

34100
WOODWARD

4,192-28,386 SF
PREMIER DOWNTOWN
BIRMINGHAM OFFICE
WITH PROMINENT
WOODWARD SIGNAGE

BIRMINGHAM, MI

ELIA CBRE

UNIQUE OPPORTUNITIES. ICONIC EXPERIENCES.

CLASS "A" OFFICE BUILDING WITH WOODWARD AVENUE FRONTAGE IN THE HEART OF BIRMINGHAM



Available Spaces:

- + Suite 200 – 4,192 SF
- + Suite 220 – 5,160 SF
- + Suite 300 – 28,386 SF



Lease Rate: \$35.00/SF NNN



New ownership



Walking distance to all Birmingham has to offer



Professionally managed



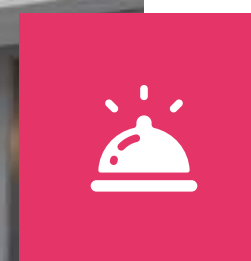
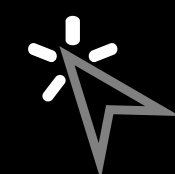
Office and medical uses



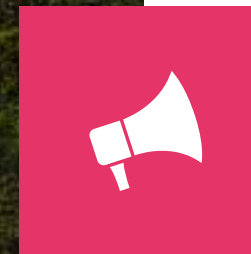
Easy access to all major freeways



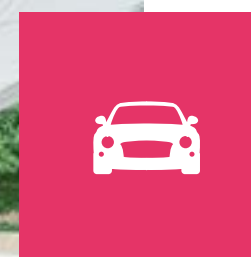
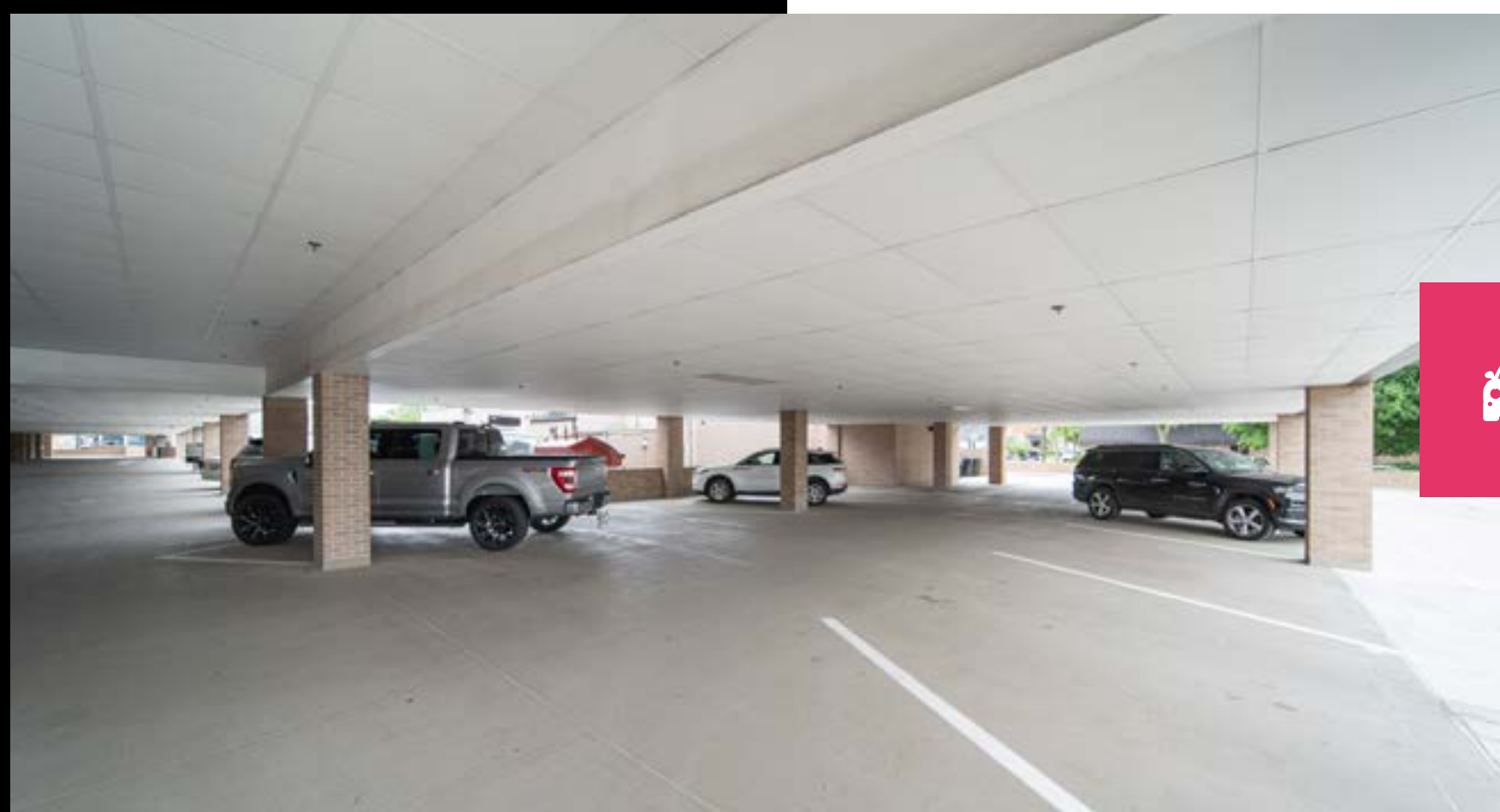
Common area renovations complete



3-STORY
modern lobby with
floor-to-ceiling glass

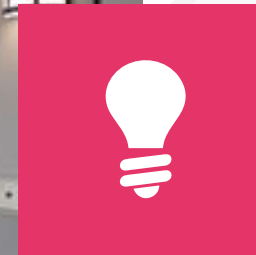


WOODWARD AVE
building naming rights available



FREE PARKING
210 on-site parking
spaces including 110
covered garage spaces

NEW COMMON AREA RENOVATIONS



LIGHTING

New Sconce Lighting in the elevator bays have been installed providing a modern and sophisticated look



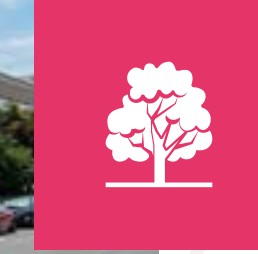
FF&E

New lobby furniture, artwork, plants, and other FF&E will complete the lobby transformation



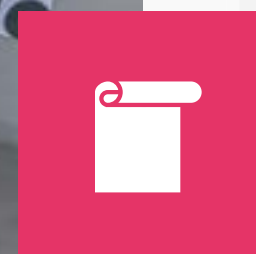
BUILDING PAINTING

Painting of the elevator bays, handrails, and common areas are all complete



LANDSCAPING

Landscaping has been addressed with tree trimming and removal of unkempt plantings to provide full visibility & building prominence from Woodward Ave, as befits a Class A office asset



WALLPAPER

Wallpaper on the 1st floor common areas and 2nd & 3rd floor bannisters bring an elevated feel to the building



FAÇADE

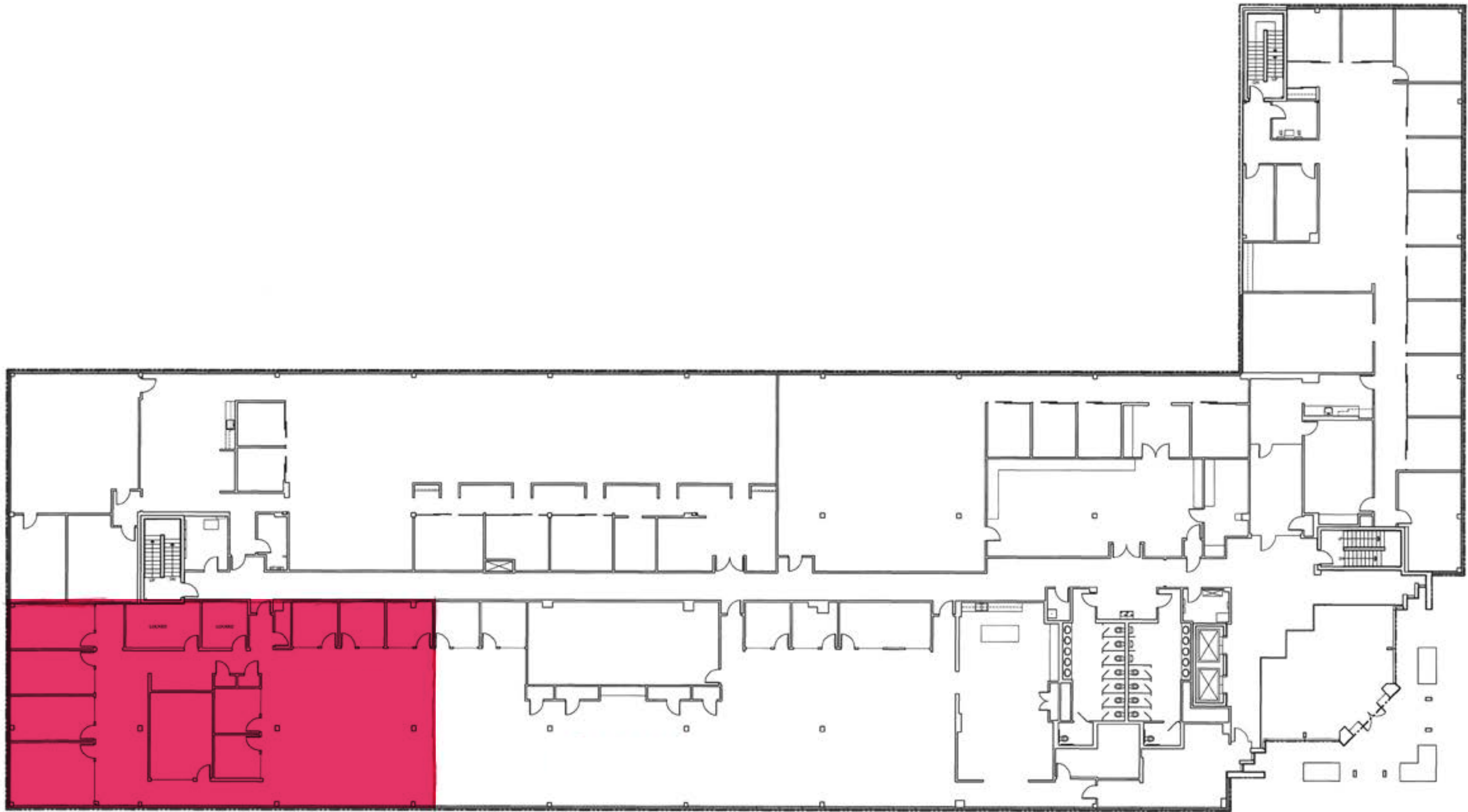
Exterior stone power washing is complete, creating a fresh new feel on the facade



IDEALLY SITUATED IN BIRMINGHAM

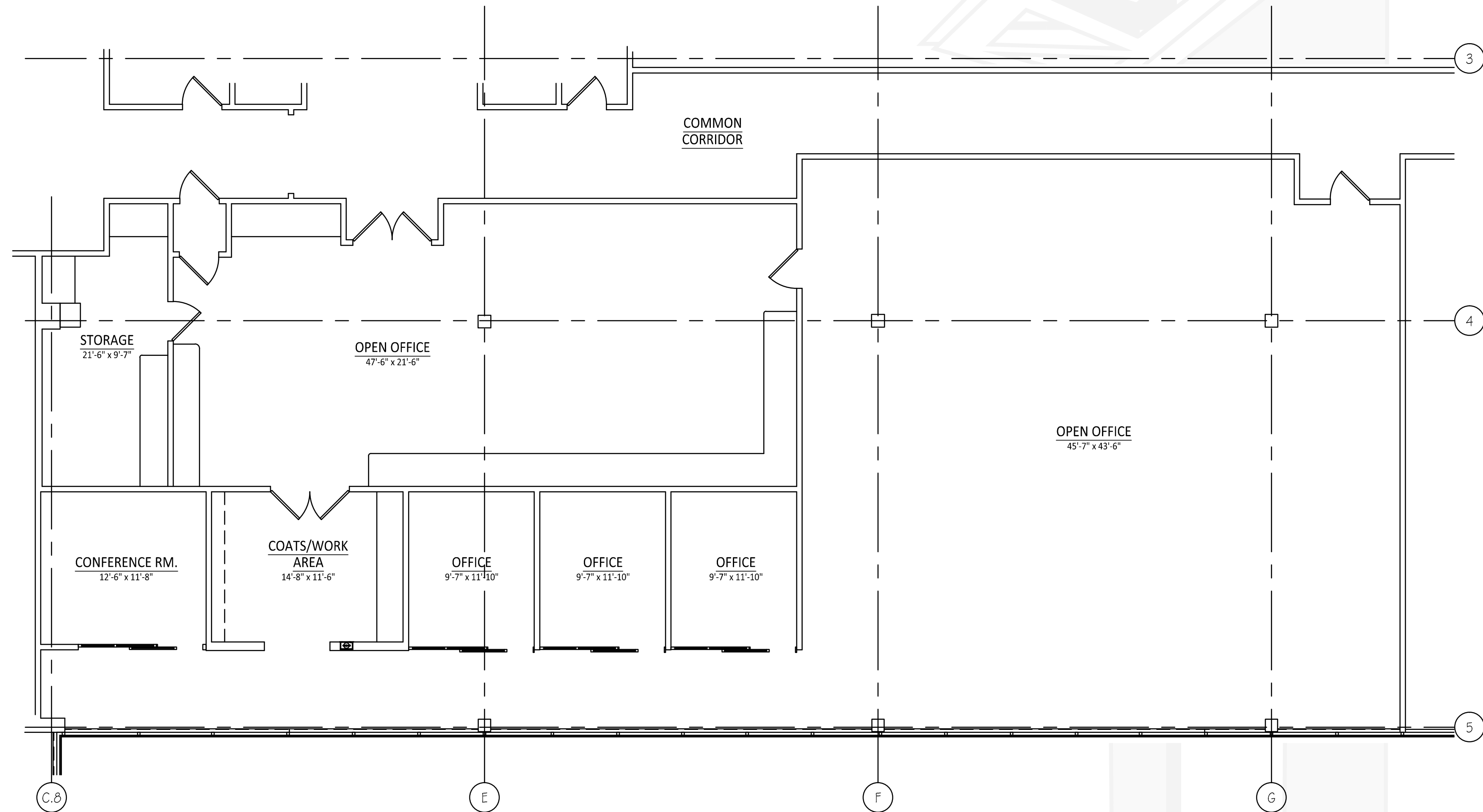
SUITE 200

4,192 SF



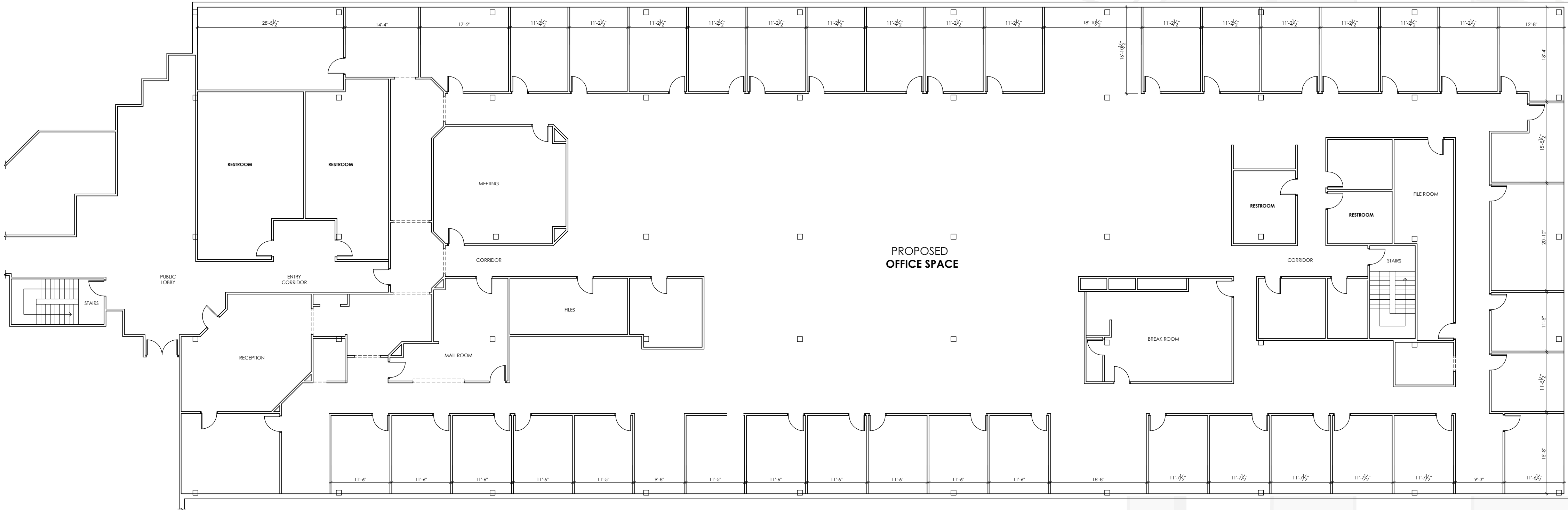
SUITE 220

5,160 SF



SUITE 300

28,386 SF





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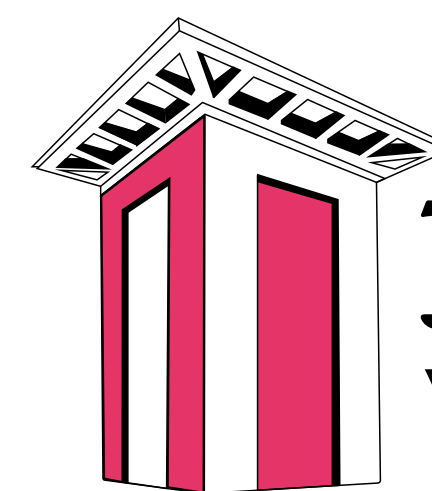
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