

# THE PEABODY BIRMINGHAM PREMIER FUTURE DEVELOPMENT



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS



**VIEW  
SITE**



## 34965 WOODWARD AVENUE | BIRMINGHAM

### 111,000 SQ. FT. CLASS A OFFICE & RETAIL BUILDING TO BE CONSTRUCTED ON THE SITE FORMERLY OCCUPIED BY PEABODY'S RESTAURANT

- The 14,475 sq. ft. first floor retail space will provide a first-class opportunity for a unique, high-end showroom along Woodward Avenue
- 3 floors of office space with typical floor plates of 21,880 sq. ft.
- Floors 2-4 can be combined to provide 65,640 sq. ft.
- Minimum divisible is 7,500 sq. ft. office suites and 2,500 sq. ft. retail spaces
- Parking garage under building and city deck across the street
- Phenomenal building signage on Southeast Michigan's most significant corridor – Woodward Avenue
- This space offers the very best exposure while enjoying the benefits of being a part of downtown Birmingham's illustrious list of tenants!



For more information, please contact:

**DAVE MILLER**  
(248) 948 4183  
dmiller@signatureassociates.com

# 34965 Woodward Avenue – Birmingham, MI

For Lease – Office / Retail

2,500-80,115  
Square Feet  
AVAILABLE

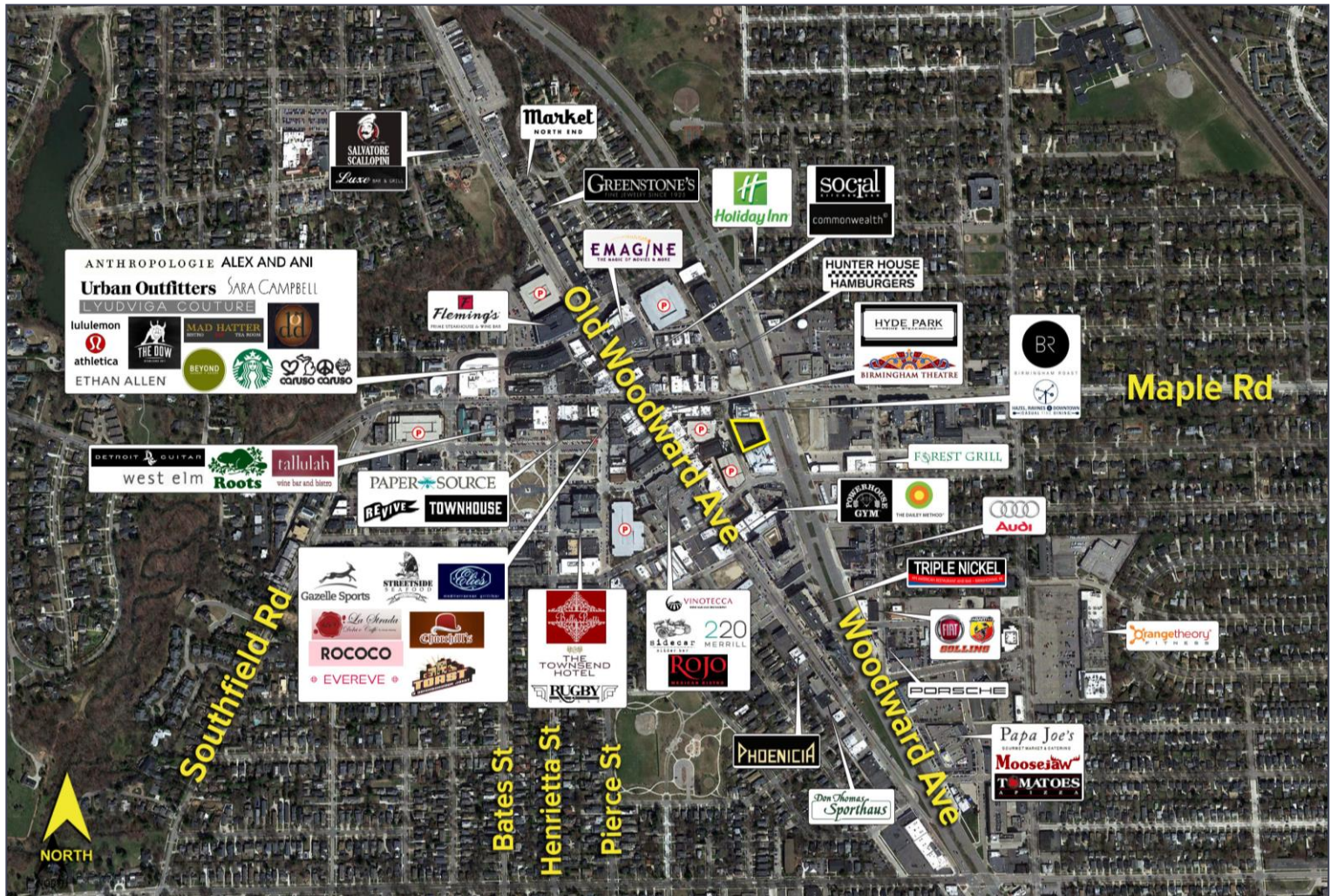


## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	15,401	\$121,592
3 MILE	89,016	\$106,837
5 MILE	229,218	\$100,838

## TRAFFIC COUNTS (TWO-WAY)

59,616	Woodward Ave & Maple Rd
85,354	N. Old Woodward Ave & Hamilton
5,652	E. Brown St & Peabody St
4,874	Peabody St & E. Brown St



For more information, please contact:

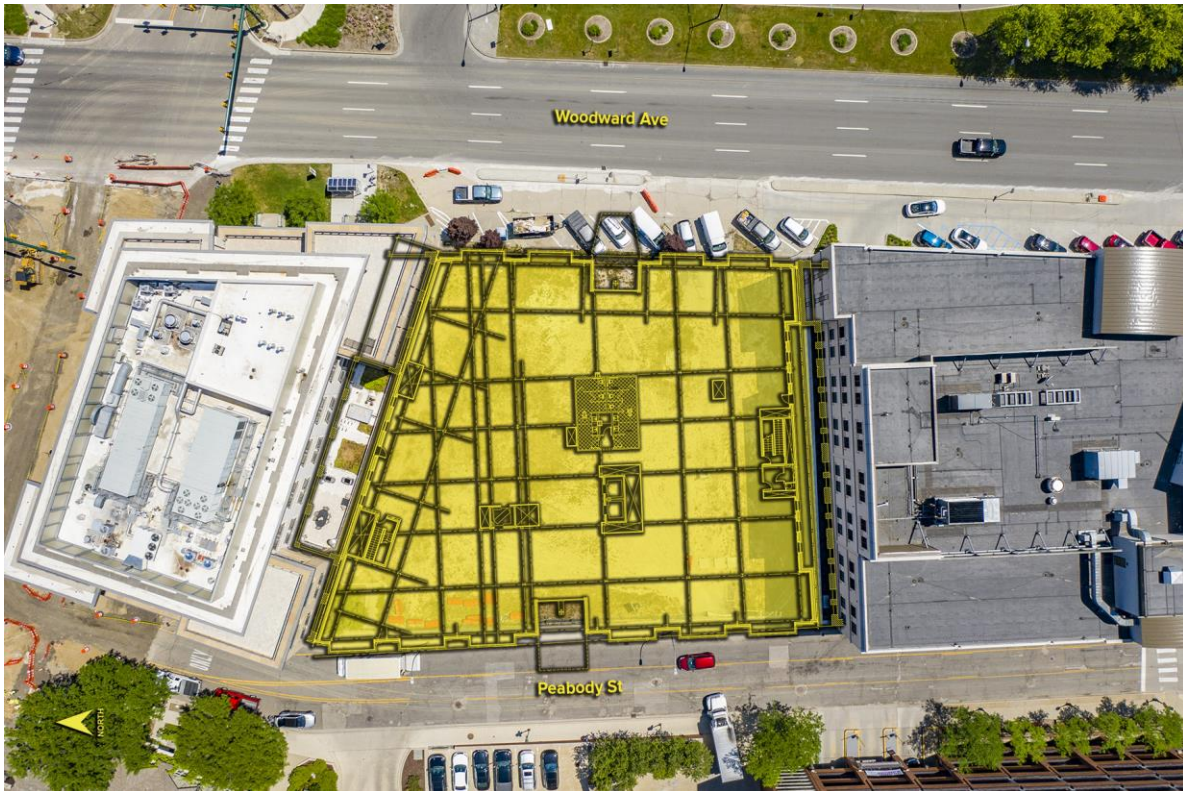
DAVE MILLER  
(248) 948 4183  
dmiller@signatureassociates.com

# 34965 Woodward Avenue – Birmingham, MI

For Lease – Office / Retail

2,500-80,115  
Square Feet  
AVAILABLE

## Aerials



For more information, please contact:

DAVE MILLER  
(248) 948 4183

[dmiller@signatureassociates.com](mailto:dmiller@signatureassociates.com)

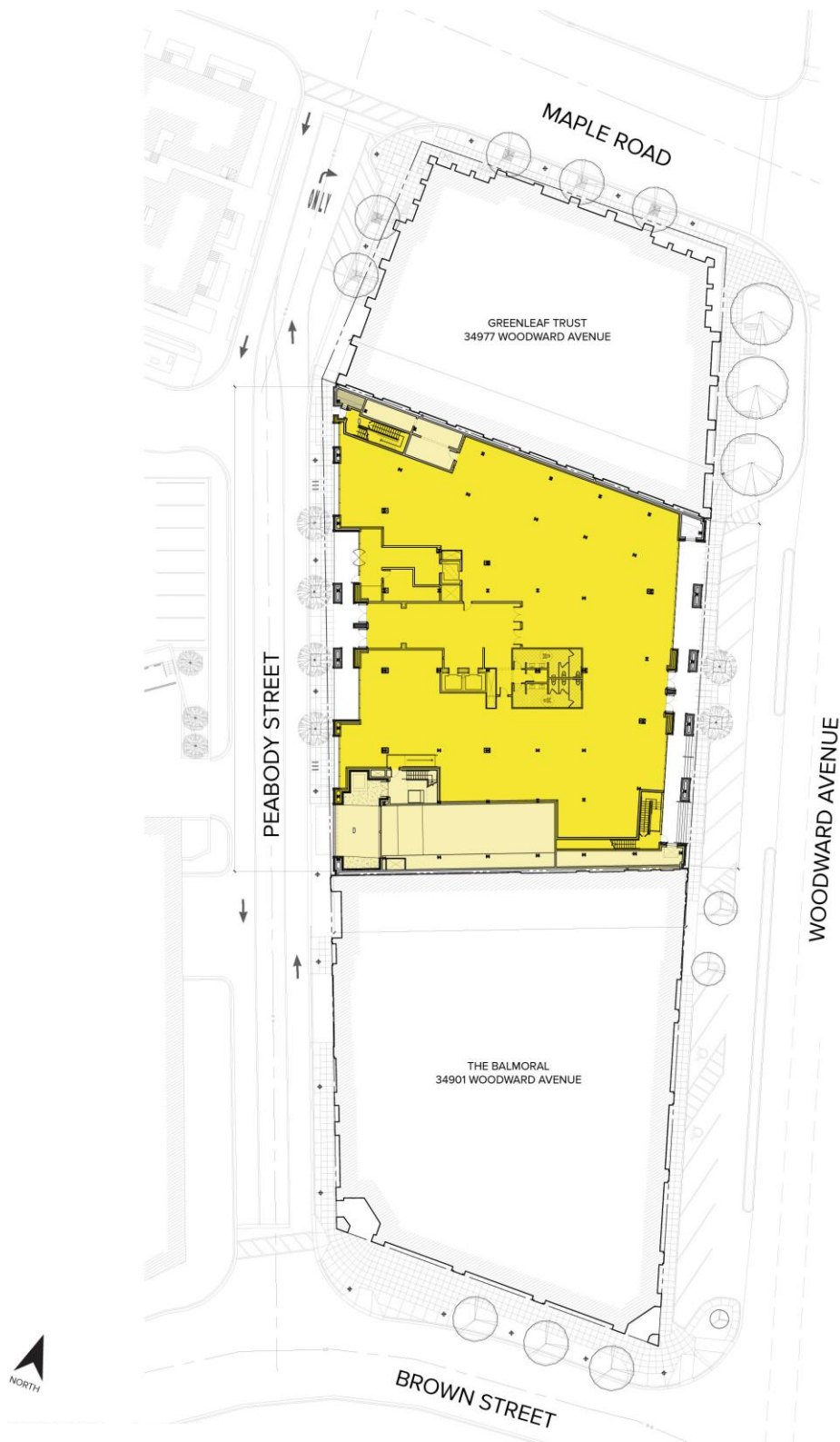
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 34965 Woodward Avenue – Birmingham, MI

For Lease – Office / Retail

2,500-80,115  
Square Feet  
AVAILABLE

## Site Plan



For more information, please contact:

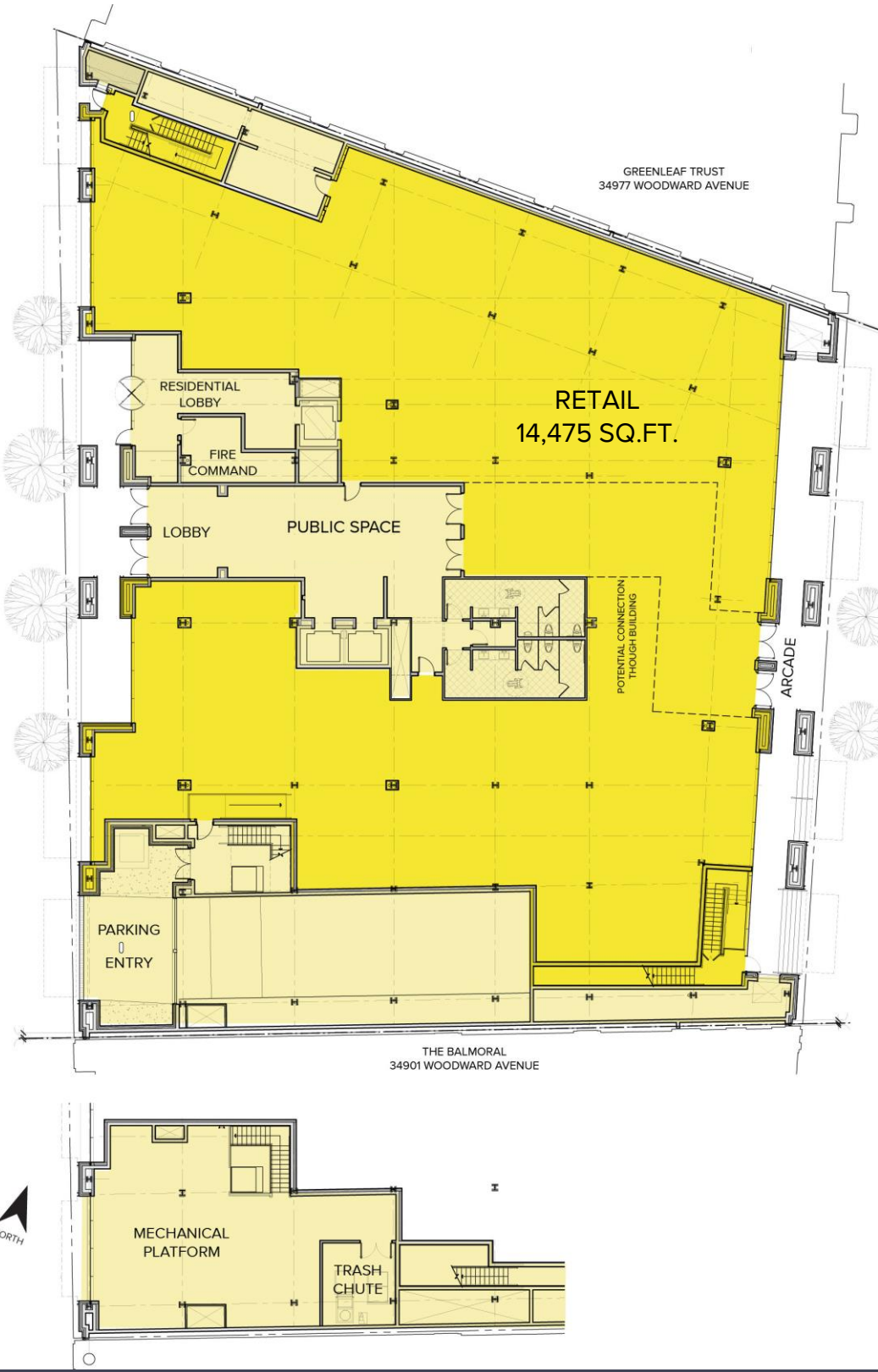
DAVE MILLER  
(248) 948 4183  
dmiller@signatureassociates.com

# 34965 Woodward Avenue – Birmingham, MI

For Lease – Office / Retail

2,500-80,115  
Square Feet  
AVAILABLE

## Retail Floor Plan



For more information, please contact:

**DAVE MILLER**  
(248) 948 4183  
dmiller@signatureassociates.com

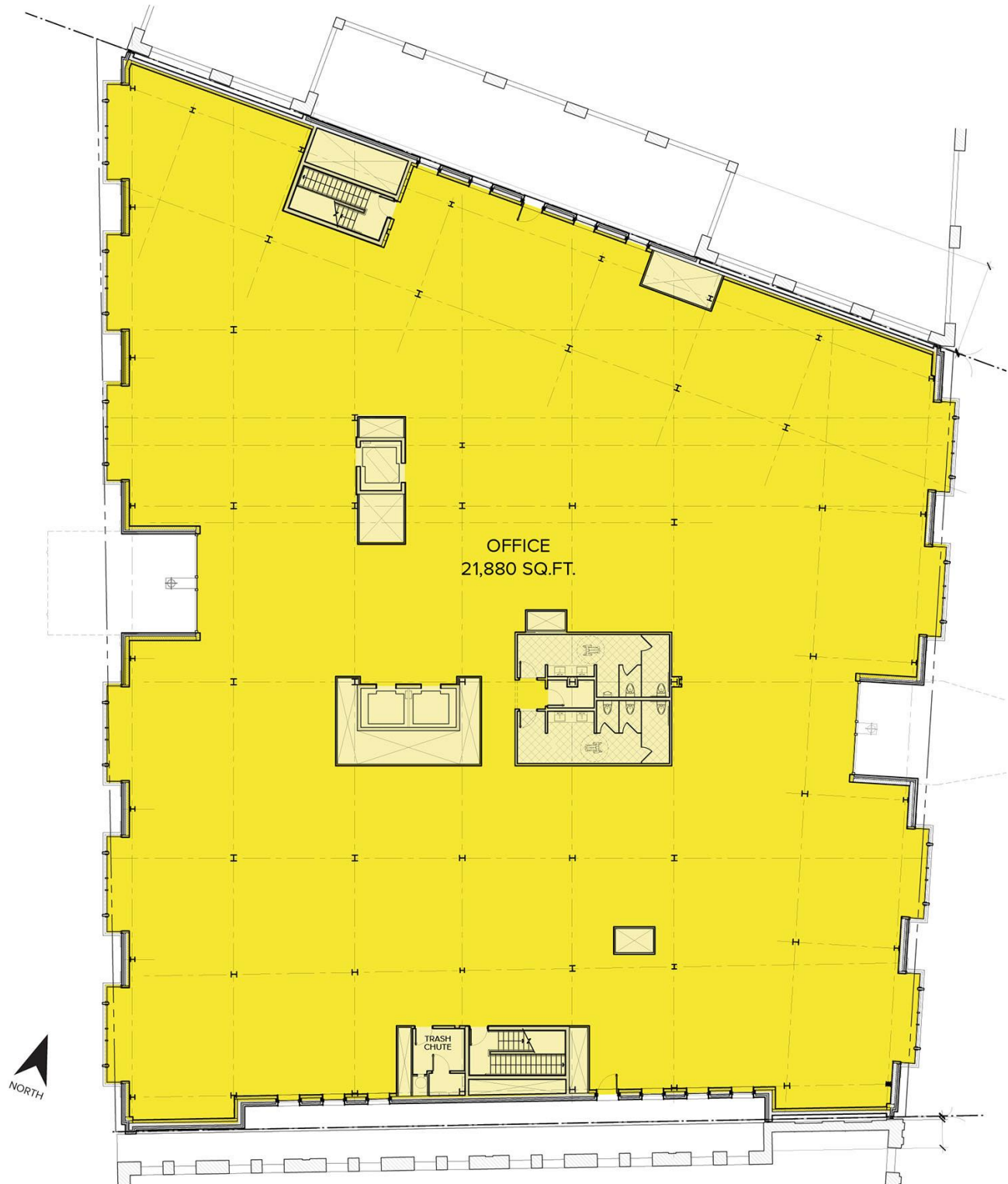
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

34965 Woodward Avenue – Birmingham, MI

For Lease – Office / Retail

2,500-80,115  
Square Feet  
AVAILABLE

Typical Office Floor Plan



For more information, please contact:

DAVE MILLER  
(248) 948 4183

[dmiller@signatureassociates.com](mailto:dmiller@signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.