

2292 - 2294 COLE STREET
BIRMINGHAM, MICHIGAN

OFFICE/FLEX/WAREHOUSE FOR LEASE

Office/Flex: 4,000 Square Feet

Warehouse: 3,336 Square Feet



**SIGNATURE
ASSOCIATES**
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PROPERTY FEATURES

- 7,336 contiguous square feet available
 - **\$21.00/sq. ft. NNN**
- Office/Flex** – 4,000 square feet
 - High-end buildout with fireplace
 - Dramatic finishes, high ceilings, full kitchen
 - Overhead door
 - **\$28.50/sq. ft. NNN**
- Warehouse** – 3,336 square feet
 - Shop space with small office
 - Multiple points of entry, including one (1) overhead door
 - Excellent location in Birmingham's Rail District
 - **\$12.00/sq. ft. NNN**
- Flexible zoning (MX) allows for variety of uses
- High-end interior buildout featuring open ceilings, full kitchen, overhead doors, building signage



For more information, please contact:

DAN MORROW

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JOE BANYAI

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SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

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2292-2294 Cole Street – Birmingham, Michigan

Office/Flex/Warehouse For Lease

3,336 - 7,336
Square Feet
AVAILABLE

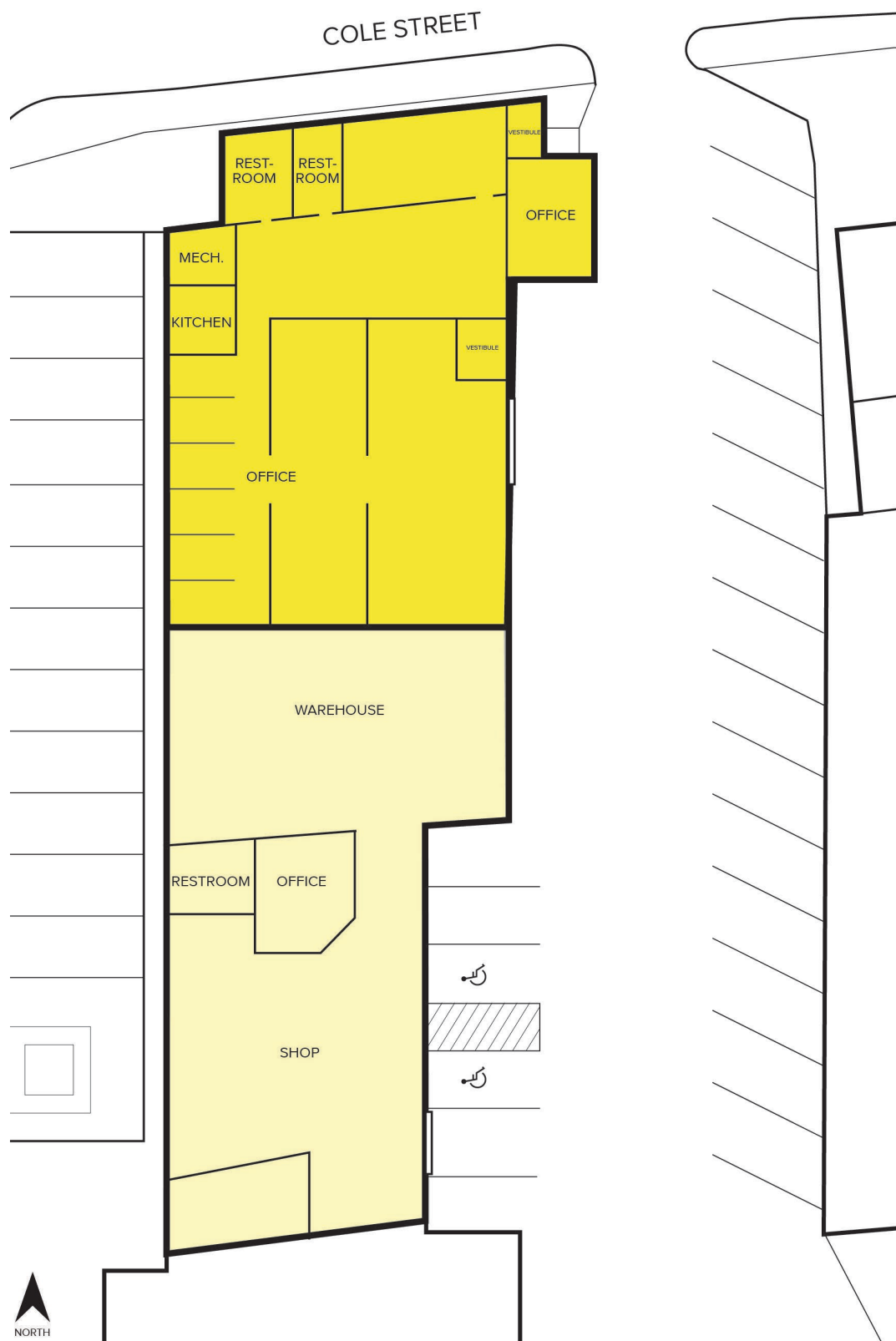
Site Plan

Office Space

4,000 Square Feet
\$28.50/sq. ft. NNN

Warehouse Space

3,336 Square Feet
\$12.00/sq. ft. NNN



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Interior Photos



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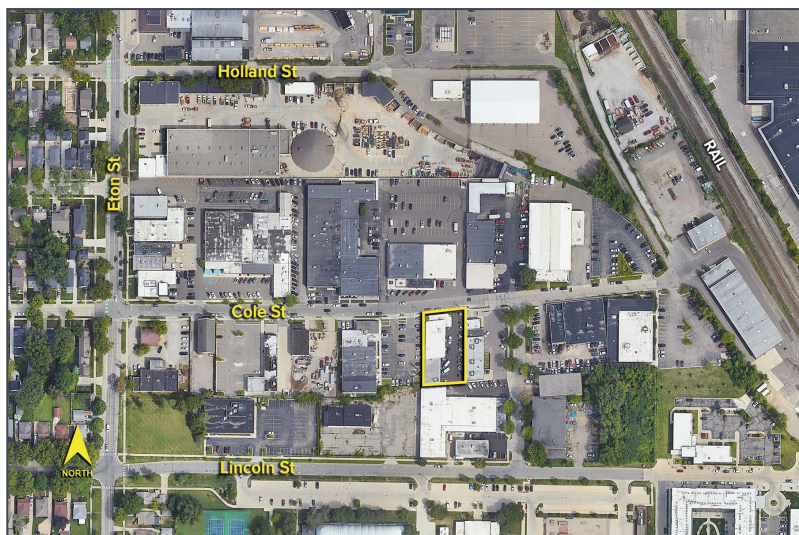
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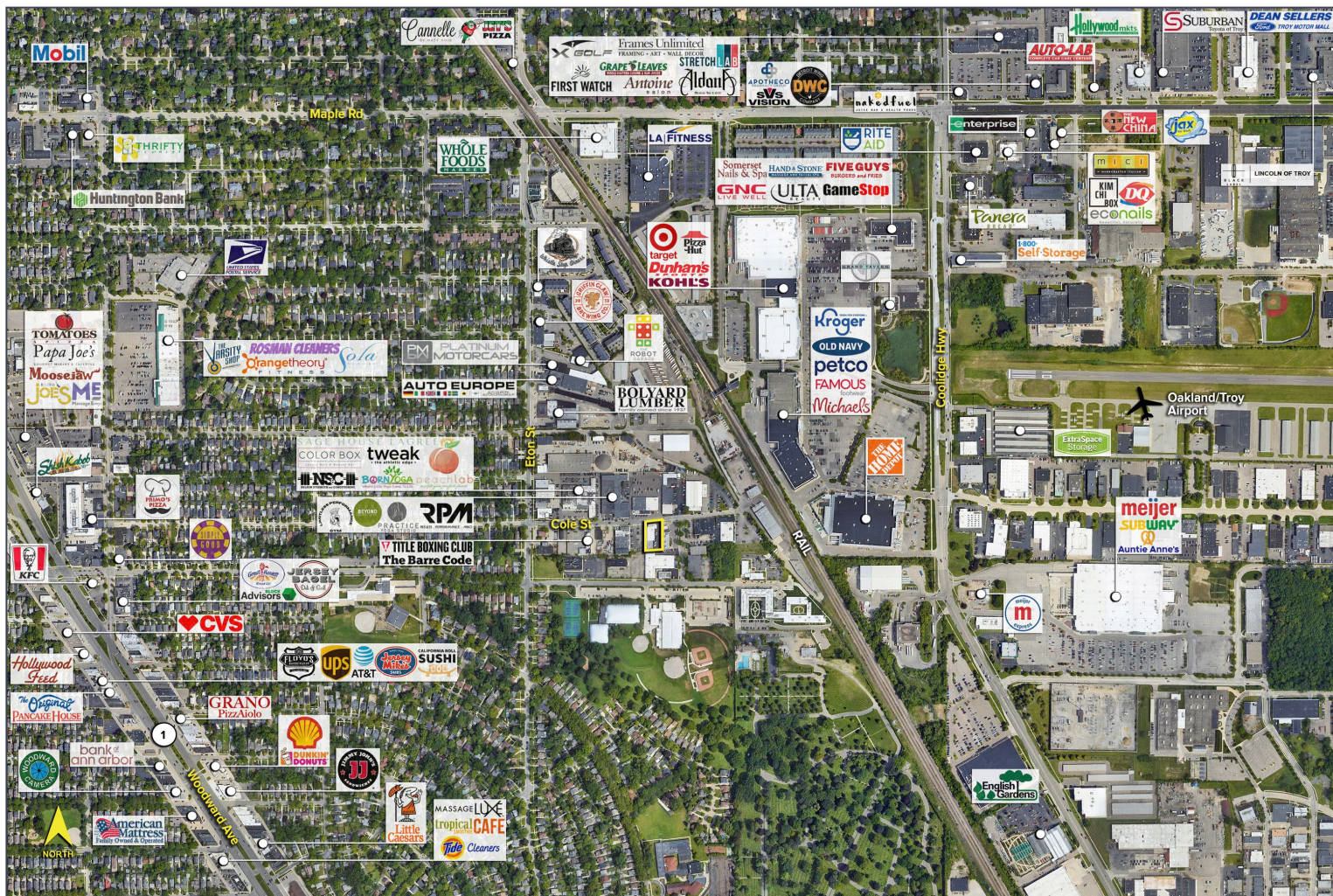


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,897	\$124,360
3 MILE	106,229	\$121,107
5 MILE	258,524	\$117,682

TRAFFIC COUNTS (TWO-WAY)

31,784	14 Mile. E. of Woodward Ave.
31,901	14 Mile. W. of Woodward Ave.
81,301	Woodward Ave. S. of 14 Mile Rd.
83,381	Woodward Ave. N. of 14 Mile Rd.



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