



OFFICE + RETAIL
OPPORTUNITIES

401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009

aeres
REAL ESTATE



for LEASE

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PROPERTY *highlights*



401-411 S. OLD WOODWARD
BIRMINGHAM, MI 48009

RETAIL AVAILABILITY //	OFFICE AVAILABILITY //	RENT //
1,942 SF facing Woodward Ave	Suite 426: 795 RSF Suite 457: 1,760 RSF	Retail: \$48/SF NNN Office: \$45/SF MG

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

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



*Suite 457
photos*



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.

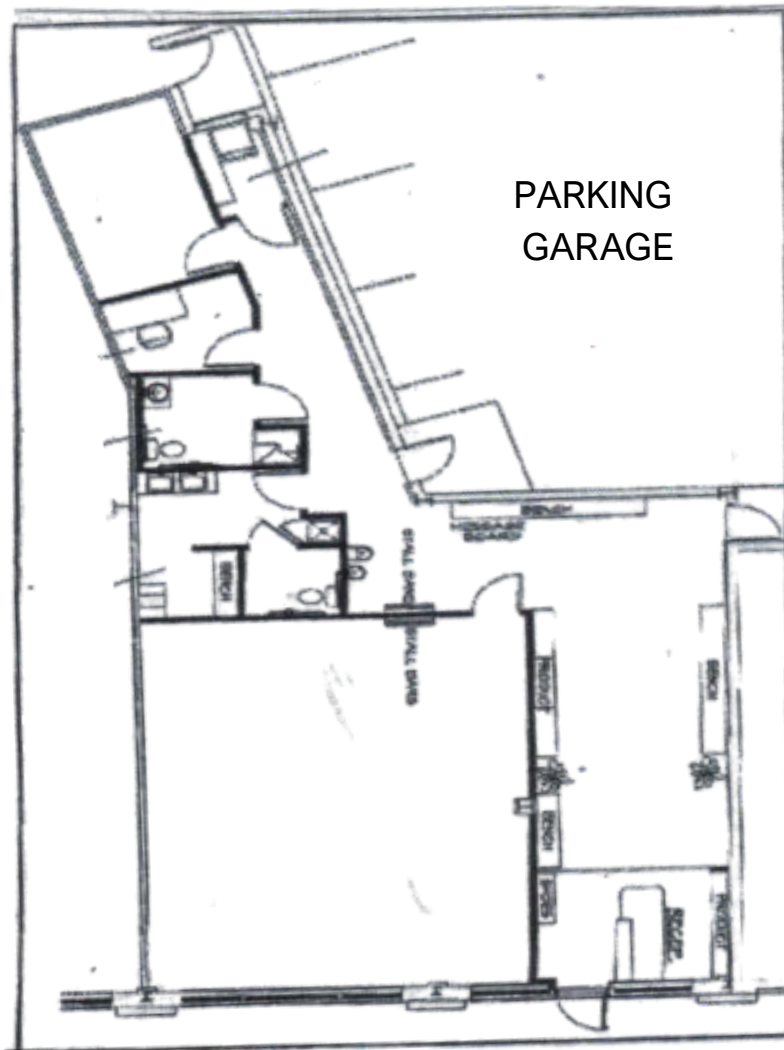
PROPERTY *photos*



RETAIL *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

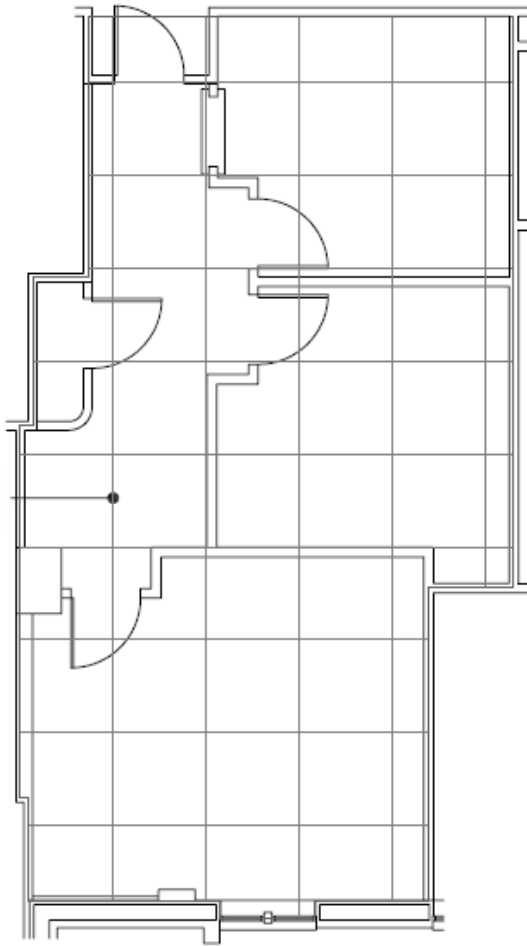


RETAIL *photos*



OFFICE FLOOR PLAN

suite 426



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SIZE //

1,942 SF

BUILDING SIZE //

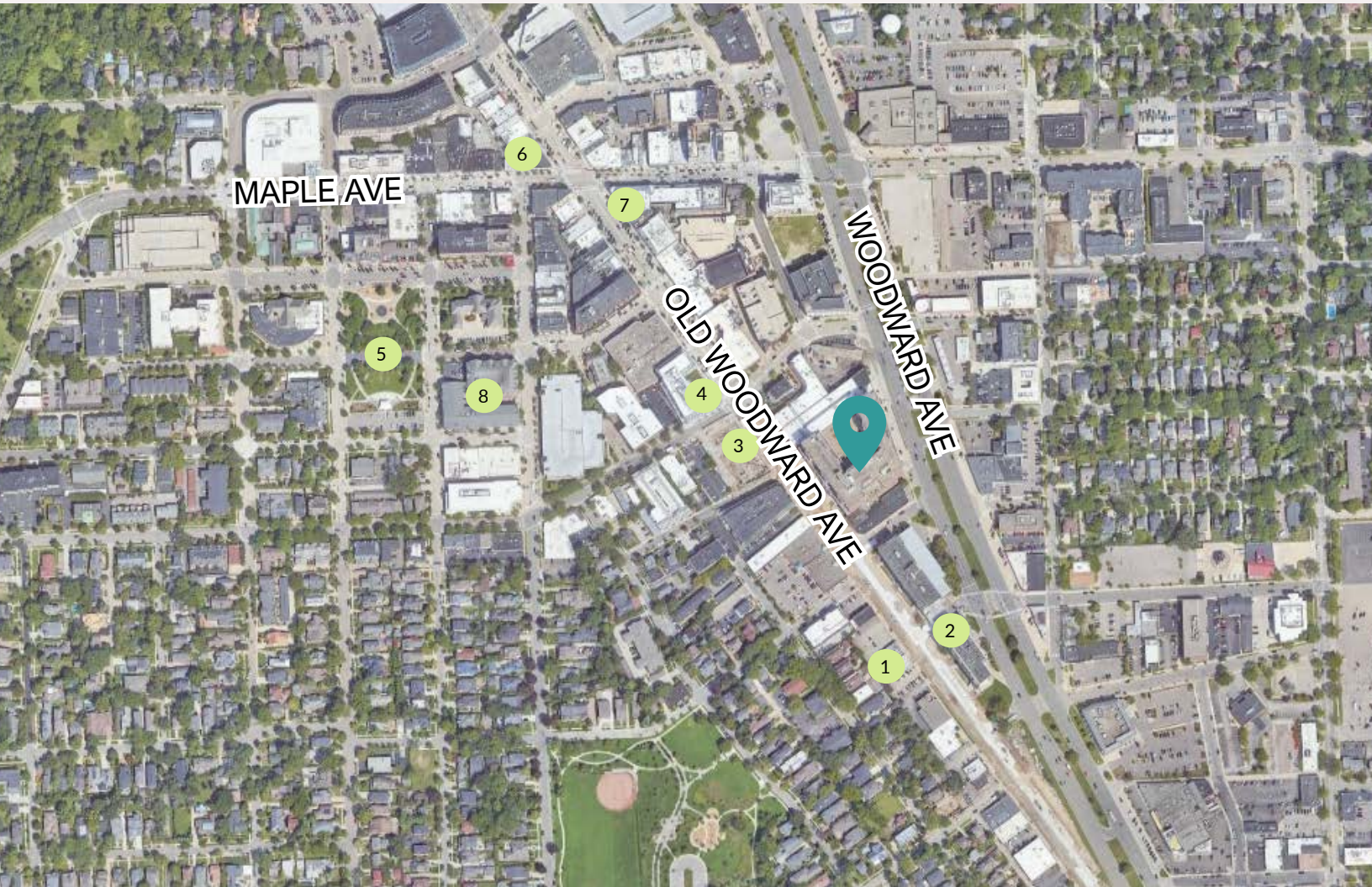
795 SF

RENT //

\$45/SF modified gross



AREA *overview*



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NOTABLE *places*

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

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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BRANDS + CLIENTS WE'VE WORKED WITH //

OmnicomGroup

SERENA & LILY

HEARST



RockHarbor

Aligning wealth advisors with leading investment strategies

SLATE

re:members

Because It's All About Your Members

Ferrari

BAKEHOUSE 46

NEIGHBORHOOD CAFE & BAKERY

MONUMENT
MICROCAP PARTNERS

CLUB PILATES®



OsborneKlein

Ameriprise Private Wealth Advisory Practice

KSi

Your Home, By Design.



HEIRLOOM
HOSPITALITY

ACCELERATED

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