



Retail For Lease

Property Name:
Location: 555 S. Old Woodward Avenue
City, State: Birmingham, MI
Cross Streets: Woodward Ave./Hazel & Haynes St.
County: Oakland
Zoning: B1
Year Built: 1975 (Retrofit: 2017)

Total Building Sq. Ft.:	81,300	Property Type:	Mixed-Use
Available Sq. Ft.:	5,716	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,369	Total Acreage:	1.72
Max Cont. Sq. Ft.:	3,347	Land Dimensions:	N/A
Ceiling Height:	8'	Parking:	See Comments
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	N/A
Number of Stories:	2	Floors:	N/A
Condition:	N/A	Delivery Area:	Yes

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 8,147	S. Old Woodward S. of Brown St. 2-Way
1 Mile: 16,653	1 Mile: \$162,828		Yr: 2025	Count: 7,478	S. Old Woodward N. of Brown St. 2-Way
3 Miles: 96,118	3 Miles: \$131,637		Yr: 2025	Count: 6,468	Brown St. E. of S. Old Woodward 2-Way
5 Miles: 241,735	5 Miles: \$123,081		Yr: 2025	Count: 7,585	Brown St. W. of S. Old Woodward 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	\$28.00 - \$34.00	Improvement Allowance:	N/A
Lease Type:	Net + U	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$164,091.16 (2022)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	19-36-210-001	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: No	Gas: Yes
Storm Sewer: No	Water: Yes

Tenant Responsibilities: N/A

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 \$140/month. Fully renovated in 2017, 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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