

**FOR LEASE**  
**1,790 SF UP TO 4,663 SF**  
**COMBINED**  
**RETAIL/OFFICE SPACE**  
**800 N. OLD WOODWARD**  
**BIRMINGHAM, MI**



**AVAILABLE:**

Suite 100: 1,790 SF  
Suite 110: 2,873 SF  
Combined up to 4,663 SF

**USE:**

Retail, Office

**LEASE RATE:**

\$35.00/ SF/YR Gross+Utilities

**JOIN TENANTS:**

State Farm, Self-Care Center, and others

**LOCATION:**

On N. Old Woodward Avenue just south of Oak Avenue on popular retail and service strip in downtown Birmingham.

**SUMMARY:**

Newly updated space with lots of windows. Building signage rights. Adjacent to The Pearl, a new mixed-use luxury building. Walkable to area restaurants, parks, banks, shopping, services, and more.

**FORWARD COMMERCIAL GROUP**  
6785 TELEGRAPH RD, SUITE 250  
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**Emil Cherkasov**  
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# OVERVIEW

800 N. OLD WOODWARD  
1,790 SF UP TO 4,663 SF  
RETAIL/OFFICE SPACE  
AVAILABLE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,910	77,243	217,106
HOUSEHOLDS	4,780	33,047	91,293
MEDIAN HOME VALUE	\$661,334	\$391,545	\$301,583

## PROPERTY HIGHLIGHTS

- First floor suites
- High ceiling and plentiful windows
- Private rear patio overlooking river
- Spiral staircase connecting both levels

## PROPERTY SUMMARY

- Price: \$35.00/ SF/ YR, Gross + Utilities
- Year Built: 1982
- Lot Size: 0.14 Acres
- Building: 9,551 SF



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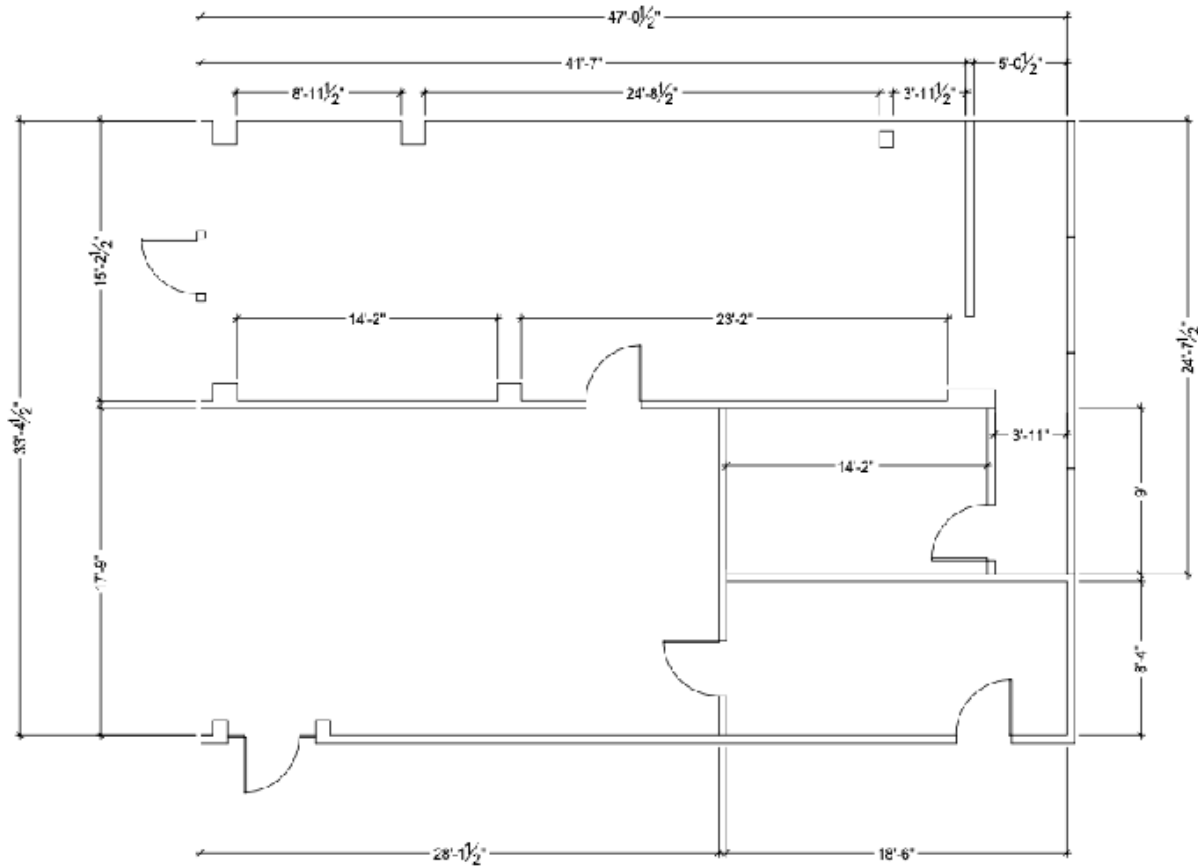
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# FLOOR PLAN

800 N. OLD WOODWARD

SUITE 100  
1,790 SF  
RETAIL / OFFICE



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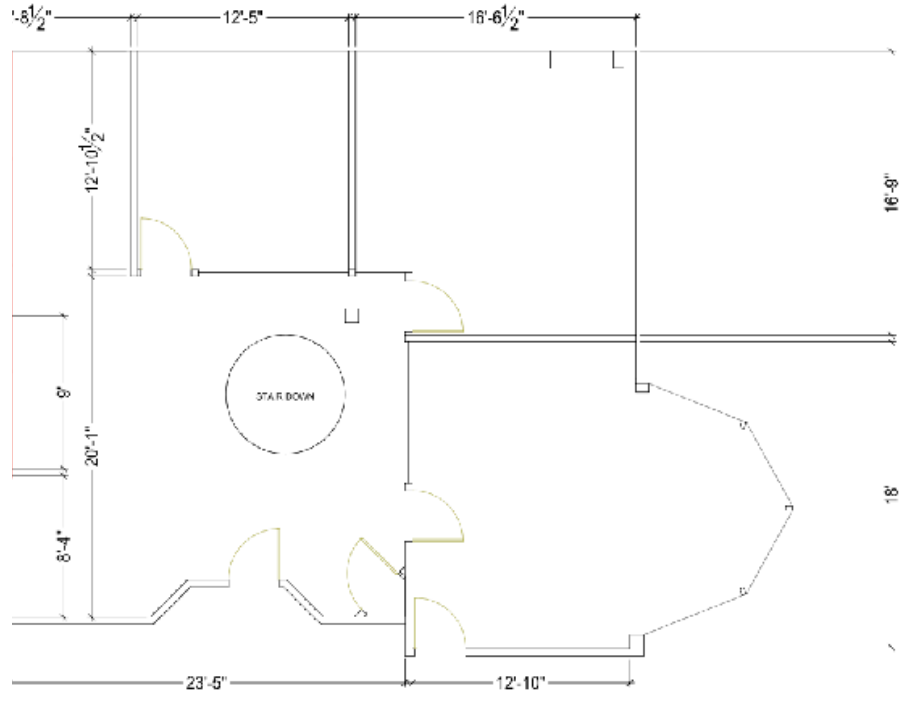
# FLOOR PLAN

800 N. OLD WOODWARD

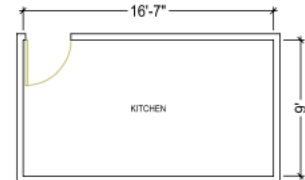
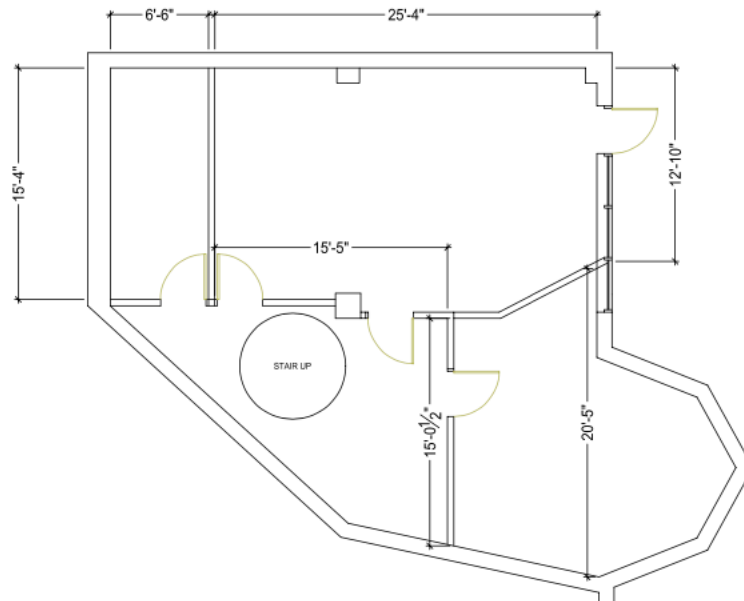
SUITE 110

2,873 SF OFFICE

## MAIN FLOOR



## LOWER LEVEL



KITCHEN PLAN

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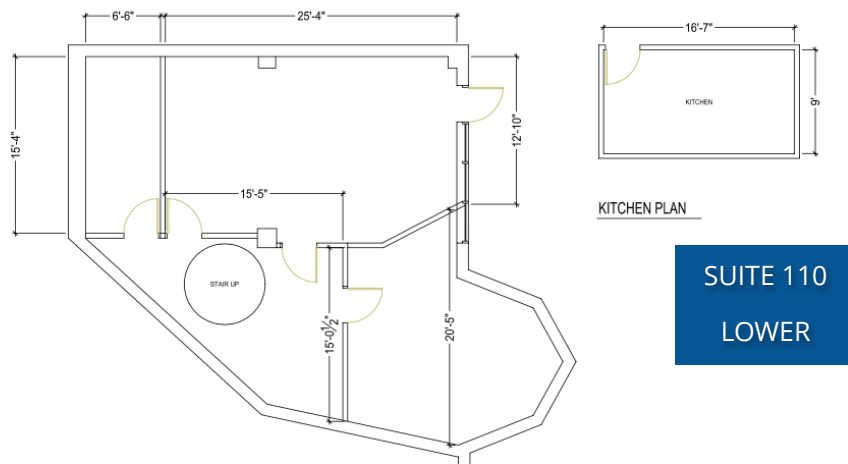


# FLOOR PLAN

800 N. OLD WOODWARD  
 SUITE 100 RETAIL/OFFICE  
 PLUS SUITE 110 OFFICE  
 COMBINED 4,663 SF



COMBINE BOTH SUITES FOR 4,663 SF



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# AERIAL MAP

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AVAILABLE



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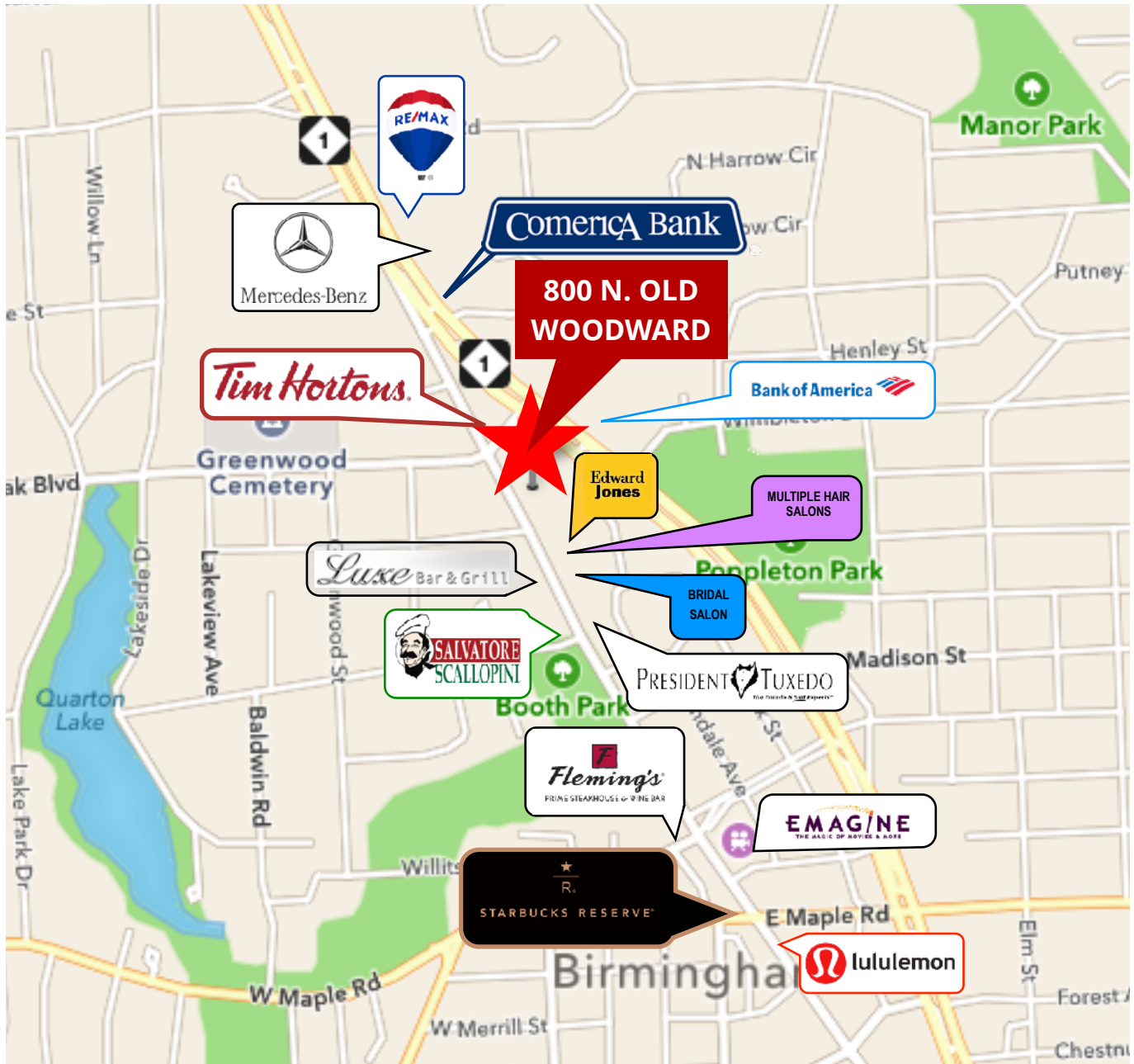
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# STREET MAP

800 N. OLD WOODWARD  
BUSY RETAIL & SERVICE  
AREA IN DOWNTOWN  
BIRMINGHAM



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