

## Office Leasing Opportunity

Downtown Birmingham - 261 E Maple, Birmingham, Michigan  
Maple Road Between Old Woodward & Woodward Avenue  
Second Floor Offices - 248 to 6,400 rsf from \$515 per month





261 E Maple Road, Birmingham, Michigan



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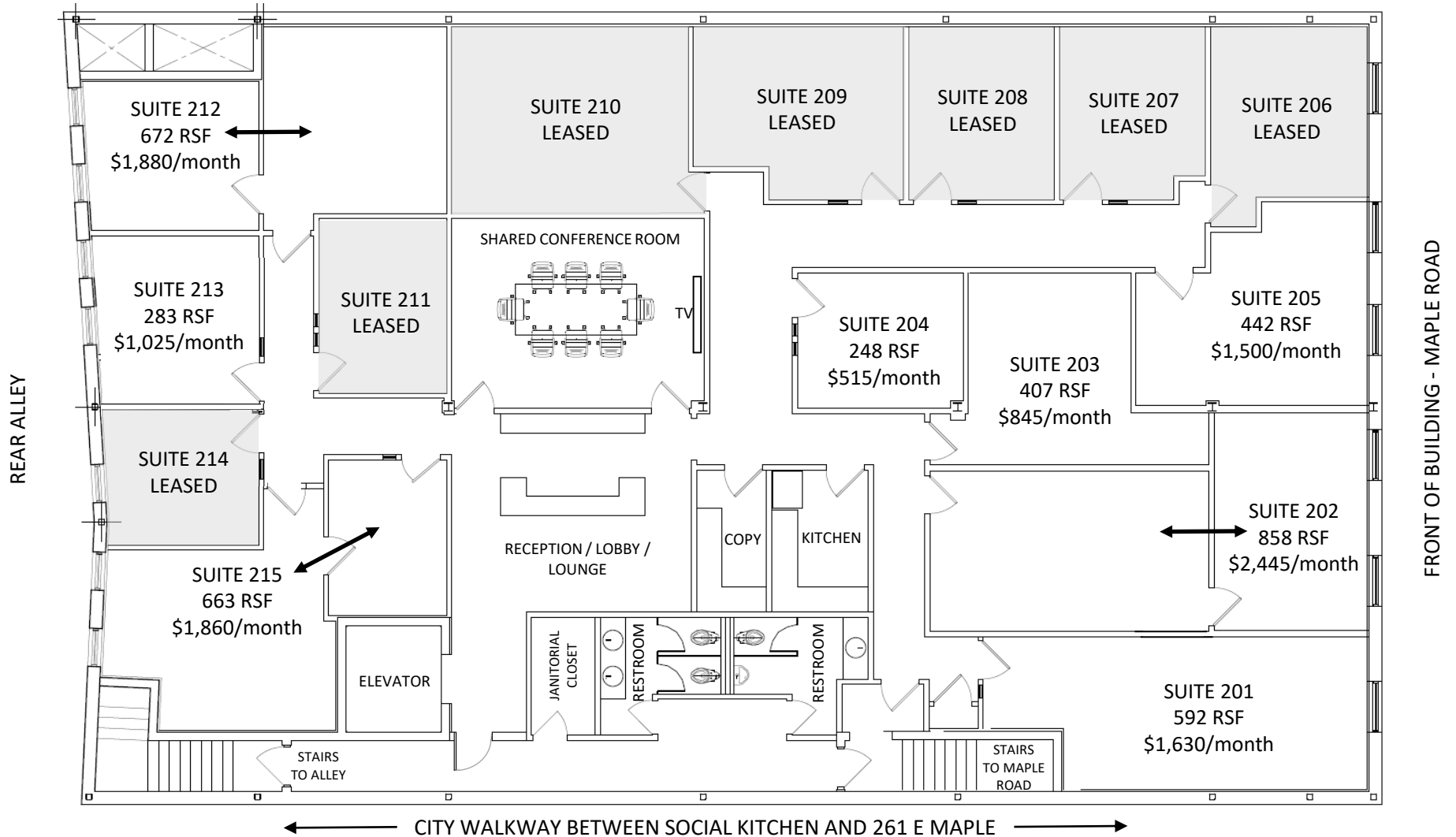
261 E Maple Road, Birmingham, Michigan



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# FLOOR PLAN – SECOND FLOOR



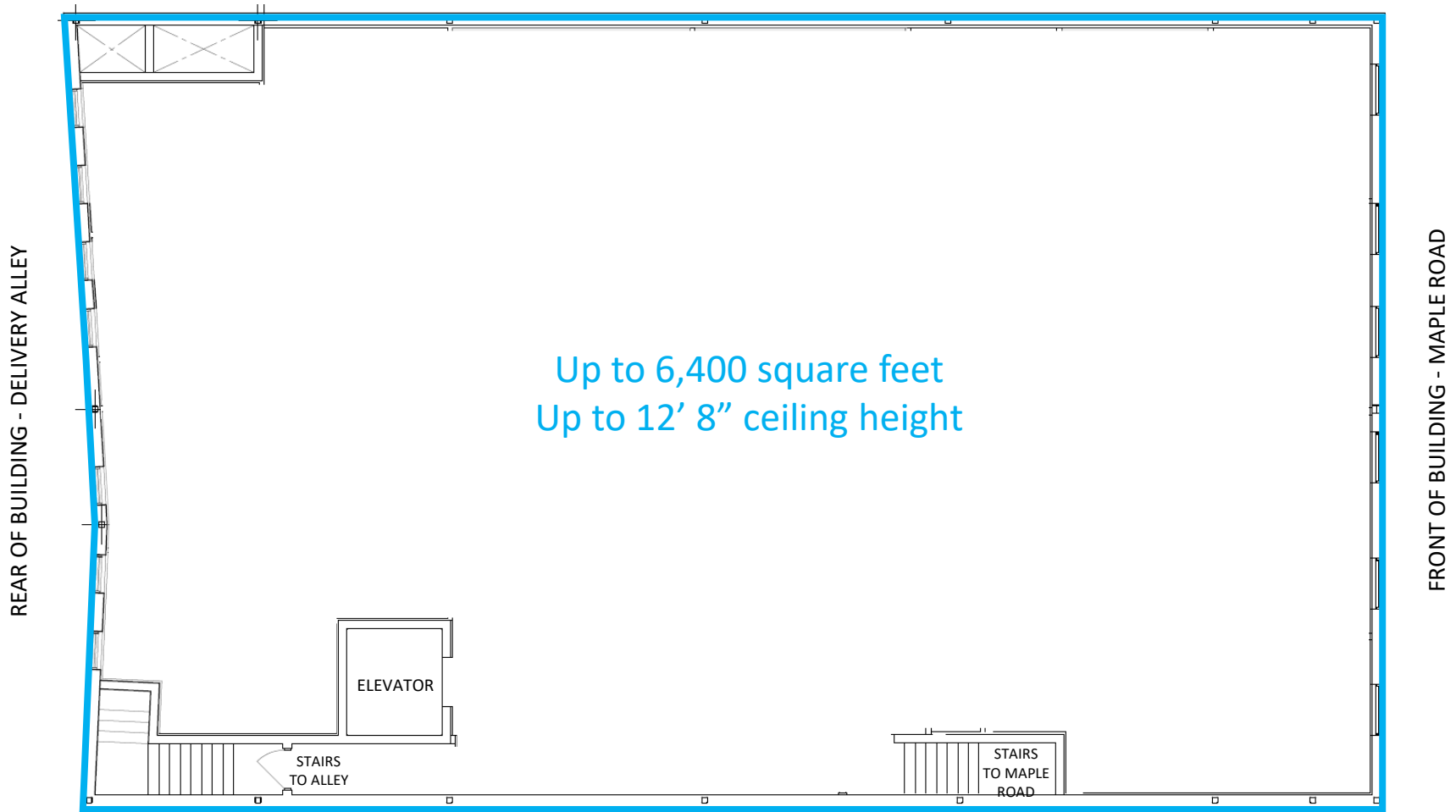
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# TENANT AMENITIES

- Conference room equipped with television – hourly rental available
- Internet service
- Kitchenette with refrigerator, freezer, coffee maker, microwave
- United States Postal Service box for your incoming and outgoing mail
- Evening janitorial service
- Daytime porter
- 24/7 building access with fob access control after hours
- Listing on lobby directory
- Monthly municipal parking passes available at City rate
- Elevator for easy accessibility
- Possible basement storage (additional fee may apply)
- Local property manager for beck and call service
- Tenant referral incentives
- Possible exterior building signage for majority occupant

# FLOOR PLAN – SECOND FLOOR



# IN THE HEART OF METROPOLITAN DETROIT, MICHIGAN

To 261 E Maple:

Detroit Metro  
International Airport – 35 min

Oakland County  
International Airport  
(Private) – 28 min

Oakland/Troy Airport  
(Private) – 11 min

Downtown Detroit – 30 min

Ford Motor Company  
World Headquarters – 25 min

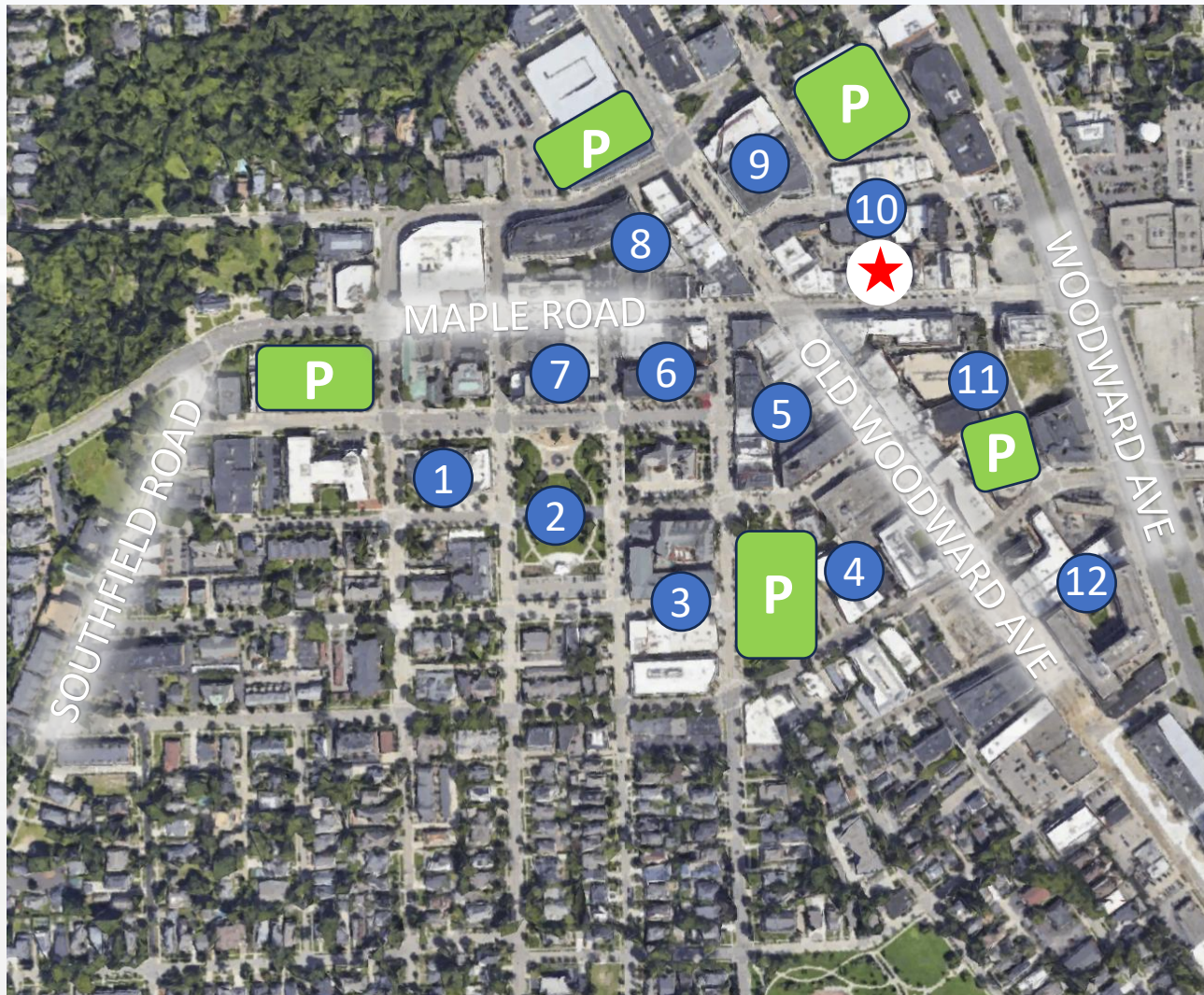
General Motors  
World Headquarters – 30 min

Stellantis (Chrysler)  
North American  
Headquarters – 17 min



261 E Maple Road, Birmingham, Michigan

# IN DOWNTOWN BIRMINGHAM - WALKABLE TO EVERYTHING



- 1 Library
- 2 Shain Park (central park)
- 3 Townsend Hotel  
Bella Piatti
- 4 220  
Daxton Hotel  
ZANA
- 5 Vuori (coming soon)  
Gazelle Sports  
Churchills  
Leo's Coney Island  
Barber Pole  
Toast  
Streetside Seafood
- 6 Brooklyn Pizza  
Café Origins  
Townhouse  
State & Liberty  
Paper Source
- 7 Tallulah Bistro  
West Elm
- 8 Beyond Juice  
Dick O' Dows  
Starbucks  
Sweetgreen  
Paris Baguette  
Bell Bistro  
Sidecar  
Shift Kitchen
- 9 Palladium Theater  
Terra Kitchen  
Sy Thai  
Greek Islands
- 10 Social  
Commonwealth  
CB2  
Shock Gelato  
Comerica Bank
- 11 Casa Pernoi  
Lululemon  
Hyde Park Steakhouse  
Birmingham 8 Theater  
Birmingham Roast  
Hazel's
- 12 Powerhouse Gym  
Jax Car Wash  
Adachi Sushi

261 E Maple Road, Birmingham, Michigan



# A HEALTHY WEALTHY DOWNTOWN DISTRICT

## 2024 DOWNTOWN DISTRICT STATISTICS:

6.9 million visits\*

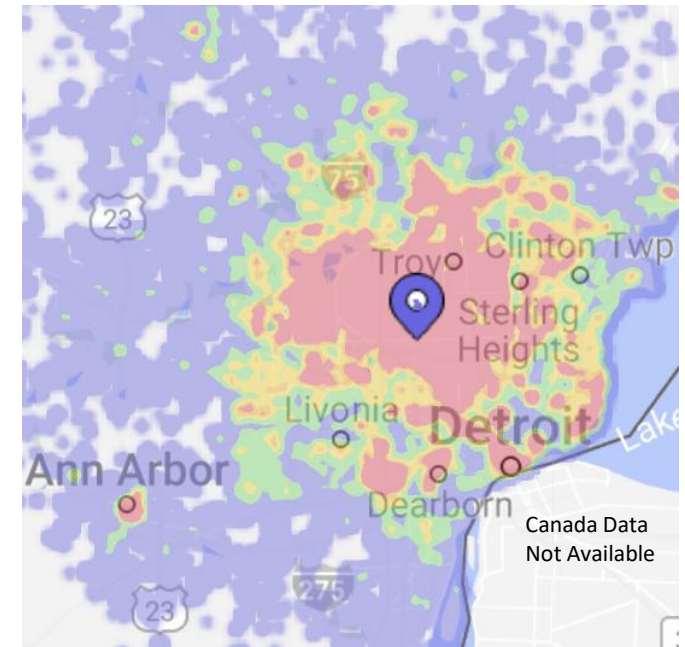
\$133,500 visitor median household income\*

Over \$200,000 local median household income\*\*

Nationally, a top 20 economically prosperous city\*\*



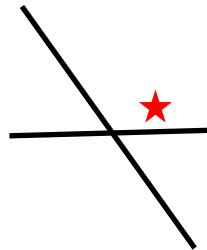
## TRADE AREA HEAT MAP\*:



## AVERAGE DAILY VEHICLES at THE CORNER:

36,461 Maple Road (East/West)\*

12,540 Old Woodward Ave (North/South)\*



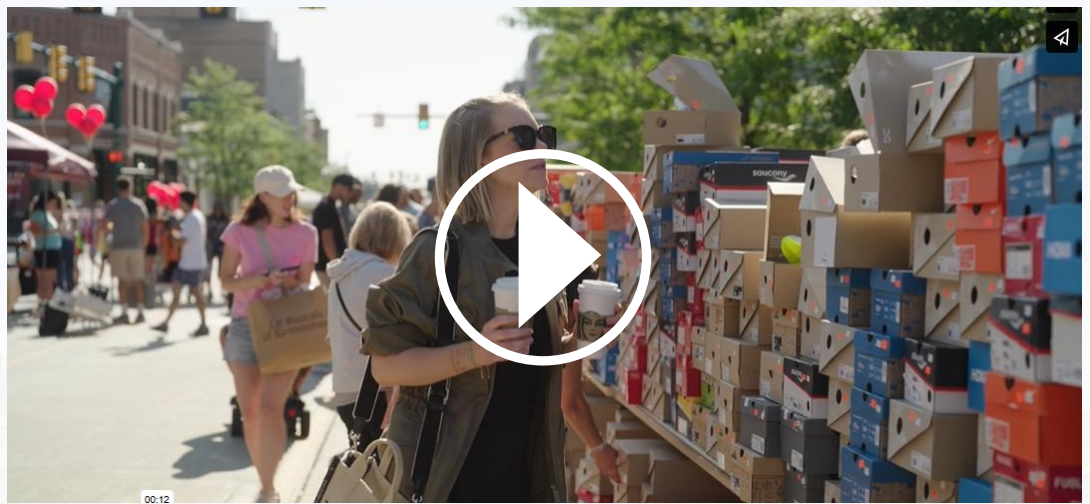
\*Placer.ai \*\*Birmingham Shopping District

# A VISITORS MAGNET

BIRMINGHAM, MICHIGAN:

- 1.5 million sq. ft. retail space\*
- Over 100 national and local retailers\*\*
- Wall Street Journal's "5<sup>th</sup> most successful walkable suburb"\*\*\*
- 65 food and beverage establishments\*\*
- Area's top boutique fitness studios and gyms
- Two movie theaters
- AAA Four-Diamond and Forbes Four-Star, 150 room boutique Townsend Hotel and Birmingham's newest Daxton Hotel accommodating international visitors with a New York, art focused vibe and award-winning hospitality.
- 2.3 million sq. ft. office space \*
- Highly engaged City shopping district hosting events year-round boosting retailer traffic

\*CoStar \*\*Birmingham Shopping District

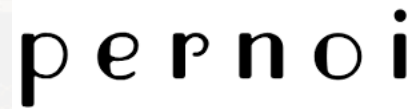


261 E Maple Road, Birmingham, Michigan

# THE NATION'S TOP COMPANIES ALREADY ENJOYING BIRMINGHAM OFFICES



# THE REGION'S FINEST EATERIES AND CAFÉ'S – HERE IS A TASTE



# A THRIVING SHOPPING DISTRICT



rag & bone



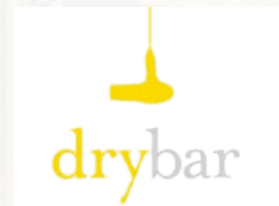
BRILLIANT EARTH

JOHNNY WAS



Rowan

EILEEN FISHER



PAPER SOURCE



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# CONTACT

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## ABOUT US, YOUR HOST

The Surnow Company is a family-owned developer, owner and property manager headquartered in Downtown Birmingham, Michigan.

Known for attention to detail and white-glove approach, we provide quality space and services for our customers and communities to thrive.

