



L. MASON CAPITANI

CORFAC INTERNATIONAL



FOR SALE OR LEASE
14,700 SQUARE FEET
BLOOMFIELD HILLS, MICHIGAN

FOR MORE INFORMATION:

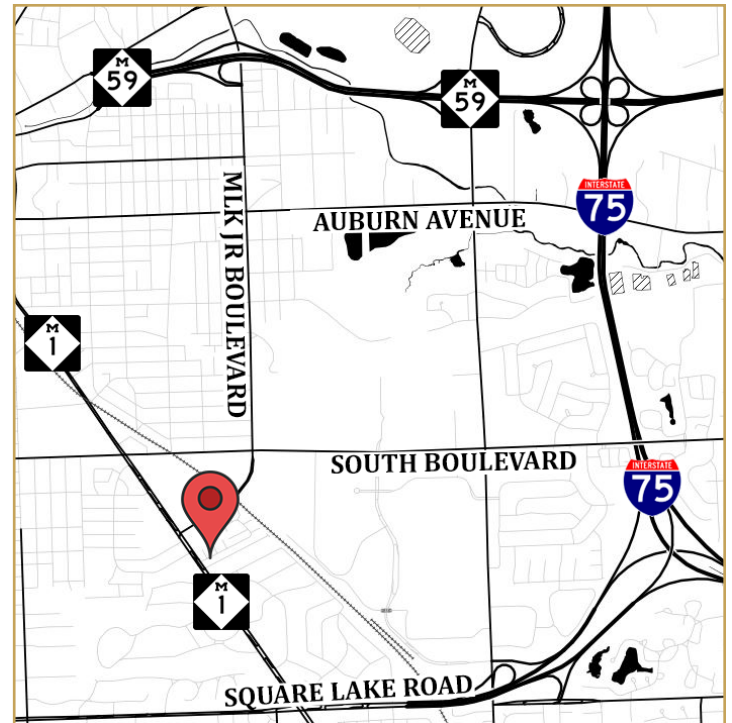
Aaron R. Smith

248.637.3515

asmith@Lmcap.com

PROPERTY FEATURES:

- Excellent Opportunity For Owner/User
- Office or Medical Uses Possible
- Desirable Woodward Avenue Frontage
- Close Proximity to Saint Joseph Mercy Oakland Hospital
- Easy Access to I-75, M-59 & US-24



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248.637.9700 | www.Lmcap.com



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

PROPERTY INFORMATION



PROPERTY NAME: Woodward Parker Building

LOCATION: 44060 Woodward Avenue

CITY: Bloomfield Hills

COUNTY: Oakland

PROPERTY TYPE: Office/Medical

YEAR BUILT: 1989

LOCATION DESCRIPTION: N of Square Lake

GROSS SF: 14,700

AVAILABLE SF: 11,329

MAX. AVAILABLE: 3,826

MIN. AVAILABLE: 650

FLOORS: 2

PARKING: 48

ZONING: Office

PROPERTY DESCRIPTION: Prestigious Bloomfield address on Woodward Avenue. Located near St. Joseph Mercy Oakland and within close proximity to I-75 and M-59. Medical or Office use. Excellent owner/user opportunity.

ECONOMIC DATA

MIN RENTAL RATE: \$16.95

MAX RENTAL RATE: \$16.95

OPERATING EXPENSES: N/A

ANNUAL ESCALATIONS: \$0.50

TERMS: Gross + Utilities

LOAD FACTOR: 12%

PARTITION ALLOWANCE: Negotiable

SALE PRICE:

AGENT: A. Smith



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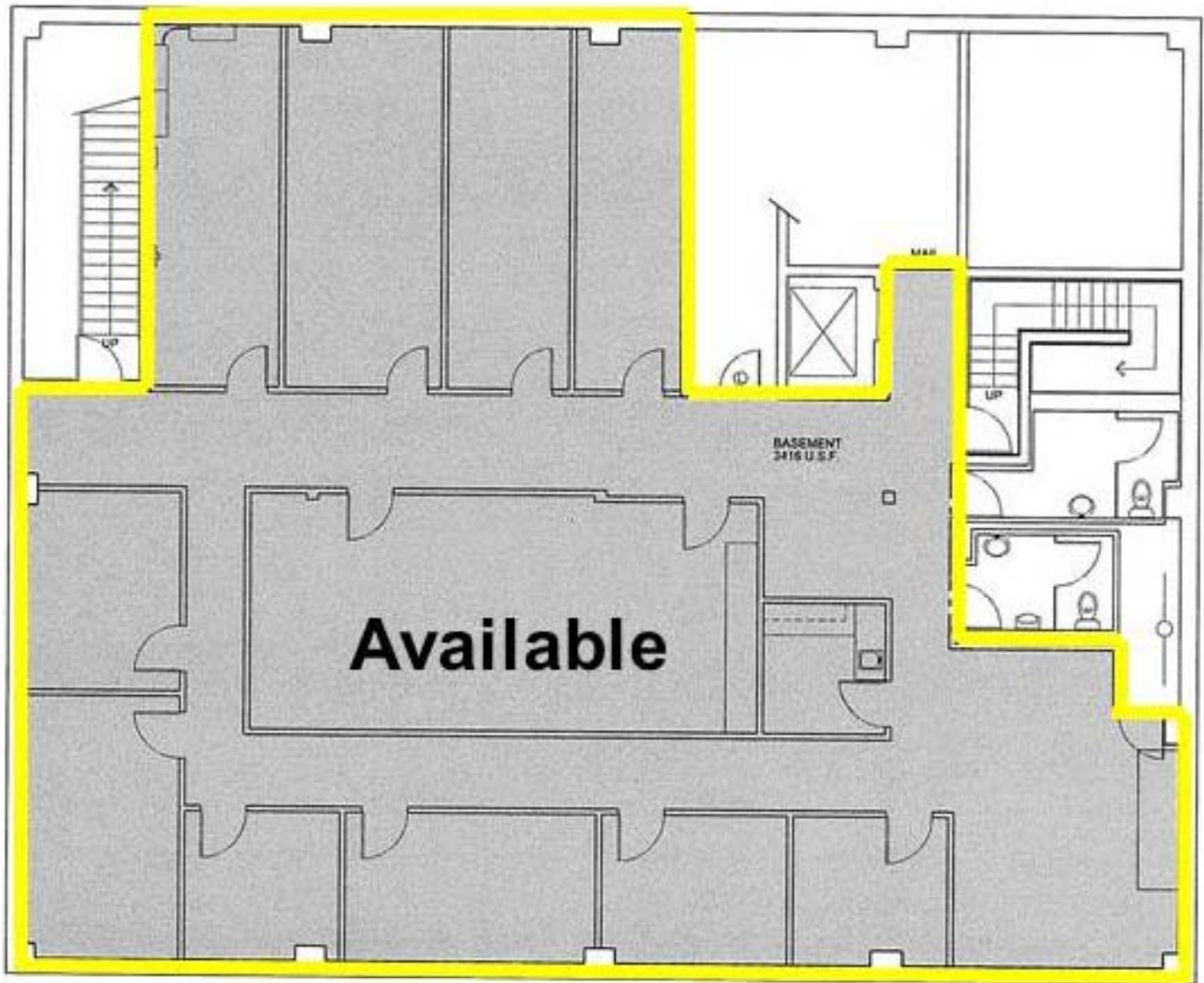
Woodward Parker Building * 44060 Woodward Avenue * Bloomfield Hills

SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
101	676	\$16.95	Immediate
106	1,247	\$16.95	Immediate
101/106	1,923	\$16.95	Immediate
108	1,821	\$16.95	Immediate
101/106/108	3,744	\$16.95	Immediate
200	2,499	\$16.95	31 Days
204	1,260	\$16.95	30 Days
LL1	3,826	\$16.95	Immediate

AGENT: A. Smith

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.



BASEMENT FLOOR PLAN

Date: 6-17-15

Scale: 1/8" = 1'-0"



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Woodward Parker Building

44060 Woodward Avenue
Bloomfield Hills, Michigan

Lower Level

3,826 RSF

(Drawing Not to Scale)

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FIRST FLOOR PLAN

Date: 6-17-15

Scale: 1/8" = 1'-0"



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Woodward Parker Building

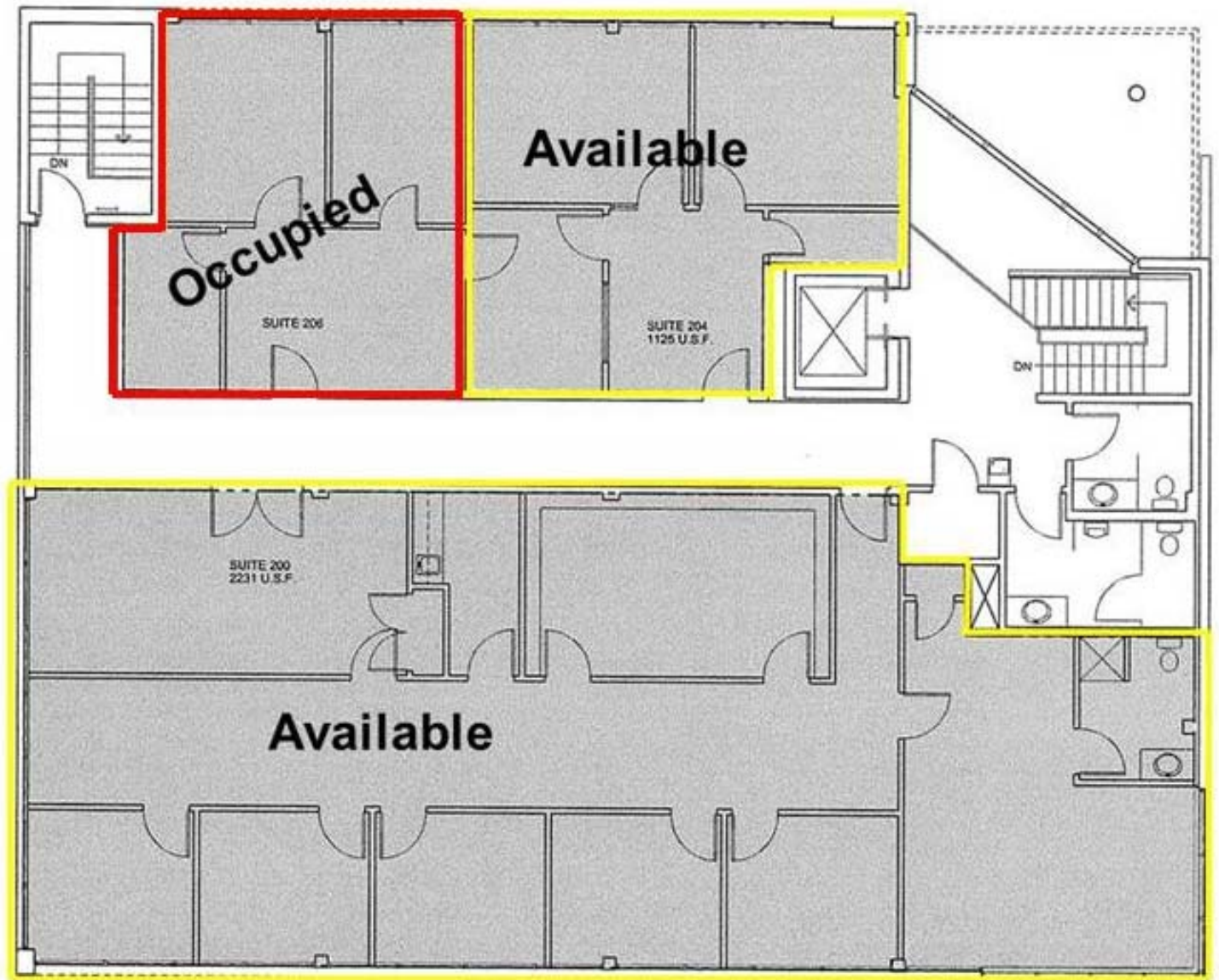
44060 Woodward Avenue
 Bloomfield Hills, Michigan

First Floor

3,744 RSF

(Drawing Not to Scale)

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SECOND FLOOR PLAN

Date: 6-17-15

Scale: 1/8" = 1'-0"



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Woodward Parker Building

44060 Woodward Avenue
 Bloomfield Hills, Michigan

Second Floor

3,759 RSF

(Drawing Not to Scale)

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