



OFFICE + RETAIL  
OPPORTUNITIES

**401-411 S. OLD WOODWARD**  
BIRMINGHAM, MI 48009

**aeres**  
REAL ESTATE



*for* LEASE

(248) 971-0306 | [AERES@AERESREALESTATE.COM](mailto:AERES@AERESREALESTATE.COM)



# PROPERTY *highlights*

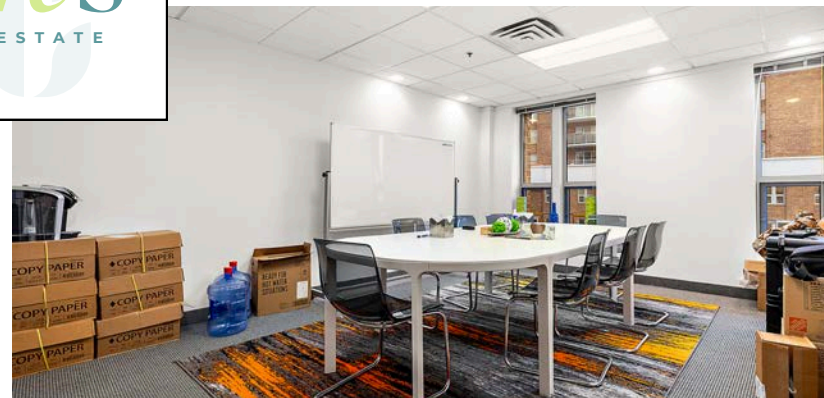
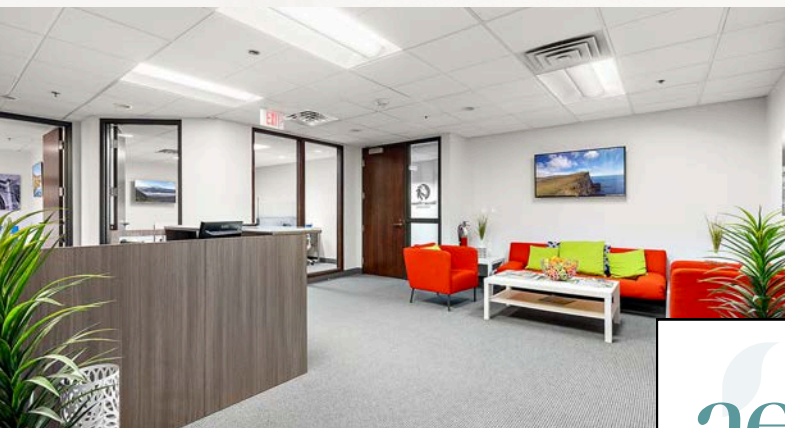


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| RETAIL<br>AVAILABILITY //       | OFFICE<br>AVAILABILITY //          | RENT //                                   |
|---------------------------------|------------------------------------|-------------------------------------------|
| 1,942 SF facing<br>Woodward Ave | Suite 457: 1,760 RSF,<br>1,600 USF | Retail: \$48/SF NNN<br>Office: \$45/SF MG |

| NETS //                  | BUILDING SIZE // | PARKING //                                                                                               |
|--------------------------|------------------|----------------------------------------------------------------------------------------------------------|
| Approximately<br>\$14/SF | 108,753 SF       | Dedicated, covered parking garage<br>with over 1,300 spaces, both free<br>and reserved spaces available. |

| YEAR BUILT //                                                                      | COUNTY // | ZONING // |
|------------------------------------------------------------------------------------|-----------|-----------|
| 1981 with recent renovations in<br>the atrium lobby, restrooms, &<br>common areas. | Oakland   | B3        |



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## NOTABLE HIGHLIGHTS //

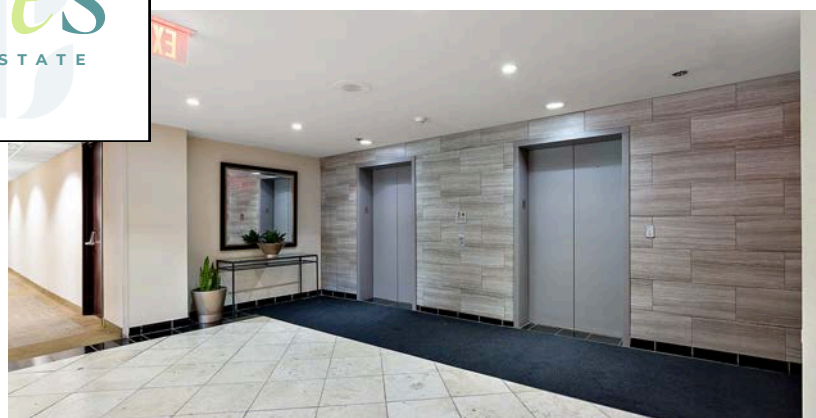
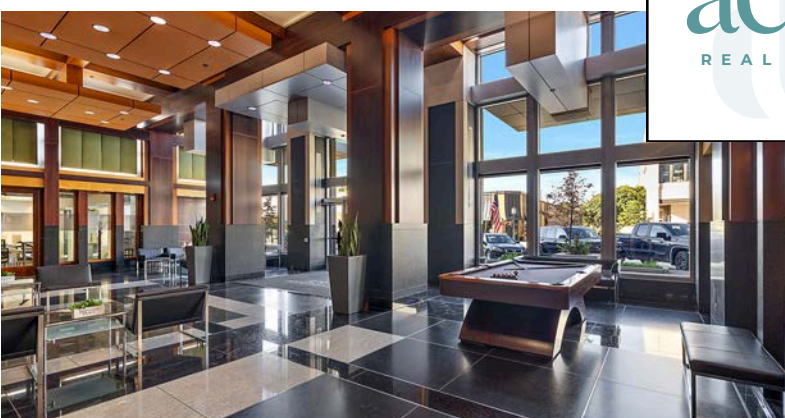
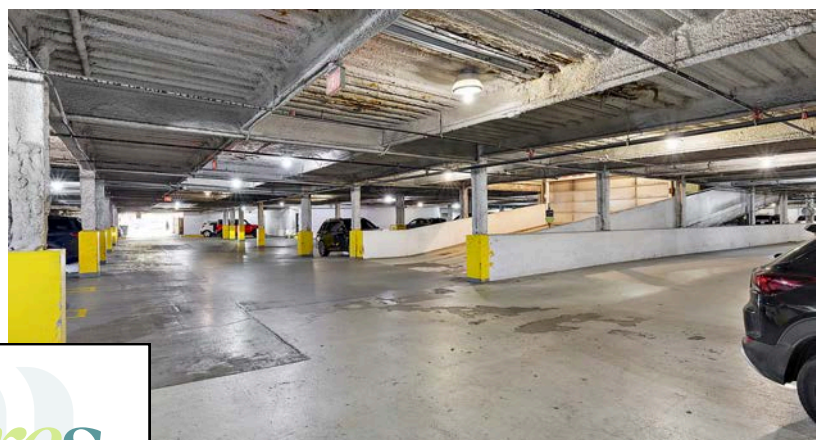
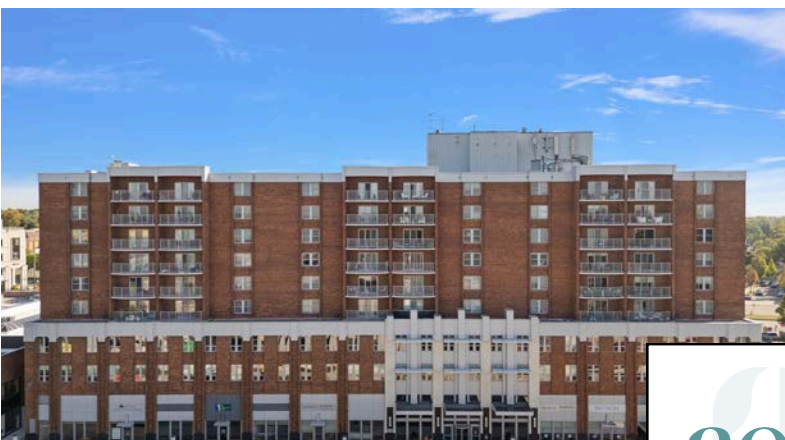
Birmingham Place is a landmark mixed-use property in the heart of Birmingham, Michigan. Centrally located to restaurants, upscale retail, hotels, and more. Birmingham Place sits across the street from the new Restoration Hardware development. The building is also home to top retail and office tenants 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, 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.

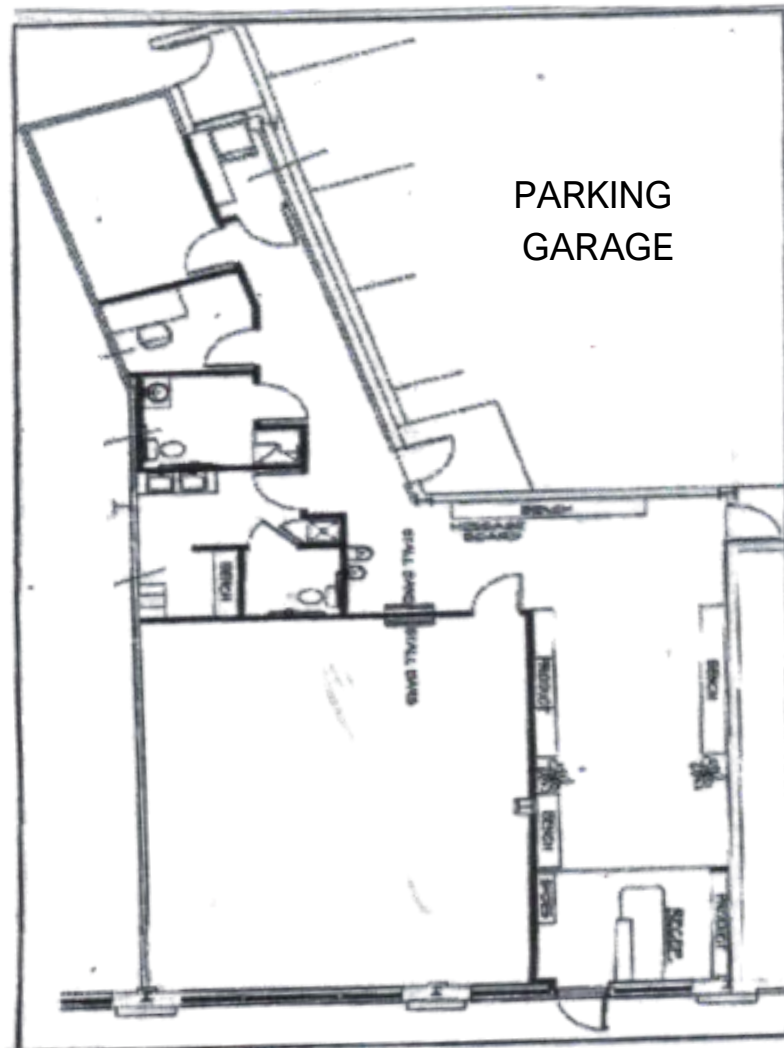
# PROPERTY *photos*



# FLOOR PLAN



**GROUND FLOOR RETAIL FACING  
WOODWARD AVENUE //**



34665 WOODWARD AVE



**401-411 S. OLD WOODWARD**

BIRMINGHAM, MI 48009

**SIZE //**

1,942 SF

**BUILDING SIZE //**

108,753 SF

**RENT //**

\$48/SF NNN

**# OF STORIES //**

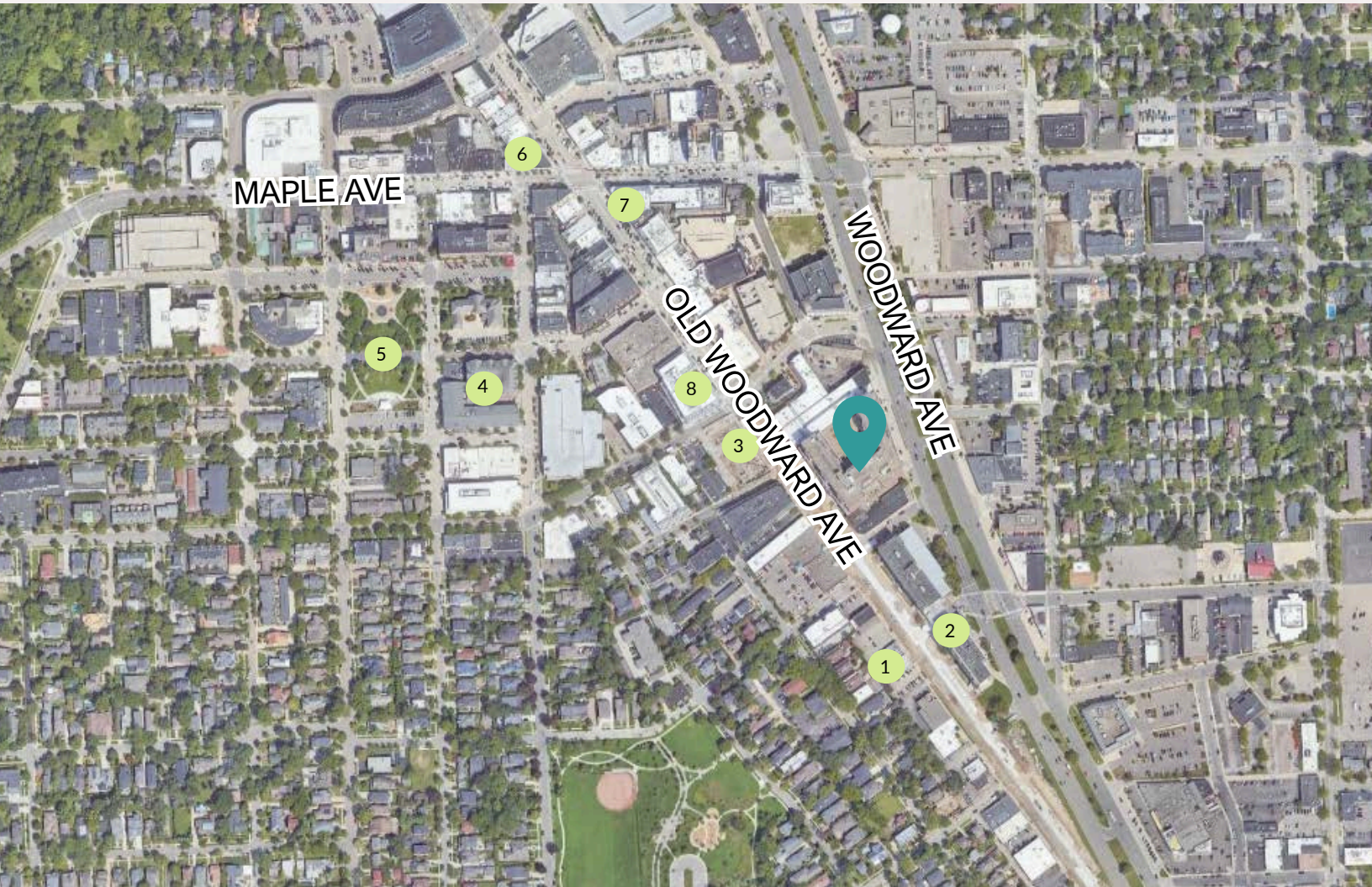
10 stories total

- 1st floor retail
- 2-4th floor office
- 5th-10th floor residential





# AREA *overview*



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## NOTABLE *places*

|             |                      |             |                   |
|-------------|----------------------|-------------|-------------------|
| <b>1 //</b> | PHOENICIA            | <b>5 //</b> | SHAIN PARK        |
| <b>2 //</b> | BIRMINGHAM PUB       | <b>6 //</b> | STARBUCKS RESERVE |
| <b>3 //</b> | RESTORATION HARDWARE | <b>7 //</b> | LULULEMON         |
| <b>4 //</b> | THE TOWNSEND         | <b>8 //</b> | THE DAXTON        |

# WHO WE ARE

## AERES

(ANGELA + ERICA  
REAL ESTATE  
SERVICES) IS MORE  
THAN A NAME

IT'S A BLEND OF  
VISION, HUSTLE,  
AND HEART.



From office to retail to industrial, we bring sharp instincts, bold ideas, and a no-nonsense approach to every deal. We don't just check boxes, **we move the needle for our clients.**

**OUR ETHOS: ETHICS,  
CREATIVITY, AND  
DRIVE GUIDES  
EVERYTHING WE DO.**

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NEIGHBORHOOD CAFÉ & BAKERY

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