

# FOR LEASE

THE AIKENS BUILDING  
350 NORTH OLD WOODWARD AVENUE  
BIRMINGHAM, MICHIGAN 48009



## PROPERTY FEATURES:

Total Building Sizes	17,600 SF
Space Square Feet	800 SF to 2,999 SF
Rental Rate	\$28.75 per SF Gross Plus Electric
Annual Escalations	\$0.50 per SF per Year
Year Built/Renovated	1985/2006

- Excellent downtown Birmingham location
- Reserved parking available
- Professional on-site ownership/management
- Attractive westerly views
- Leasehold improvements available
- Proximity to many restaurants
- Convenient municipal parking across the street
- Upgraded common area finishes

**ONE (1) MONTH OF FREE RENT FOR EACH YEAR OF THE LEASE TERM SIGNED\***

\*Certain conditions apply. Free rent offered at quoted rental rates, subject to Tenant's financial condition, leasehold improvements and length of lease (minimum three (3) year lease). All free rent shall be outside of the lease term. Procuring Brokers shall receive a five (5%) percent commission, paid in full, upon lease execution.



FOR MORE INFORMATION PLEASE CONTACT:

**GLENN N. DESROSIERS**  
glenn.desrosiers@freg.com

**248.324.2000 OFFICE eCODE 234**

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.



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## AVAILABLE SUITES

SUITE	RENTABLE SF	MONTHLY RENT	NOTES
218	1,415	\$3,390.10	DIVISIBLE FROM 800 TO 2,999 SF
250	1,584	\$3,795.00	DIVISIBLE FROM 800 TO 2,999 SF
TOTALS	2,999		

## CONTIGUOUS SUITE

SUITE	RENTABLE SF	MONTHLY RENT	NOTES
218+250	2,999	\$7,185.10	DIVISIBLE FROM 800 TO 2,999 SF

FOR MORE INFORMATION PLEASE CONTACT:

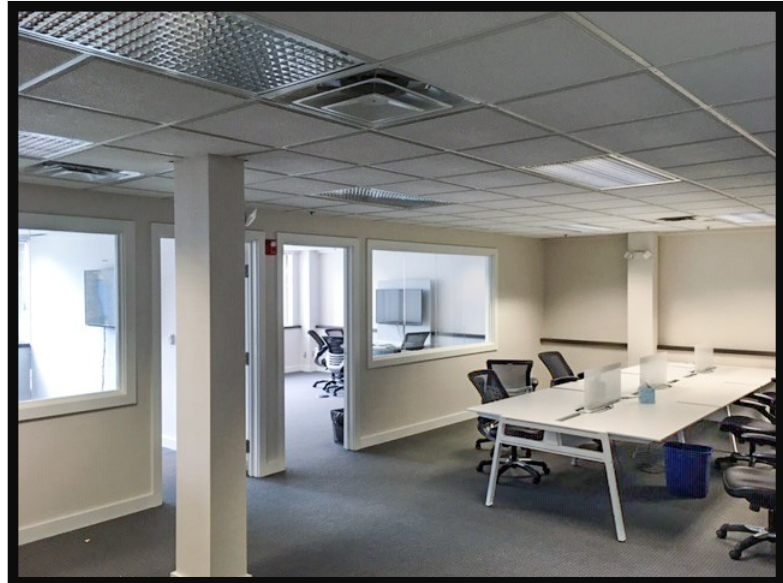
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