



**SIGNATURE ASSOCIATES**  
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## Office For Lease

**Property Name:**  
**Location:** 555 S. Old Woodward Avenue  
**City, State:** Birmingham, MI  
**Cross Streets:** Woodward Ave./Hazel & Haynes St.  
**County:** Oakland

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 81,300	<b>Total Available Sq. Ft.:</b> 10,516	<b>Class:</b> A
<b>Typical Floor Plate:</b> 16,260	<b>Min / Max Cont. Sq. Ft.:</b> 790 / 5,410	<b>No. of Floors:</b> 5

### PROPERTY INFORMATION

<b>Zoning:</b> B1	<b>Parking:</b> See Comments
<b>Exterior Construction:</b> N/A	<b>Power:</b> N/A
<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> Yes
<b>Air-Conditioning:</b> Yes	<b>Delivery Area:</b> Yes
<b>Ceiling Height:</b> 8'	<b>Date Available:</b> Immediately
<b>Year Built:</b> 1975 (Retrofit: 2017)	<b>Acreage:</b> 1.72

### Current Tenants:

### PRICING INFORMATION

<b>Lease Rate:</b> \$39.50 G+E	<b>Rentable/Usable:</b> N/A	<b>Impr Allowance:</b> N/A
<b>Lease Term:</b> N/A	<b>Total Taxes:</b> TBD	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Parcel #:</b> 19-36-210-001	

### Tenant Responsibility:

**Comments:** The 555 Building is the "The Lifestyle Center of Birmingham". The building features very convenient on-site parking for both tenants and visitors. 560 parking spaces are available for \$150/month. Fully renovated, the building features a complimentary fitness center for tenant use, Birmingham Pub with conference facility and fabulous views.

\*Suite #24L totaling 2,369 sq. ft. at \$28.00 Net + U can be leased as either retail or office space.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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