

40950 Woodward Ave

Bloomfield Hills, MI



- Class "A" Office Building
- Up to 3,921 Square Feet Available
- Recently Renovated Lobby
- Under New Ownership & Management
- Prime Bloomfield Hills Location
- Covered Garage Parking
- Close to Fine & Casual Dining
- Minutes from Bloomfield Hills Country Club
- Turn-Key Suites Offered

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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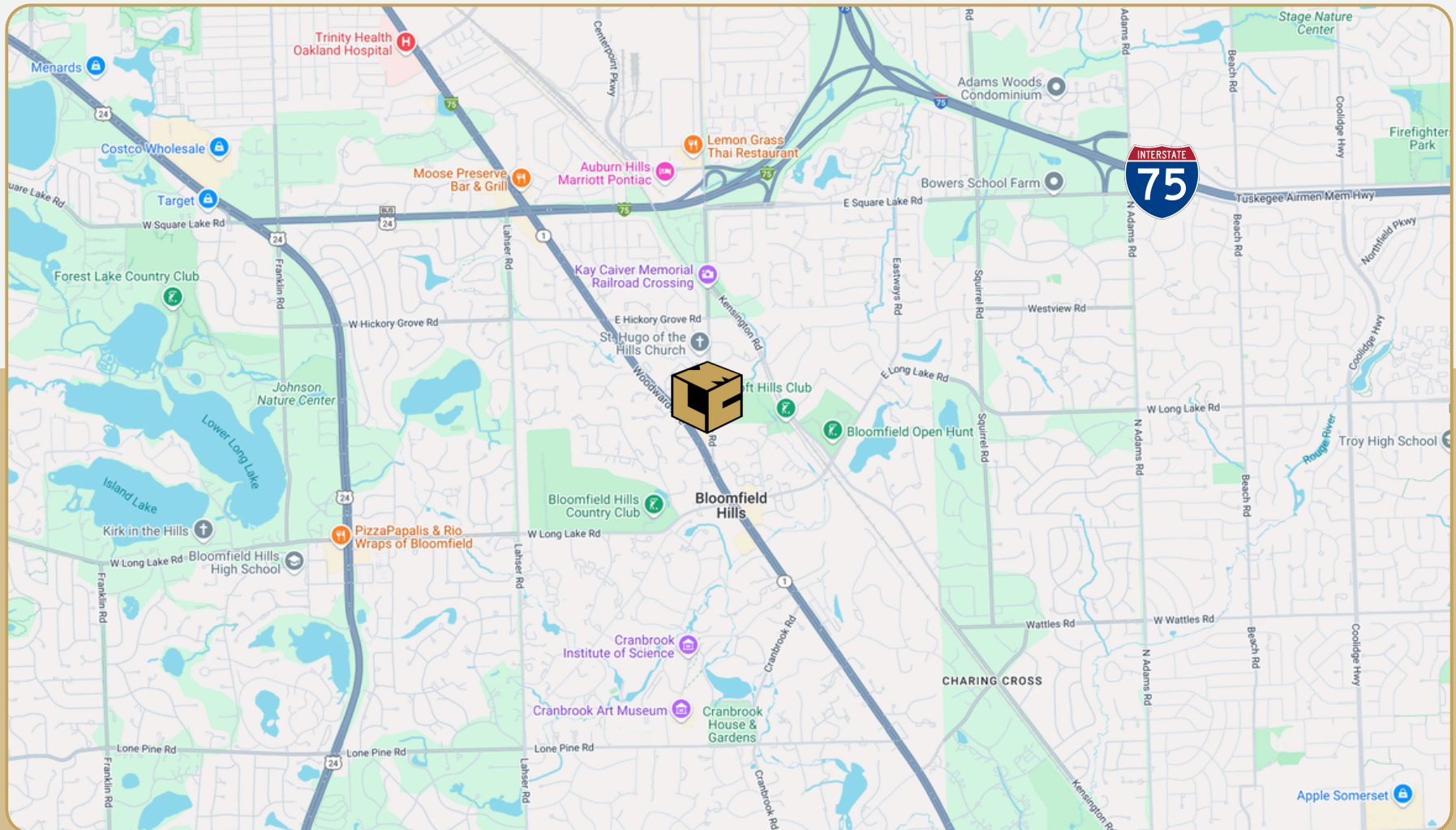
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Office Property Details:

Details:

Location Description: Woodward, N of W. Long Lake

Building Type: Office

Class: A

Zoning: Office

Floors: 3

Year Built: 1984

Year Renovated: 2020

Gross SF: 110,544 SF

Total Rentable SF: 85,742 SF

Available SF: 15,605 SF

Min/Max SF: 954 SF - 3,921 SF

Acres: 4.95

Multitenant: Yes

Parcel ID: 19-10-426-067

Property Description: Class 'A' office building under new ownership and management. Newly renovated lobby. Covered garage parking.

Economic:

Min/Max Rental Rate: \$21.50 - \$24.50

Rental Terms: + Electric

Annual Escalations: \$0.50/SF

Load Factor: 13%

Occupancy: Immediate

Parking:: 4.68/1,000 Spaces

Partition Allowance: Negotiable

Signage: Lobby/Suite Entry

Status: Existing

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Available Suites:

Suite 110:	954 SF
Suite 115:	1,584 SF
Suite 120:	3,277 SF
Suite 130:	1,706 SF
Suite 133:	1,052 SF
Suite 160:	1,644 SF
Suite 205:	3,921 SF
Suite 340:	1,467 SF



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First Floor Vacancies



Suite Number	Square Footage	Lease Rate	Video Tour
110	954 SF	\$21.50 SF/yr	-
115	1,584 SF	\$21.50 SF/yr	View Here
120	3,277 SF	\$21.50 SF/yr	View Here
130	1,706 SF	\$24.50 SF/yr	-

Suite Number	Square Footage	Lease Rate	Video Tour
133	1,052 SF	\$21.50 SF/yr	View Here
160	1,644 SF	\$24.50 SF/yr	View Here
130/160	3,380 SF	\$24.50 SF/yr	-

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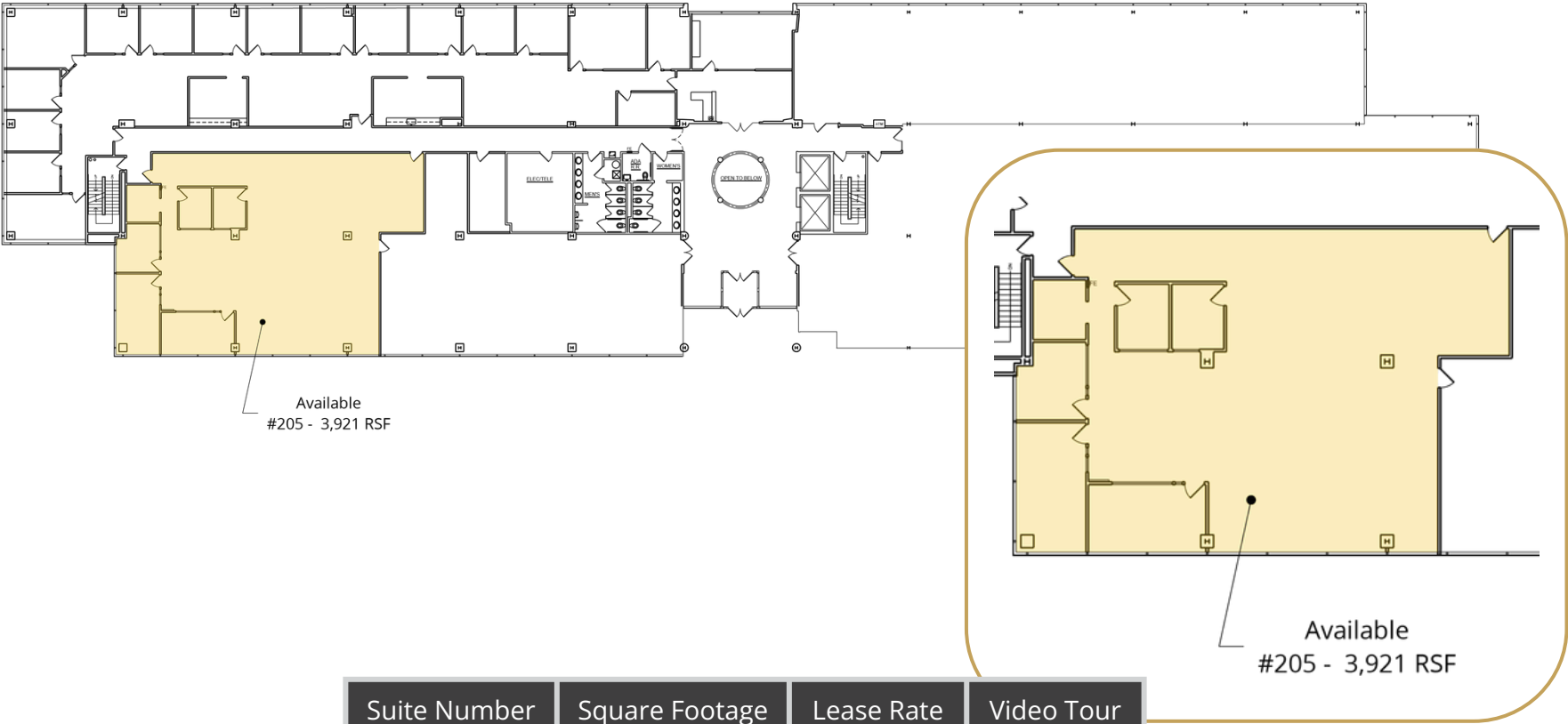
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Second Floor Vacancy



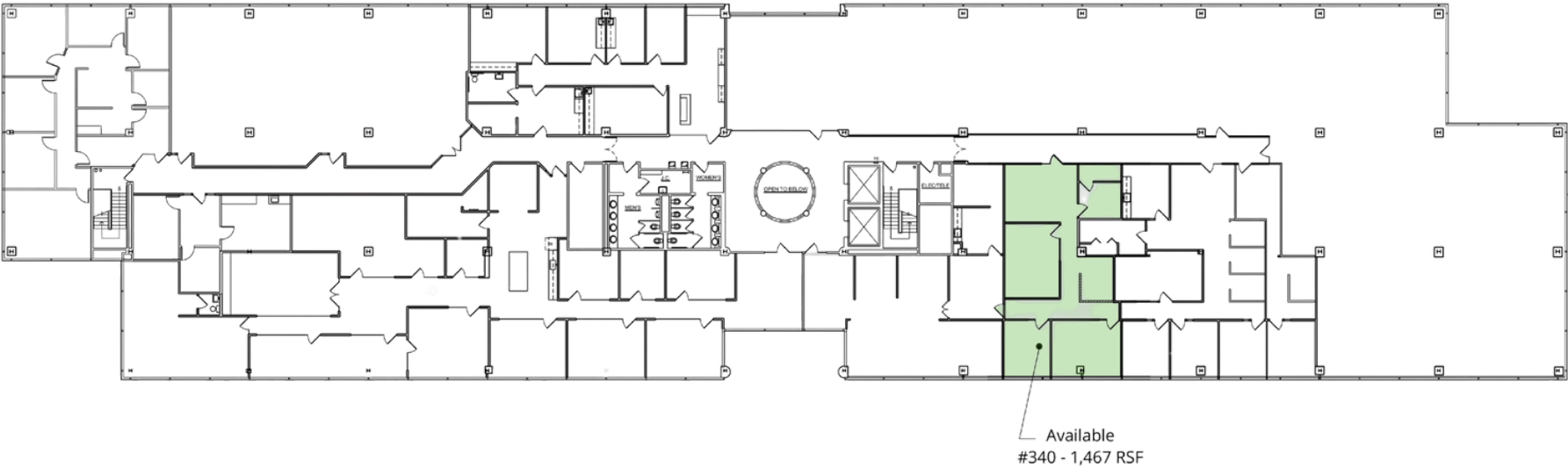
Suite Number	Square Footage	Lease Rate	Video Tour
205	3,921	\$24.50 SF/yr	View Here

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Third Floor Vacancies



Suite Number	Square Footage	Lease Rate	Video Tour
340	1,467 SF	\$24.50 SF/yr	View Here