

FOR LEASE
1,675 SF & 1,873 SF
OFFICE SPACE
800 N. OLD WOODWARD
BIRMINGHAM, MI



AVAILABLE:

Suite 110: 1,873 SF + 1,000 SF bonus space
Suite 200: 1,675 SF

USE:

Office

LEASE RATE:

Suite 110: \$35.00/ SF/YR Gross+Utilities
Suite 200: \$30.00/ SF/YR Gross+Utilities

JOIN TENANTS:

Art of Foot & Ankle, 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.

SUITE 110:

Includes bonus 1,000 SF lower level for no additional cost.

FORWARD COMMERCIAL GROUP

6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

Emil Cherkasov

Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



OVERVIEW

800 N. OLD WOODWARD

1,675 SF & 1,873 SF

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: \$30.00 - \$35.00/SF/YR, Gross + Utilities
- Year Built: 1982
- Lot Size: 0.14 Acres
- Building: 9,551 SF



FORWARD COMMERCIAL GROUP
6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

Emil Cherkasov
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



800 N. OLD WOODWARD

SUITE 110

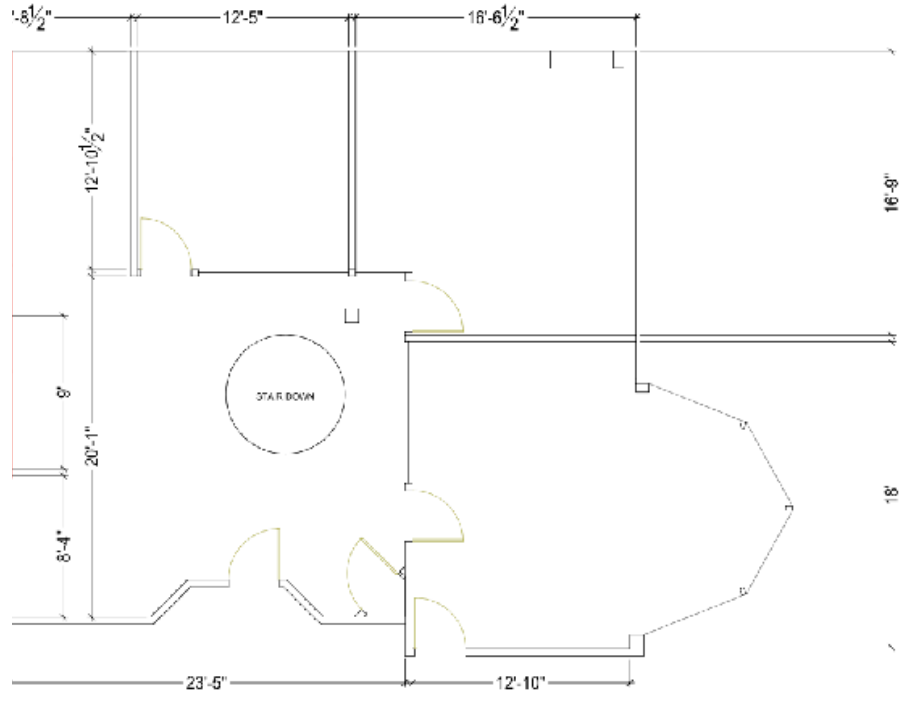
1,873 SF PLUS BONUS

LOWER LEVEL 1,000 SF

FLOOR PLAN

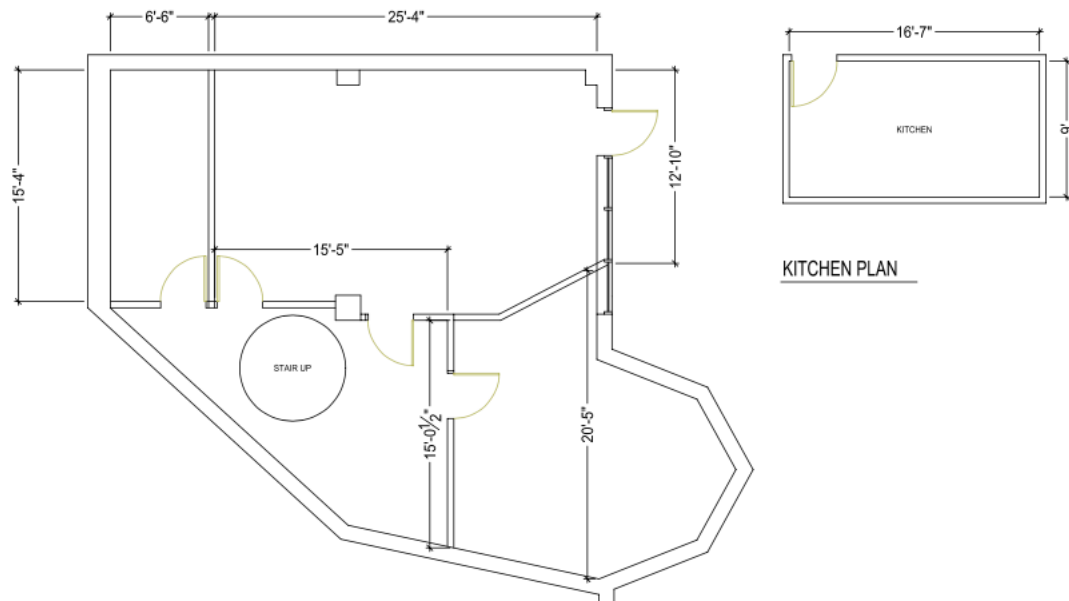
MAIN FLOOR

1,873 SF



BONUS
LOWER LEVEL

1,000 SF



FORWARD COMMERCIAL GROUP
6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

Emil Cherkasov
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



AERIAL MAP

800 N. OLD WOODWARD
RETAIL/OFFICE SPACE
AVAILABLE



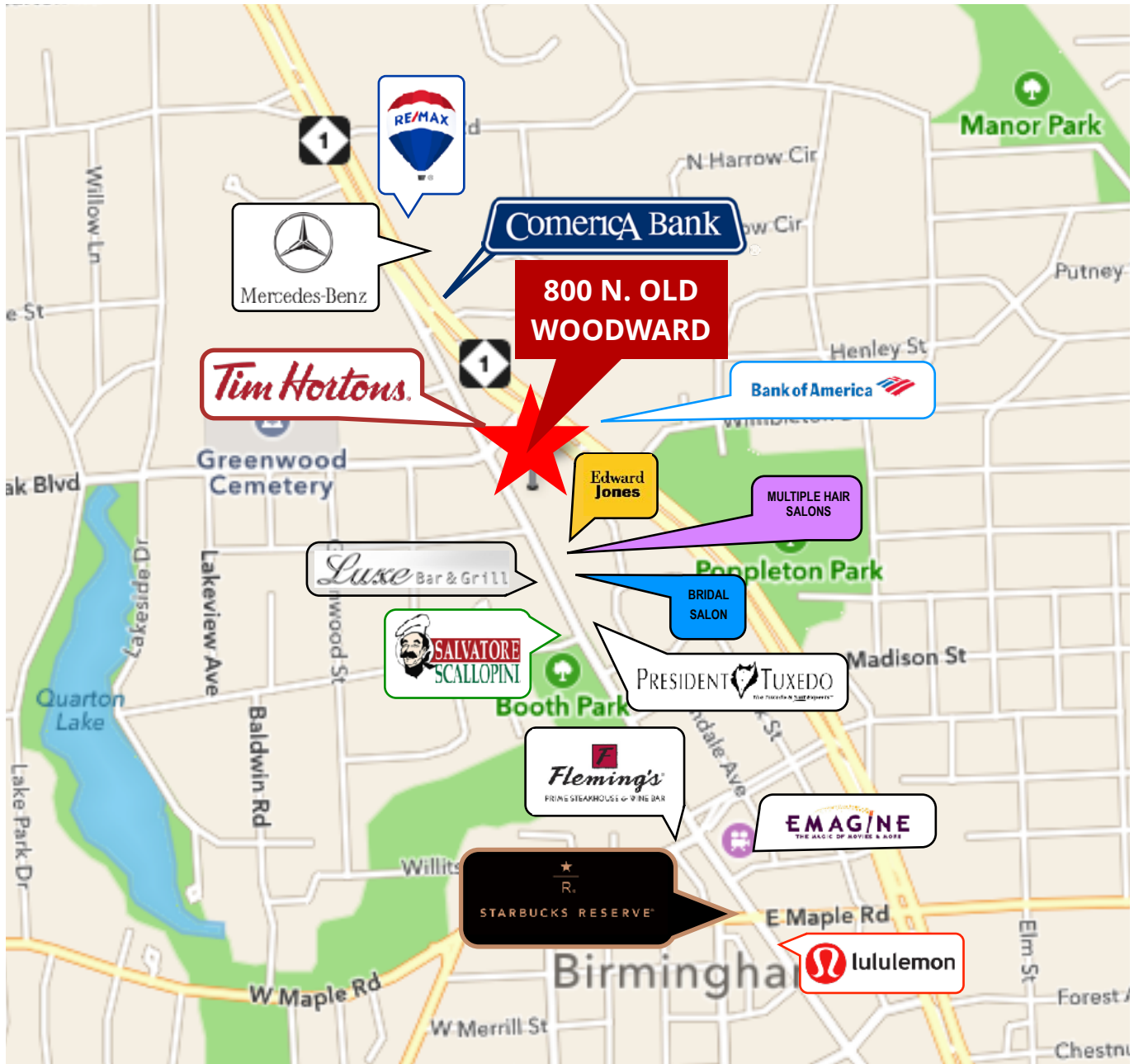
FORWARD COMMERCIAL GROUP
6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

Emil Cherkasov
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



STREET MAP

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



FORWARD COMMERCIAL GROUP
6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

Emil Cherkasov
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com

