



Office For Lease

Property Name: Bloomfield Boulevard Building
Location: 44004 Woodward Avenue
City, State: Bloomfield Hills, MI
Cross Streets: Bloomfield Boulevard
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,400	Total Available Sq. Ft.: 4,591	Class: C
Typical Floor Plate: 6,800	Min / Max Cont. Sq. Ft.: 1,272 / 1,800	No. of Floors: 3

PROPERTY INFORMATION

Zoning: BI	Parking: Ample
Exterior Construction: N/A	Power: Ample
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: No
Heating: Yes	Signage: N/A
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 10'	Date Available: Immediate
Year Built: 1972	Acreage: 1

Current Tenants:

PRICING INFORMATION

Lease Rate: \$6.50 - \$7.50 G+E	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: 3.5 Year Minimum	Total Taxes: \$27,307.22 (2025)	Deposit: N/A
Options: N/A	Parcel #: 19-04-277-033	

Tenant Responsibility:

Comments: Move-in ready suites with furniture available. Excellent value on Woodward Avenue in Bloomfield Hills. On-site property management. Close proximity to Trinity Health Oakland Hospital. Recently renovated/updated.

Half Rent First Year (42 Month minimum term):

- Suite 107: 1,272 Sq. Ft. - \$6.50/sq. ft. G+ E (\$12.95/sf Year 2)
- Suite 201: 1,519 Sq. Ft. - \$7.50/sq. ft. G+ E (\$14.95/sf Year 2)
- Suite 303: 1,800 Sq. Ft. - \$7.50/sq. ft. G+ E (\$14.95/sf Year 2)



Broker: SIGNATURE ASSOCIATES

Agent(s):

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