



AVAILABLE:

Suite 225 - 11,383 SF Existing Class A Office

USE:

Office

LEASE RATE:

\$35.00/ SF/ YR, Gross + Utilities

JOIN TENANTS:

IVF Michigan, First Merchants Bank, Eddie Merlot's, Platinum Center, Reply, and others.

LOCATION:

Easy access on Woodward Ave and W. Big Beaver Rd.

SUMMARY:

Highly sought after southeast corner of Woodward & Big Beaver. Centrally located close to downtown Birmingham and Troy. Easy access at traffic light.

Suite 225: Second floor office space, with high-end finishes. 32 private offices, 5 conference rooms, private kitchen, and bathroom. Ample parking including covered reserved spaces. Signage rights available.

FORWARD COMMERCIAL GROUP

240 MARTIN STREET, STE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

EMIL CHERKASOV

PRINCIPAL BROKER
248.662.5066 OFFICE
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OVERVIEW

37000 WOODWARD AVE

11,383 SF
EXISTING OFFICE

AVAILABLE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,611	68,646	202,344
HOUSEHOLDS	\$198,100	\$162,385	\$132,355
MEDIAN HOME VALUE	\$729,494	\$475,292	\$331,348

TRAFFIC COUNTS	52,329 DAILY
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PROPERTY HIGHLIGHTS

- Great visibility on both Woodward Ave and Big Beaver Rd
- Plenty of windows with natural light
- Signage rights available
- 133 surface parking spaces

PROPERTY SUMMARY

- 70,000 SF three-story high-end office building
- Built in 2012
- Elevator
- First Merchants Bank and Eddie Merlot's
- Close to Birmingham and Troy

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AERIAL VIEW

37000 WOODWARD AVE
EASY ACCESS ON
WOODWARD AVE
& BIG BEAVER RD



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SUITE PHOTOS

37000 WOODWARD AVE

SUITE 215

11,383 SF

AVAILABLE



PROPERTY PHOTOS

37000 WOODWARD AVE

11,383 SF
EXISTING OFFICE

AVAILABLE



FLOOR PLAN

37000 WOODWARD AVE

11,383 SF

OFFICE AVAILABLE

SUITE 225



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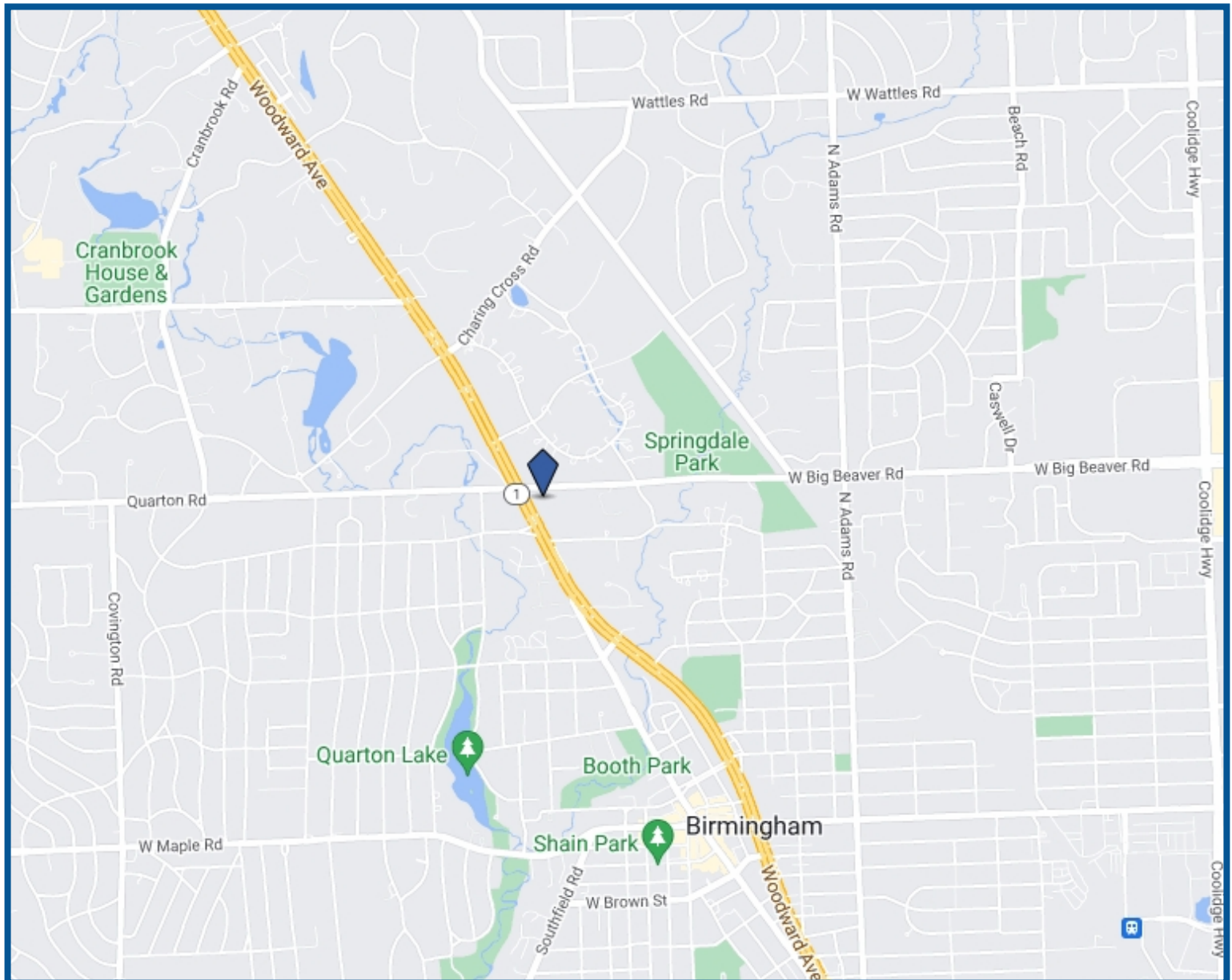
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STREET MAP

37000 WOODWARD AVE
EXCELLENT LOCATION
NEAR BIRMINGHAM
AND TROY



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