA | ● FITNESS |
| ● RETAIL | ● BANKING |



FIELD

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CBRE

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