



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

Total Building Sq. Ft.: 81,300	Total Available Sq. Ft.: 12,371	Class: A
Typical Floor Plate: 16,260	Min / Max Cont. Sq. Ft.: 790 / 5,410	No. of Floors: 5

PROPERTY INFORMATION

Zoning: B1	Parking: See Comments
Exterior Construction: N/A	Power: N/A
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: Yes
Air-Conditioning: Yes	Delivery Area: Yes
Ceiling Height: 8'	Date Available: Immediately
Year Built: 1975 (Retrofit: 2017)	Acreage: 1.72

Current Tenants:

PRICING INFORMATION

Lease Rate: \$39.50 G+E	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: N/A	Total Taxes: TBD	Deposit: N/A
Options: N/A	Parcel #: 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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