



BIRMINGHAM PLACE

FOR LEASE

ADDRESS //	401-411 S. OLD WOODWARD
CITY //	BIRMINGHAM, MI 48009



hello@aeresrealestate.com | (248) 971-0306

PROPERTY HIGHLIGHTS

401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009

SIZE //	RENT //	NETS //
Retail Space: Suite 373: 2,823 SF	\$50/SF NNN	Approximately \$14/SF
BUILDING SIZE //	PARKING //	YEAR BUILT //
108,753 SF	Dedicated, covered parking garage with over 1,300 spaces, both free and reserved spaces available.	1981 with recent renovations in the atrium lobby, restrooms, and common areas.
COUNTY //	ZONING //	NUMBER OF STORIES //
Oakland	B3	10 stories total • 1st floor retail • 2-4th floor office • 5th-10th floor residential



PROPERTY HIGHLIGHTS

401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009

SQ FEET AVAILABLE //

2,823 SF // Retail Space

NOTABLE HIGHLIGHTS //

Birmingham Place is a landmark mixed-use property in the heart of Birmingham, Michigan. Centrally located to restaurants, upscale retail, hotels, and more. Birmingham Place sits across the street from the new Restoration Hardware development. The building is also home to top retail and office tenants in the market. Birmingham Place has an impressive two-story atrium lobby and landscaped courtyard terrace.

AREA OVERVIEW //

The City of Birmingham has become the hottest office and retail market in Michigan. It is the energetic hub for the "Live, Work, Play" model, with a thriving downtown dating back to the 1830s.

Home to the renowned Daxton Hotel. Notable Retailers & Restaurants include: Restoration Hardware (coming Q4 2024), CB2, Hastens, Johnny Was, Lululemon, West Elm, Starbucks Reserve, Serena & Lily, Paper Source, Hyde Park, Flemings & more.

Surrounded by Michigan's wealthiest zip codes.

Named one of the "Top 20 Walkable Towns in America" according to an independent audit of more than 600 communities throughout the United States.



INTERIOR PHOTOS

401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009



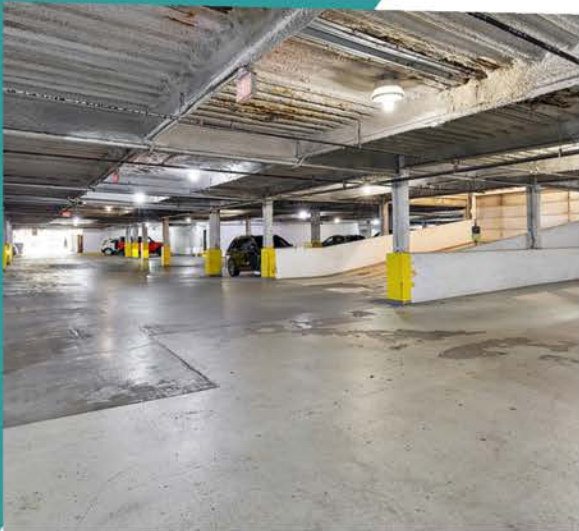
LOBBY PHOTOS

401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009



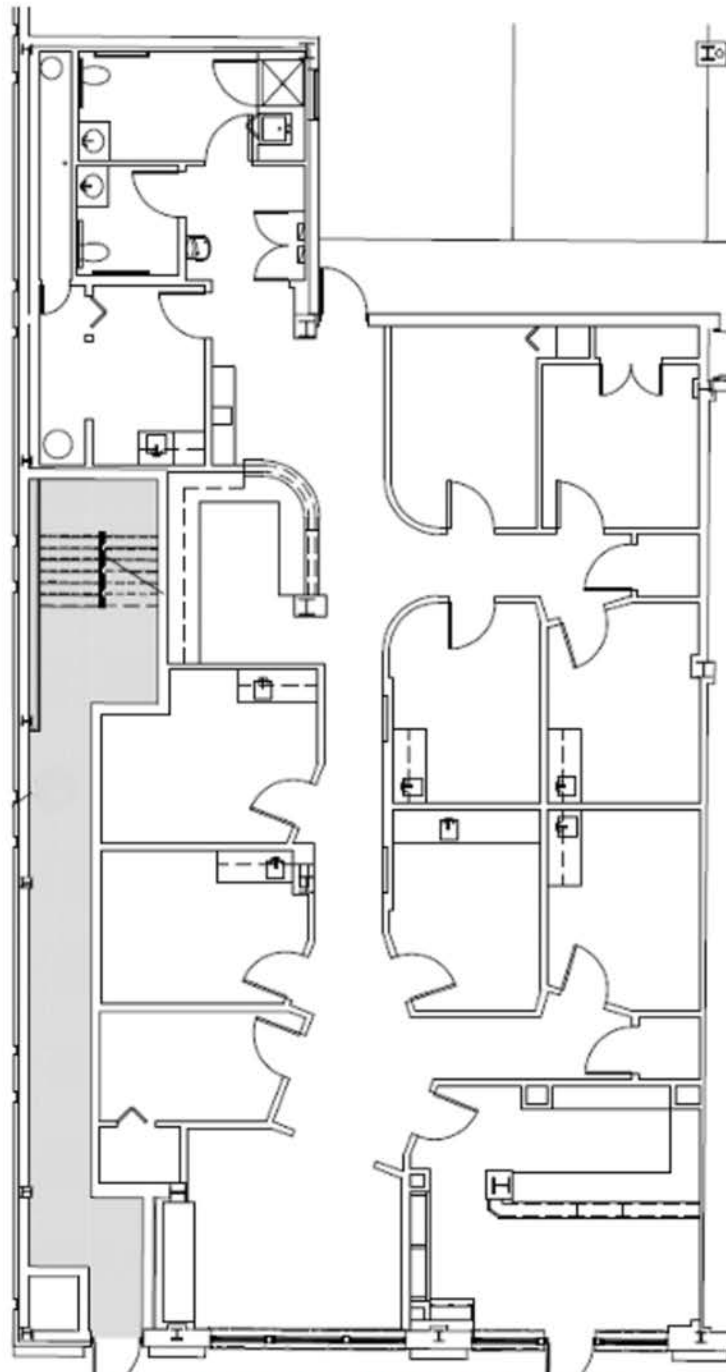
PROPERTY PHOTOS

401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009



FLOOR PLAN

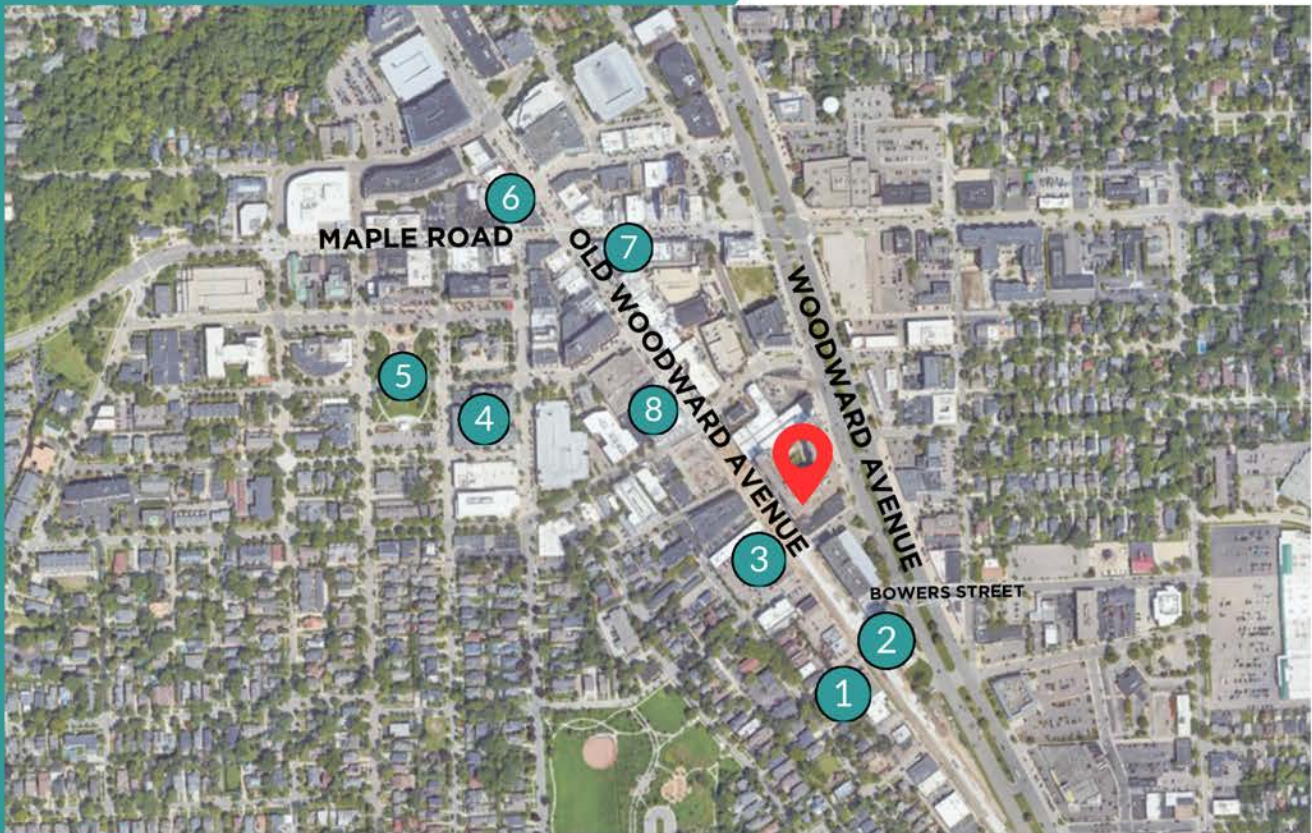
401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009



OLD WOODWARD AVE

AREA OVERVIEW

401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009



1 //	PHOENICIA	5 //	SHAIN PARK
2 //	BIRMINGHAM PUB	6 //	STARBUCKS RESERVE
3 //	RESTORATION HARDWARE	7 //	LULULEMON
4 //	THE TOWNSEND	8 //	THE DAXTON
NOTABLE PLACES			

GET TO KNOW AERES

LOCAL + GLOBAL PROJECTS

aeresrealestate.com | 248.971.0306

AERES is a female-led commercial real estate team that specializes in office, retail, and industrial assignments in the Metro Detroit area.

Our ethos is **ethics**, **creativity**, and **drive**. We believe these are critical for successful commercial real estate advisors and are the values we bring to each transaction.

ANGELA THOMAS
CO-FOUNDER //

angela@aeresrealestate.com

ERICA DUNLAP
CO-FOUNDER //

erica@aeresrealestate.com

MEGAN ZURVALEC
DIRECTOR OF OPERATIONS //

megan@aeresrealestate.com

BRANDS WE'VE WORKED WITH //

Ferrari

SERENA & LILY



CARVANA

BAKEHOUSE 46
NEIGHBORHOOD CAFE & BAKERY

HEARST



HEIRLOOM
HOSPITALITY

OmnicomGroup



CRAIN COMMUNICATIONS



Information was obtained from sources believed to be reliable but is subject to further verification for accuracy. No liability for errors or omissions is assumed. You should confirm any potential uses with the city zoning ordinance and associated officials. Any reliance on this information is solely at your own risk.

BIRMINGHAM PLACE