



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

## 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>	7,357	<b>Class:</b>	A
<b>Typical Floor Plate:</b>	16,260	<b>Min / Max Cont. Sq. Ft.:</b>	1,947 / 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.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Dan Morrow, (248) 799-3144, dmorrow@signatureassociates.com

Dave Miller, (248) 948-4183, dmiller@signatureassociates.com