

FOR LEASE  
1,675 SF  
OFFICE SPACE



800 N. OLD WOODWARD  
BIRMINGHAM, MI



**AVAILABLE:**

Suite 200: 1,675 SF

**USE:**

Office

**LEASE RATE:**

\$32.00/ SF/YR Gross+Utilities

**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  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**  
Principal Broker  
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# OVERVIEW

800 N. OLD WOODWARD

1,675 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

- Second floor suites
- High ceiling and plentiful windows
- Private rear patio overlooking river
- Elevator

## PROPERTY SUMMARY

- Price: \$32.00/SF/YR, Gross + Utilities
- Year Built: 1982
- Lot Size: 0.14 Acres
- Building: 9,551 SF

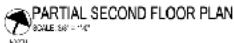


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1,675 SF



CoStar  
**POWERBROKER**  
2021 Top Broker Award

CoStar  
**POWERBROKER**  
2018 Top Broker Award



# AERIAL MAP

800 N. OLD WOODWARD  
RETAIL/OFFICE SPACE  
AVAILABLE



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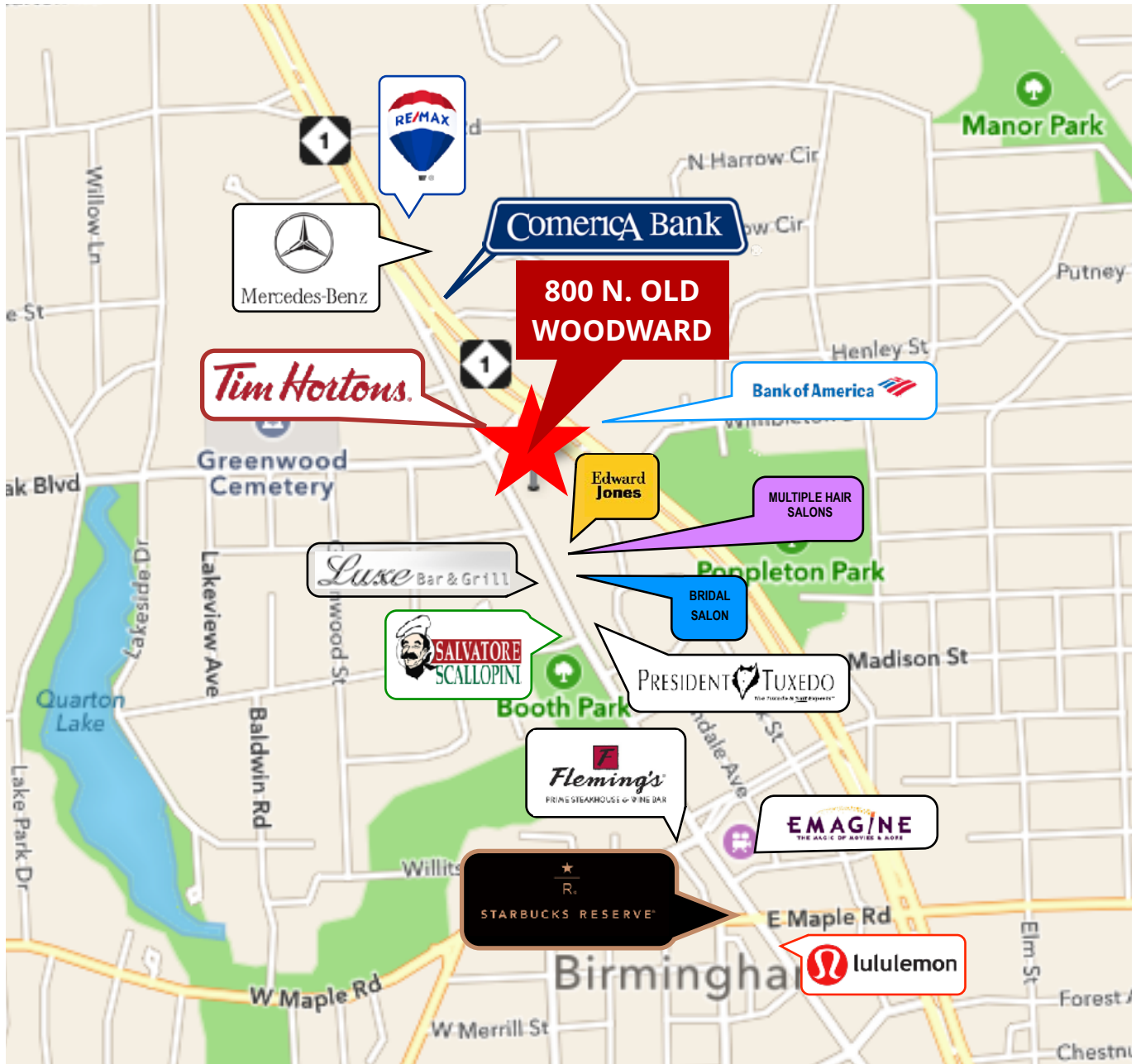




# STREET MAP

800 N. OLD WOODWARD

BUSY RETAIL & SERVICE  
AREA IN DOWNTOWN  
BIRMINGHAM



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