



**SIGNATURE  
ASSOCIATES**  
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## Office For Sublease

**Property Name:**

**Location:** 35975 Woodward Avenue, Suite: #100

**City, State:** Birmingham, MI

**Cross Streets:** Oak Avenue

**County:** Oakland

### BUILDING SIZE / AVAILABILITY

|                                |       |                                 |               |                       |   |
|--------------------------------|-------|---------------------------------|---------------|-----------------------|---|
| <b>Total Building Sq. Ft.:</b> | 9,824 | <b>Total Available Sq. Ft.:</b> | 3,672         | <b>Class:</b>         | A |
| <b>Typical Floor Plate:</b>    | 4,912 | <b>Min / Max Cont. Sq. Ft.:</b> | 3,672 / 3,672 | <b>No. of Floors:</b> | 2 |

### PROPERTY INFORMATION

|                               |           |                          |           |
|-------------------------------|-----------|--------------------------|-----------|
| <b>Zoning:</b>                | BV        | <b>Parking:</b>          | Ample     |
| <b>Exterior Construction:</b> | N/A       | <b>Power:</b>            | Ample     |
| <b>Structural System:</b>     | N/A       | <b>Security Systems:</b> | No        |
| <b>Roof:</b>                  | N/A       | <b>Restrooms:</b>        | Yes       |
| <b>Floors / Covering:</b>     | N/A / N/A | <b>Sprinklers:</b>       | Yes       |
| <b>Heating:</b>               | Yes       | <b>Signage:</b>          | N/A       |
| <b>Air-Conditioning:</b>      | Yes       | <b>Delivery Area:</b>    | N/A       |
| <b>Ceiling Height:</b>        | 10'       | <b>Date Available:</b>   | Immediate |
| <b>Year Built:</b>            | 2019      | <b>Acreage:</b>          | 0.54      |

### Current Tenants:

### PRICING INFORMATION

|                       |                 |                         |                    |                        |     |
|-----------------------|-----------------|-------------------------|--------------------|------------------------|-----|
| <b>Lease Rate:</b>    | \$32.00 NNN     | <b>Rentable/Usable:</b> | N/A                | <b>Impr Allowance:</b> | N/A |
| <b>Sublease Term:</b> | thru 12/31/2029 | <b>Total Taxes:</b>     | \$99,804.48 (2025) | <b>Deposit:</b>        | N/A |
| <b>Options:</b>       | N/A             | <b>Parcel #:</b>        | 08-19-25-17-001    |                        |     |

### Tenant Responsibility:

**Comments:** A move-in ready, first class professional space. Excellent visibility and signage on Woodward Avenue in Birmingham. Truly a rare opportunity. Sublease term through 12/31/29.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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