



EST. 1976

## DEVELOPMENT & MANAGEMENT CORPORATION

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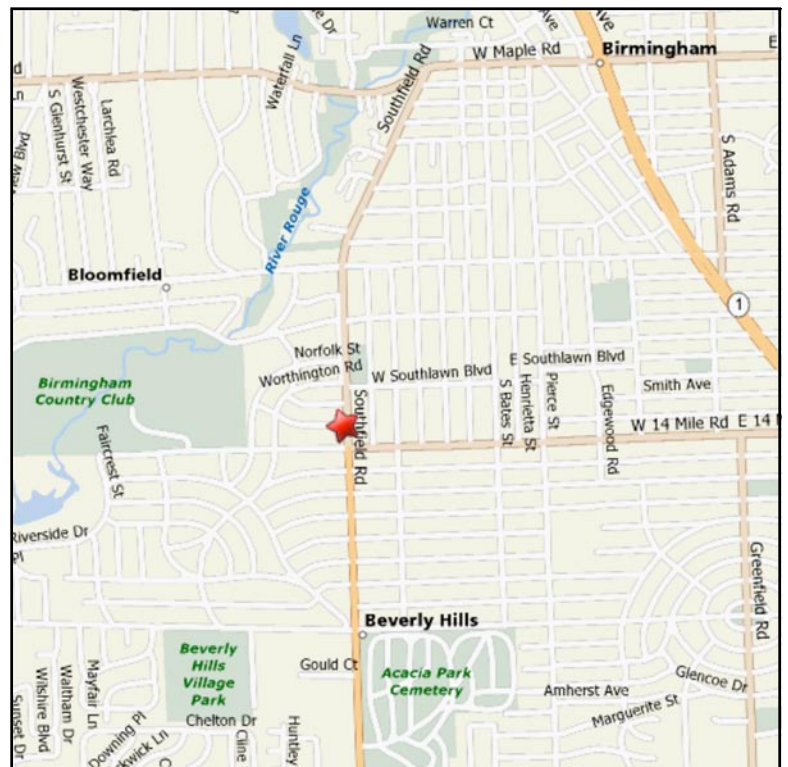
## Office Space For Lease

### **Birmingham Terrace Professional Offices**

1915 Southfield Rd  
Birmingham, MI 48009

#### **1,803 Useable Square Feet**

- Located just north of 14 Mile and Southfield Rd
- Easy access to 14 Mile Rd, Woodward Ave and I-696
- Operative windows that provide fresh air
- Classic Williamsburg architectural design
- Convenient parking just steps from suite entry
- Beautiful landscaping with access to backyard setting
- Customer oriented building owners and managers
- Located conveniently outside downtown Birmingham
- Close to Birmingham CC and Oakland Hills CC
- Shopping in Birmingham and Somerset Collection
- Convenient to banks, hotels and gyms
- Conveniently located near fine and casual dining



## Birmingham Terrace Professional Offices

|   |   |
|---|---|
| <b>Suite Size &amp; Address:</b>            | 1,803 U.S.F. at 1915 Southfield Rd, Birmingham, MI 48009    |
| <b>Load Factor:</b>                         | None  |
| <b>Availability:</b>                        | Immediate   |
| <b>Rental Rate:</b> <i>(modified gross)</i> | \$22.50 PSF - General office : \$24.50 PSF - Medical office |
| <b>Escalation:</b>                          | Three (3%) percent per annum                                |
| <b>Tax &amp; Operating:</b>                 | Base Year   |
| <b>Term:</b>                                | Five (5) year term  |
| <b>Utilities:</b>                           | Gas & electric separately metered – paid by tenant          |
| <b>Communications:</b>                      | DSL & T-1, Cable (Comcast)                                  |
| <b>Parking Ratio:</b>                       | <i>General office:</i> 5 spaces per 1,000 u.s.f.            |

### Unique Features:

- Classic Williamsburg architectural design
- Easy access to 14 Mile Rd, Woodward Ave and I-696
- Operative windows that provide fresh air
- Convenient and ample parking just steps from suite entry
- Beautiful landscaping with unique door wall access to backyard setting
- Customer oriented building owners and managers

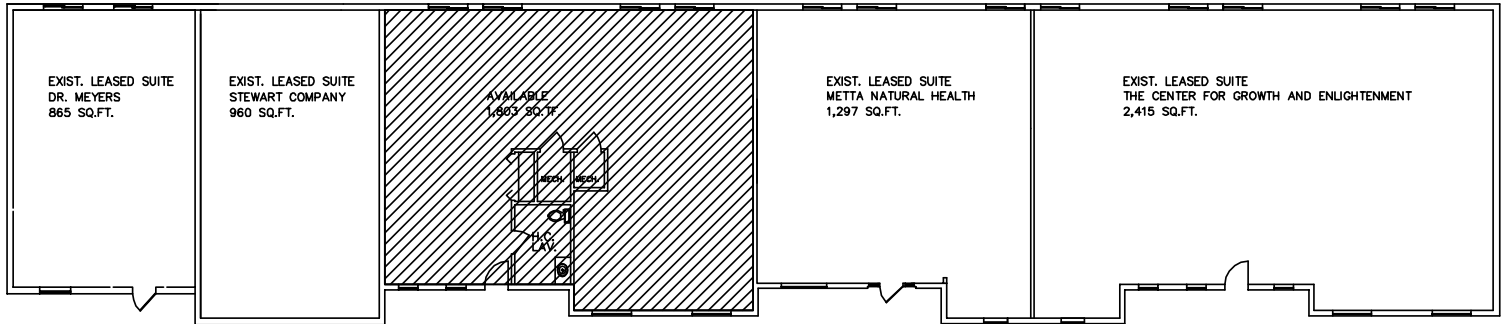
### Quick Demographics - Oakland County, MI:

- Population (2005): 1,214,361
- Median household income (2005): \$64,022
- Median house value (2005): \$245,269
- Birmingham median household income (2005): \$83,600
- Birmingham median house/condo value in (2005): \$401,000

|                 |                          |
|-----------------|--------------------------|
| <b>Contact:</b> | <b>Michelle A. Riley</b> |
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# BIRMINGHAM TERRACE

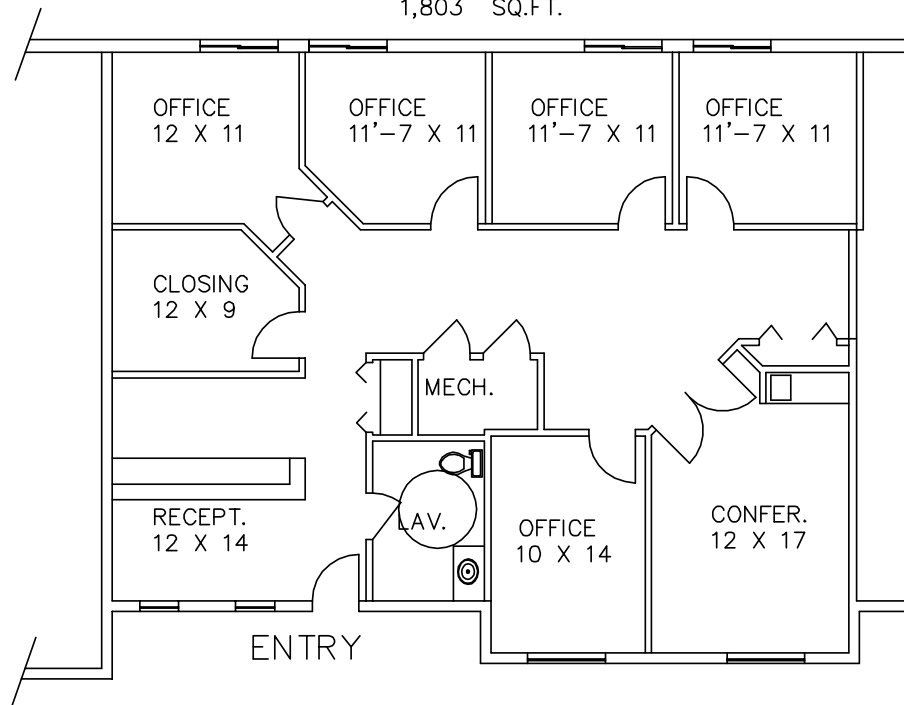
1915 SOUTHFIELD RD.  
BIRMINGHAM, MICHIGAN



SOUTHFIELD RD.

## BIRMINGHAM TERRACE

1915 SOUTHFIELD RD.  
AVAILABLE FOR LEASE  
1,803 SQ.FT.



*Beachum & Poeser*

MANAGEMENT CORPORATION

CALL:  
MICHELLE RILEY  
248-647-7500