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## Office For Lease

**Property Name:**

**Location:** 22934 Woodward Avenue

**City, State:** Ferndale, MI

**Cross Streets:** 9 Mile Road

**County:** Oakland

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 3,263

**Total Available Sq. Ft.:** 1,833

**Class:** C

**Typical Floor Plate:** 1,632

**Min / Max Cont. Sq. Ft.:** 1,833 / 1,833

**No. of Floors:** 2

### PROPERTY INFORMATION

**Zoning:** BI  
**Exterior Construction:** Brick/Block  
**Structural System:** Wood Frame  
**Roof:** Flat  
**Floors / Covering:** N/A / N/A  
**Heating:** HVAC  
**Air-Conditioning:** HVAC  
**Ceiling Height:** 12'  
**Year Built:** 1926

**Parking:** City Parking  
**Power:** Ample  
**Security Systems:** No  
**Restrooms:** Yes  
**Sprinklers:** No  
**Signage:** Building  
**Delivery Area:** Rear Access  
**Date Available:** Immediate  
**Acreage:** 0.06

### Current Tenants:

### PRICING INFORMATION

**Lease Rate:** \$25.00 Gross

**Rentable/Usable:** N/A

**Impr Allowance:** N/A

**Lease Term:** 3 Years

**Total Taxes:** \$10,518.96 (2025/26)

**Deposit:** N/A

**Options:** N/A

**Parcel #:** 25-27-381-005

### Tenant Responsibility:

**Comments:** First floor space currently built out as creative office. Walking distance to lots of downtown Ferndale amenities.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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