

# AUGUST, LLC PROUDLY PRESENTS

FUTURE HOME OF VAN ELSLANDER CAPITAL

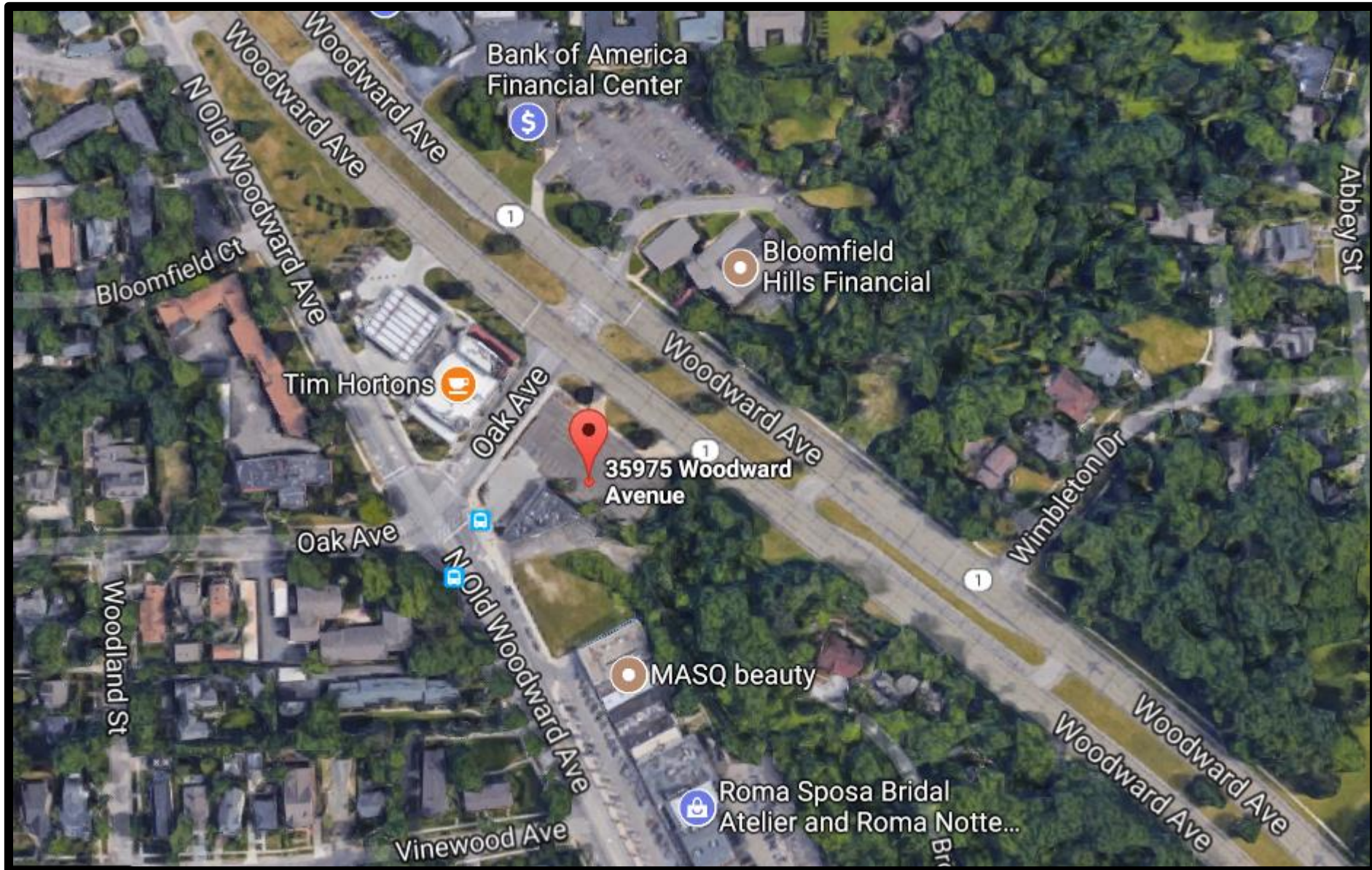


35975 WOODWARD AVENUE  
BIRMINGHAM, MICHIGAN 48009

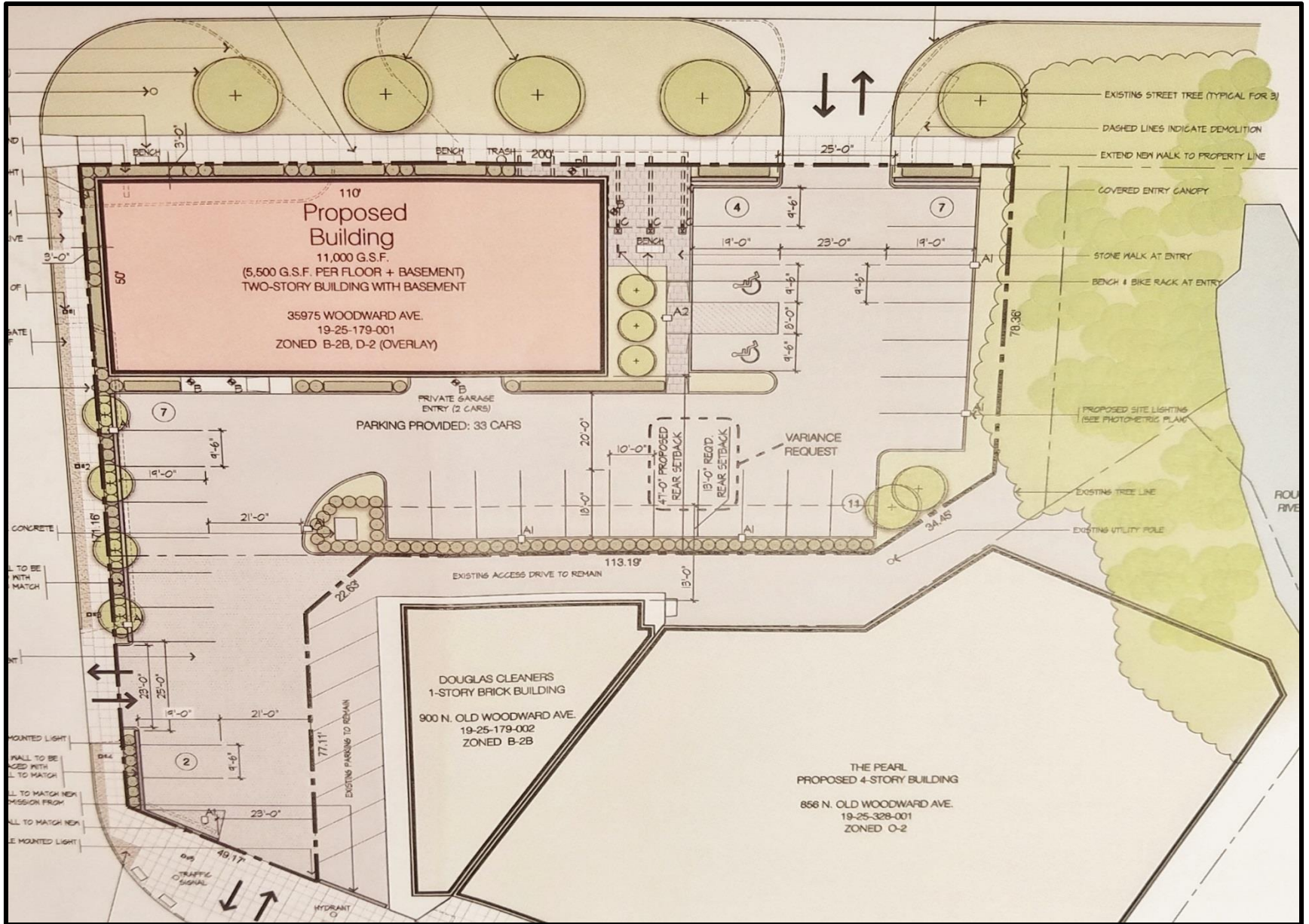


**Welcome to timeless, modern design.** Slated for delivery in 2<sup>nd</sup> Quarter 2018 AUGUST, LLC is proud to offer 4,500 SF of first floor space in its new luxury office building located in Birmingham, Michigan. **DESIGNED** by famed Birmingham architect Victor Saroki **35975 Woodward Avenue** heralds a new standard for Birmingham. To be situated prominently at Birmingham's northern gateway you will immediately be impressed with its impeccable design and **modern luxury finishes.** You will be greeted by a frosted stainless steel canopy, Pietra Cardoso natural stone panels, Yankee Hill Charcoal Brick, Hope's glazed windows and doors all topped in **black slate.** Truly, an exciting opportunity for a select Birmingham Tenant.

**PROMINENTLY LOCATED AT THE SOUTHWEST CORNER OF WOODWARD AVE AND OAK STREET**



# SITE PLAN



# FLOOR PLAN

# 4,500 SF OF AVAILABLE SPACE

