



555 S. OLD WOODWARD
BIRMINGHAM, MICHIGAN



555BUILDING.COM



THE LIFESTYLE CENTER OF BIRMINGHAM
FOR LEASE | PRIME OFFICE, MEDICAL & RETAIL SPACE

OVERVIEW

- Fully Renovated, Ultra-Modern Inside & Out
- Direct Access to Covered & Gated Parking – The Best Parking in Birmingham
- The Lifestyle Center of Birmingham – Fitness, Beauty & More On-Site
- Dog Friendly
- Unparalleled Views
- Birmingham Pub & Conference Center
- Fitness Center & Shower, Complimentary for Tenants
- Retail Signage on Old Woodward
- Landmark Address, Easy for Clients to Find
- Part of Revitalized South End of Old Woodward
- Center of Woodward Dream Cruise
- 24-Hour Laundry Service
- On-Site Management





FULLY RENOVATED, ULTRA-MODERN INSIDE & OUT



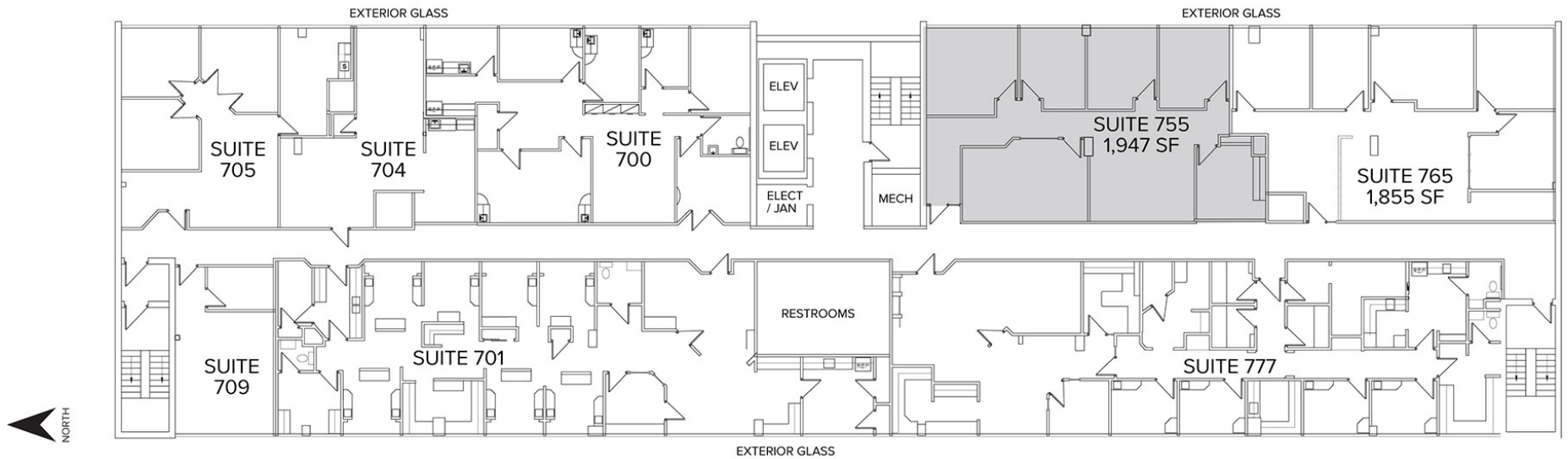


OFFICE 1,800-10,100 SQ. FT. AVAILABLE



5TH FLOOR

- Clean slate suite ready for your design
- East and west views and natural light
- Divisible to 1,800 SF



7TH FLOOR

- Spectacular views of Woodward Avenue
- 7th Floor has large medical presence
- Suite 755 can easily be converted to mix of private offices and open space



BIRMINGHAM PUB / CONFERENCE CENTER



ABUNDANT PARKING

THE LIFESTYLE CENTER OF BIRMINGHAM

FITNESS, BEAUTY, & MORE ON-SITE



COMPLIMENTARY FITNESS CENTER



RETAIL SIGNAGE ON OLD WOODWARD

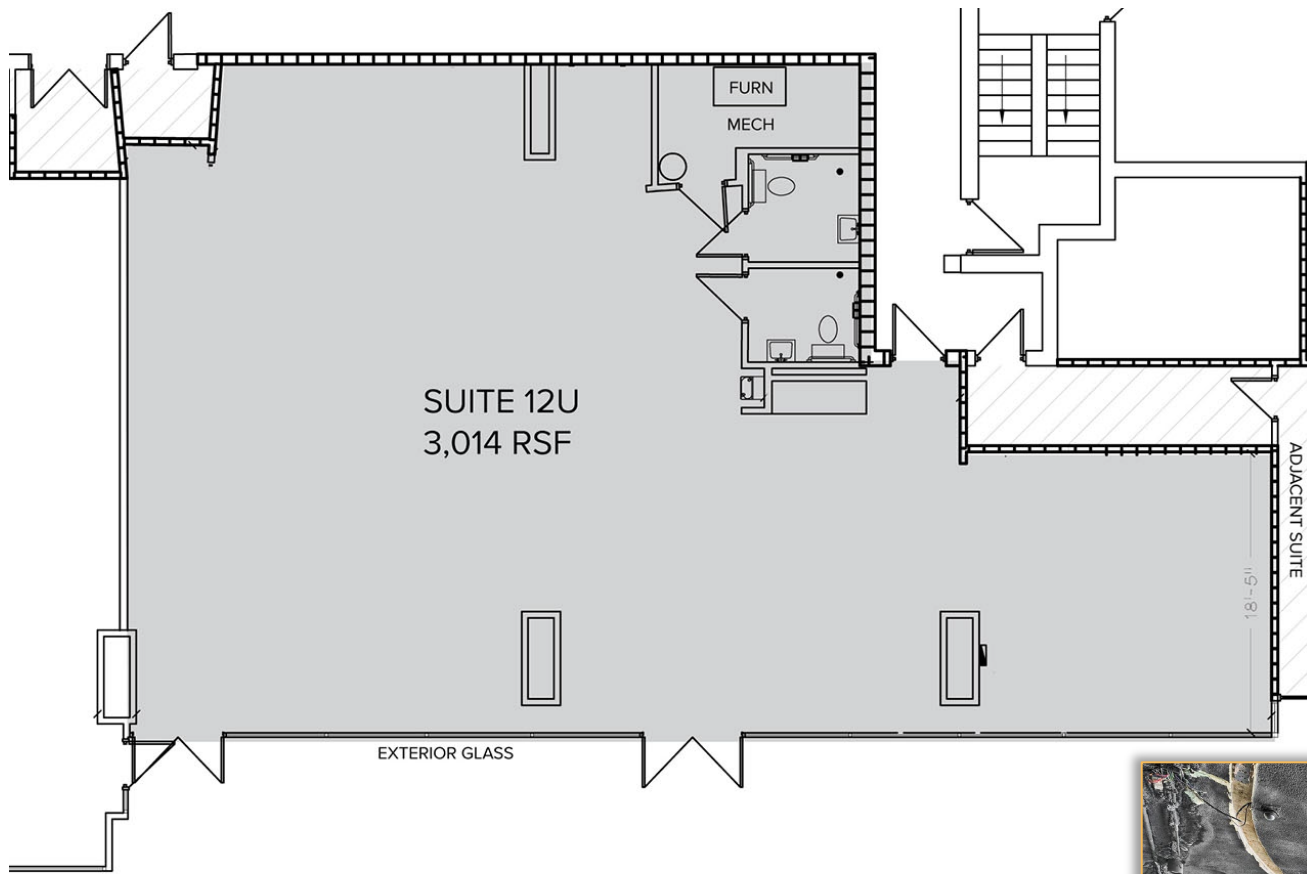
ROCHE
SALON

Walmart Supercenter

EYEDOLIZE

LASH AND BROW
SPECIALISTS

RETAIL 3,014 SQ. FT. AVAILABLE



SUITE 12U

- Ready for buildout and a variety of uses
- Large exposure to Old Woodward
- Potential for indoor/outdoor use on elevated sidewalk



TRADE AREA/STATS (2022 ESTIMATES)

TOTAL POPULATION	21,873
TOTAL HOUSEHOLDS	9,551
% FEMALE	51.0%
% MALE	49.0%
MEDIAN AGE	41.1
TOTAL HOUSEHOLD EXPENDITURE	\$1.22 Billion
AVERAGE HOUSEHOLD INCOME	\$212,822
MEDIAN HOME VALUE	\$556,399

SERENA & LILY

CB2

Maple Rd

DAXTON
Madam

Pierce St

RESTORATION
HARDWARE
COMING SOON

Old Woodward Ave

Dykema
COMING SOON

Woodward Ave

Frank St

555

NEW MAJOR BIRMINGHAM DEVELOPMENTS

Hotels Banks Retail Restaurants

1. Townsend Hotel
2. Daxton Hotel
3. Holiday Inn Express

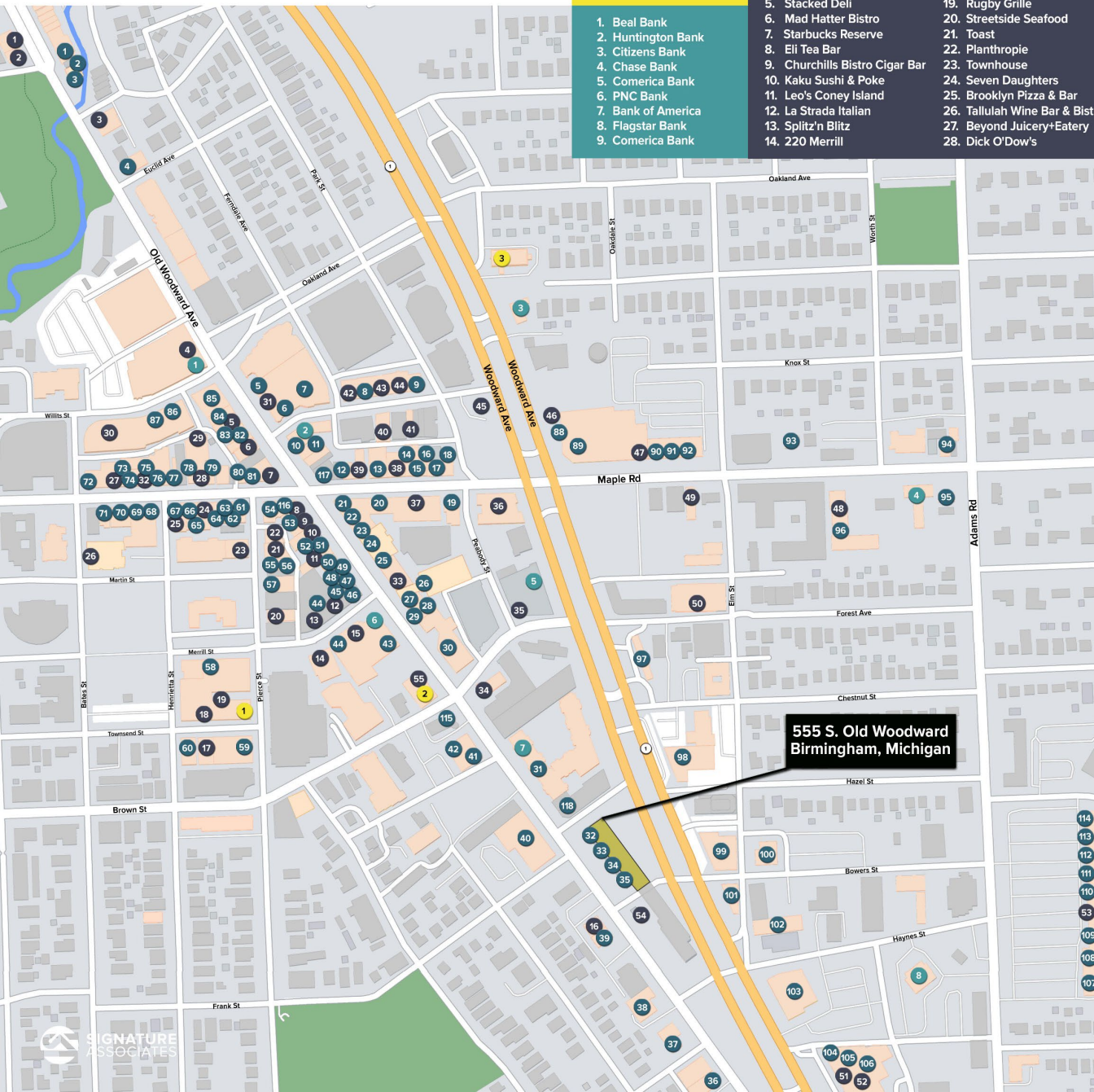
1. Beal Bank
2. Huntington Bank
3. Citizens Bank
4. Chase Bank
5. Comerica Bank
6. PNC Bank
7. Bank of America
8. Flagstar Bank
9. Comerica Bank

1. Luxe Bar & Grill
2. Salvatore Scalopini
3. Market North End
4. Fleming's Prime
5. Stacked Deli
6. Mad Hatter Bistro
7. Starbucks Reserve
8. Eli Tea Bar
9. Churchills Bistro Cigar Bar
10. Kaku Sushi & Poke
11. Leo's Coney Island
12. La Strada Italian
13. Splits'n Blitz
14. 220 Merrill

15. Rojo Mexican Bistro
16. Phoenicia
17. Bella Piatti
18. Afternoon Tea
19. Rugby Grille
20. Streetside Seafood
21. Toast
22. Planthropie
23. Townhouse
24. Seven Daughters
25. Brooklyn Pizza & Bar
26. Tallulah Wine Bar & Bistro
27. Beyond Juicery+Eatery
28. Dick O'Dow's

29. The DOW
30. Sidecar Slider Bar
31. The Morrie Birmingham
32. Bakehouse 46
33. Hyde Park Prime
34. Adachi Sushi & Japanese Cuisine
35. Birmingham Roast
36. Hazel's
37. Perno!
38. Touch of India
39. Social
40. Commonwealth Café
41. 7 Greens
42. Greek Islands Coney

43. Sy Thai Café
44. Birmingham Sushi Café
45. Hunter House Hamburgers
46. Dairy Mat
47. Starbucks
48. Svenska Café
49. Love & Buttercream
50. Forest
51. Bistro Joe's
52. Tomatoes Apizza
53. Stateside Deli & Restaurant
54. Birmingham Pub
55. Madam



1. Birmingham Bridal
2. willow and fern
3. Antonio's Bridal
4. Greenstone's Fine Jewelers
5. Bianchi's Salon
6. Blush Couture Bride
7. Emagine Palladium
8. Nude The Salon
9. Voila Boutique
10. Refresh Bath & Body
11. Urban Wick Candle Bar
12. Petite Cabane
13. Jos A. Bank
14. JAUS
15. Dolce Moda
16. Legato Salon & Spa
17. Christian Science Reading Room
18. Pazzi
19. Mazura Tailors & Custom
20. Dessis
21. lululemon
22. Johnny Was
23. Verizon Wireless
24. Ernst Benz Boutique
25. Ceresnie & Offen Furs
26. Birmingham 8
27. United On Woodward
28. Nina McLemore
29. Sundance Shoes
30. Harp's Lingerie
31. Escova Salon
32. Nails 7, Beauty Fusion Aesthetics
33. Community Yoga, Studio M Pilates
34. Roche Salon, The Pregnancy Bar
35. Bio Blow Dry Bar
36. Sherwin-Williams Paint Store
37. Tiffany Florist
38. Don Thomas Sporthaus
39. Birmingham Nails
40. CVS
41. Roche Bobois
42. Frank's Shoe Service
43. Rivage Day Spa
44. Sweet Thing
45. Adore Nails & Spa
46. Teacups & Toys A Pet Boutique
47. 6 Salon
48. Found Objects
49. The Barber Pole
50. Grinstein Jewelry
51. Rocco
52. Evereve
53. David Wachler & Sons Jewelers
54. Gazelle Sports
55. Mount-N-Repair
56. Crimson Rose Antiques
57. Scandia Home
58. Dede & Jim Taylor Antiques
59. Margot European Spa
60. Antonino Salon & Spa
61. Paper Source
62. fab'rik
63. Drybar
64. REVIVE
65. Double Up
66. Union Barber
67. Shades Optical
68. Roots
69. west elm
70. Detroit Guitar
71. Tender
72. Moosejaw Bike & Snow
73. St. Croix Shop
74. Essential Nail Bar
75. Adventures in Toys
76. Anthropologie
77. bluemercury
78. Steele Angel
79. Allen Edmonds
80. Stem & Stone
81. Astreins Creative Jewelers
82. Vero Linens
83. Paint Nail Bar
84. Figo Salon
85. Ethan Allen
86. Darakjian Jewelers
87. Beauty SALON
88. Forster-Laidlaw Florist
89. Kroger
90. Great Clips
91. Nails Etc
92. Elements Massage
93. Nalu Salon
94. Mobil Gas Station
95. Thrifty Florist
96. This Girl Beauty Spa
97. Speedway Gas Station
98. Audi Birmingham
99. Golling Alfa Romeo FIAT
100. Todd's Room
101. T-Mobile
102. Fred Lavery Porsche
103. Walgreens
104. Moosejaw
105. Massage Envy
106. Papa Joe's Birmingham
107. The Needleworks
108. John Frank Rare Coins
109. Massage Green Spa
110. Orangetheory Fitness
111. The Varsity Shop
112. Sola Salon Studios
113. Beauty & Me
114. Rite Aid
115. Restoration Hardware
116. Hastens
117. CB2
118. Dykema



WALKING DISTANCE TO HUNDREDS OF AMENITIES

THE LIFESTYLE CENTER OF BIRMINGHAM

For more information, contact:

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