

SIGNATURE ASSOCIATES
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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+U+J	**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: Utilities and Janitorial. Base Year for Expenses.

Comments: Move-in ready with furniture available (in some suites). Excellent value on Woodward Avenue in Bloomfield Hills. On-site property management. Close proximity to Trinity Health Oakland Hospital. Recently renovated/updated. Suite 201 (main floor) serviced by ramp (ADA).

Half Rent First Year (42 Month minimum term):
- Suite 107: 1,272 Sq. Ft. - $6.50/sq. ft. G+U+J ($12.95/sf Year 2)
- Suite 201: 1,519 Sq. Ft. - $7.50/sq. ft. G+U+J ($14.95/sf Year 2)
- Suite 303: 1,800 Sq. Ft. - $7.50/sq. ft. G+U+J ($14.95/sf Year 2)



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.