

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 heating and cooling systems, as well as new electrical and plumbing systems
- 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
- Located 1.5 blocks from Shain Park, Birmingham's central park, and located ½ block from Southfield Road for quick in-and-out of town from the office

DOWNTOWN BIRMINGHAM MAP



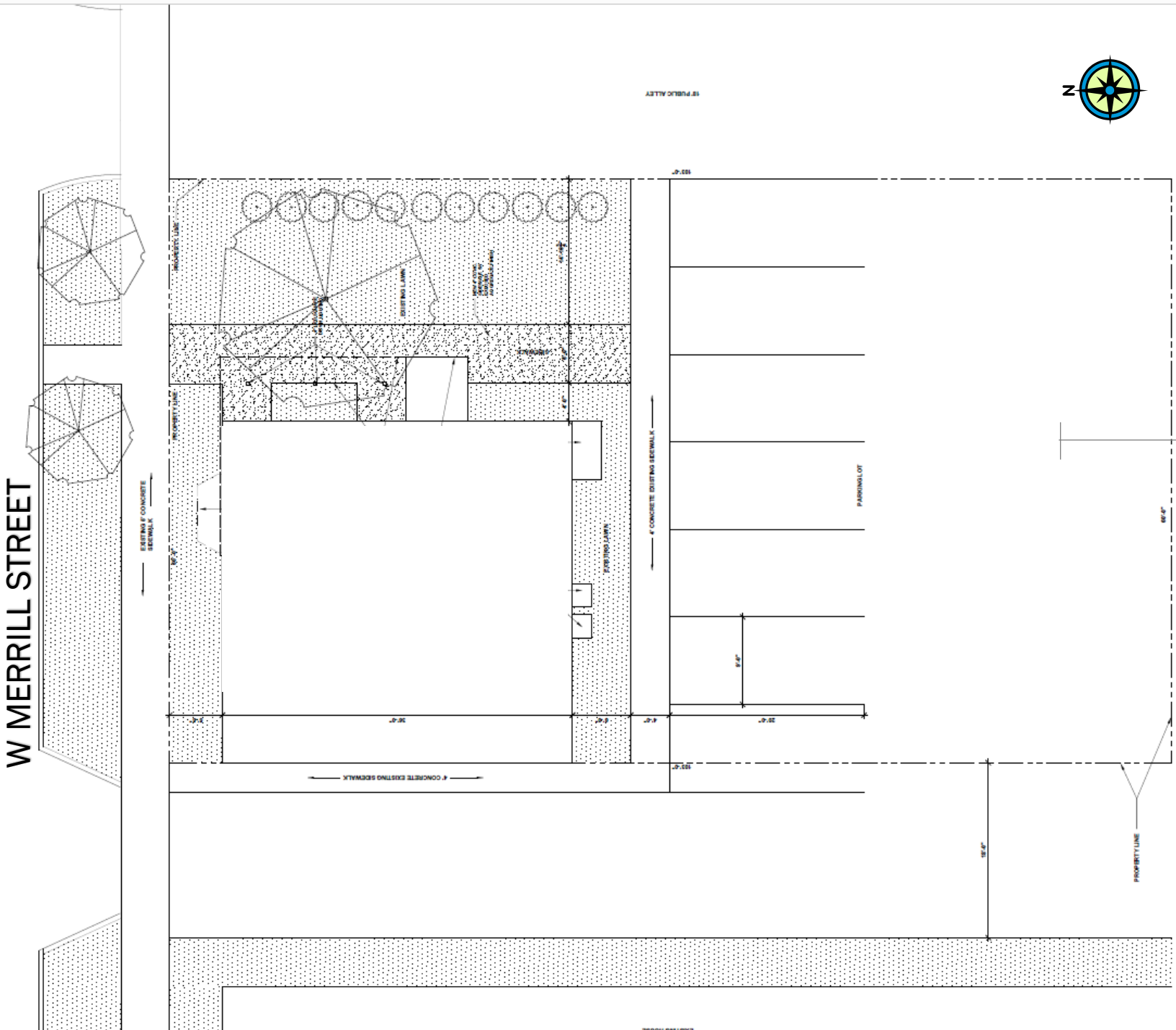
EXTERIOR RENDERINGS



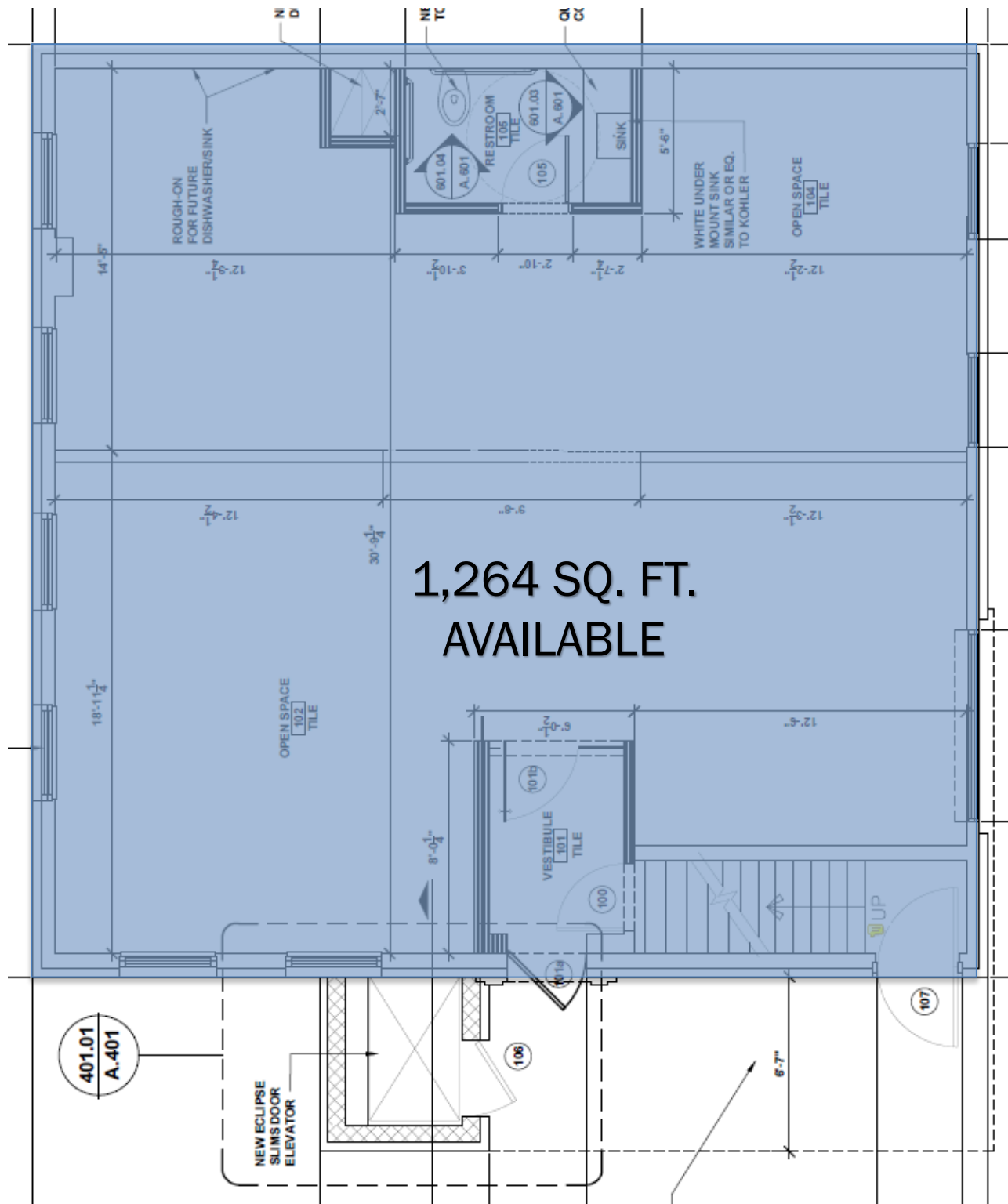
INTERIOR OFFICE RENDERINGS



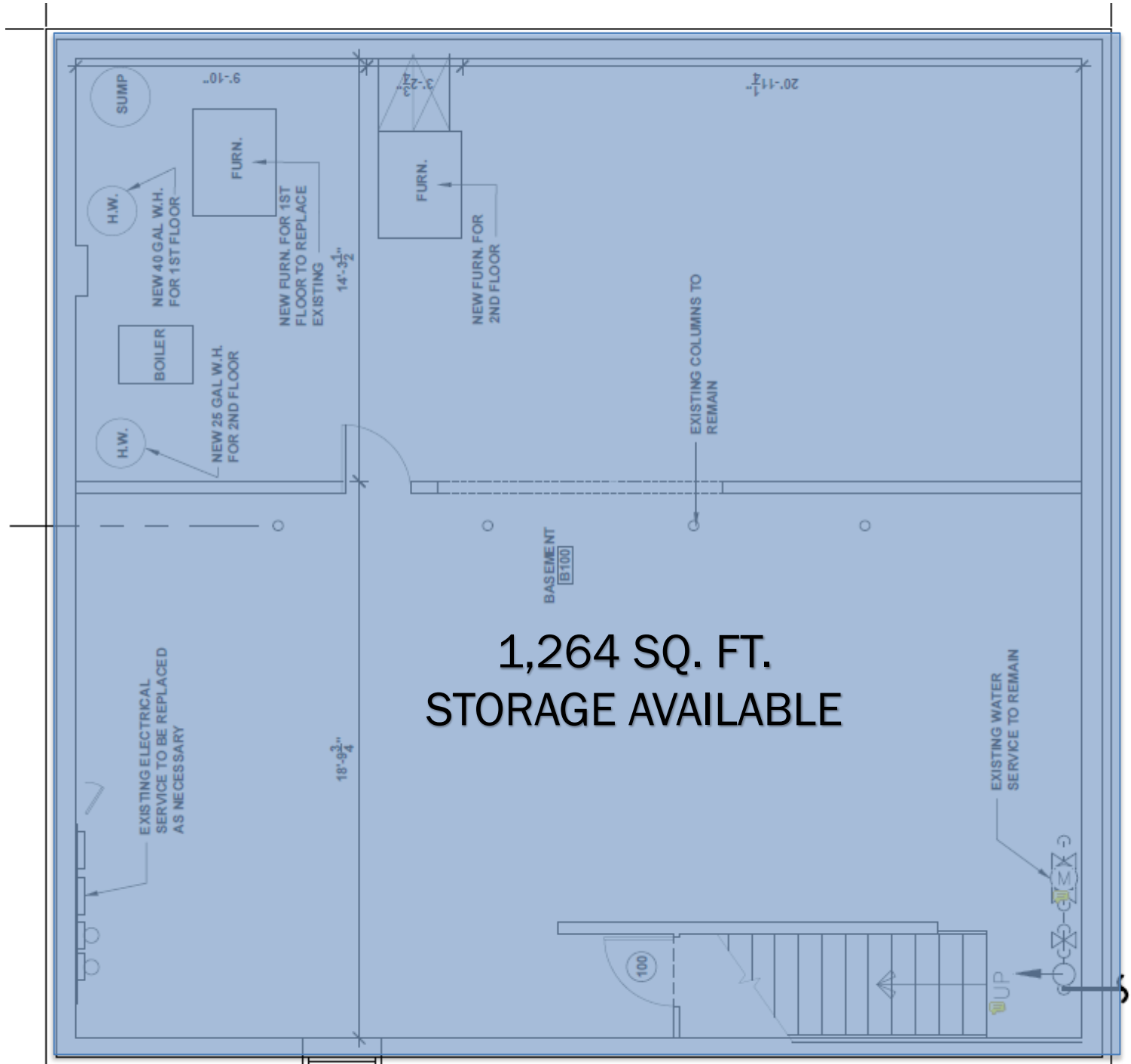
W MERRILL STREET



FLOOR PLAN – STREET LEVEL OFFICE

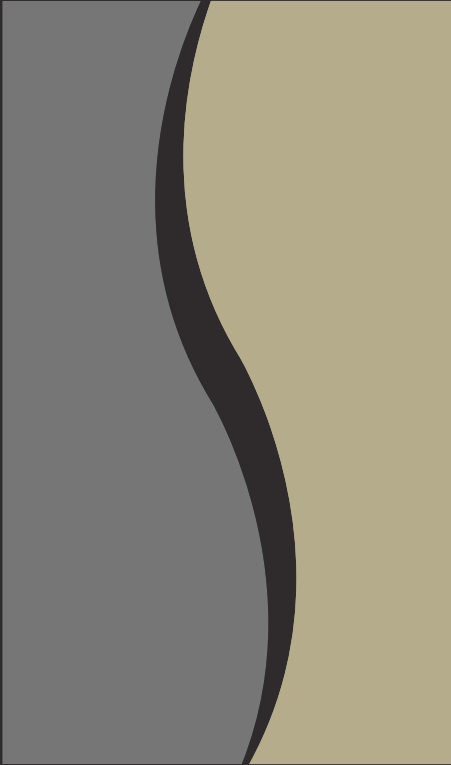


FLOOR PLAN – BASEMENT



AMENITIES AND HIGHLIGHTS

- 7 on-site, reserved parking spaces
- Complete and personalized space planning and design/build services of your office suite
- Building signage available
- Basement storage for office user
- AT&T and/or Comcast phone, internet and cable service available
- 24 hour access to building
- Burglary alarm
- Easily 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.