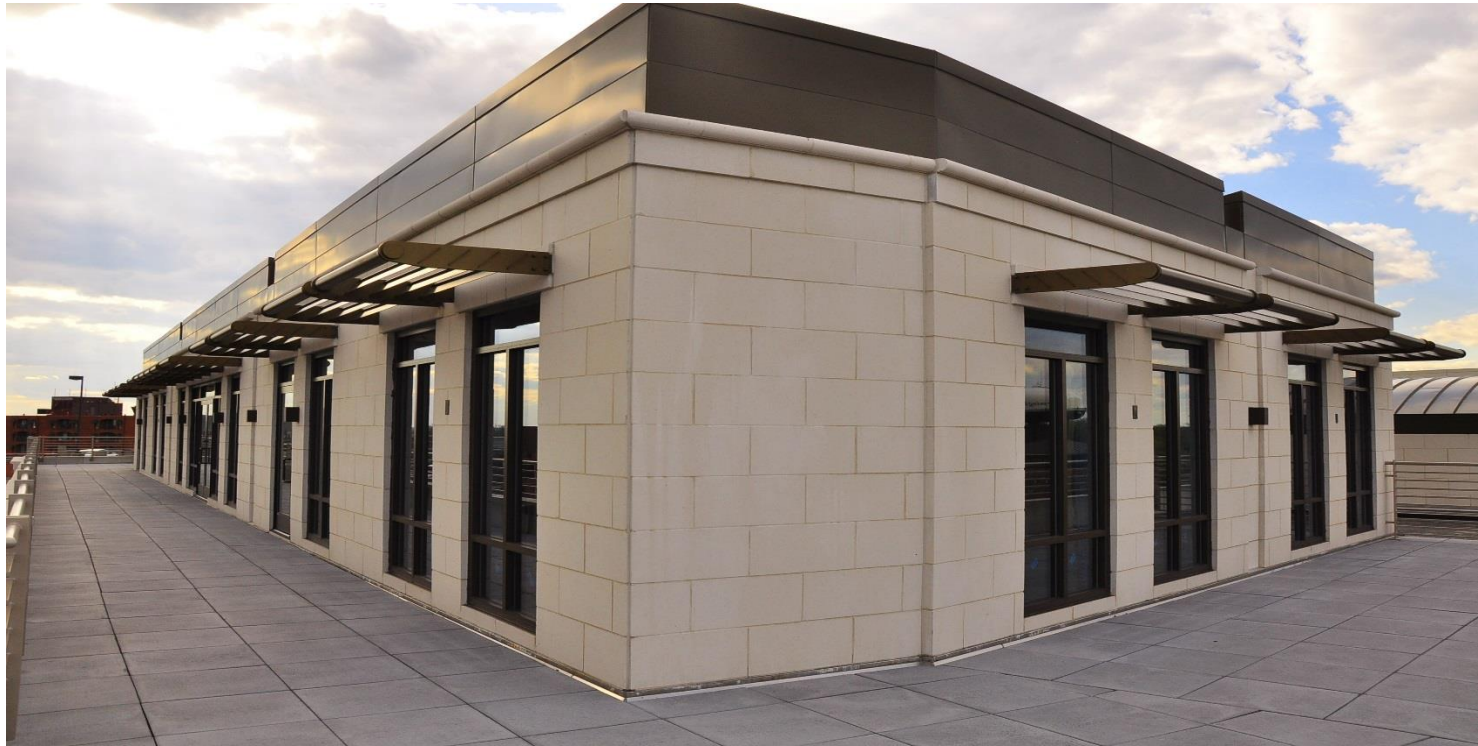


The Balmoral Penthouse





The Balmoral Penthouse simply *the most exciting condominium offering Birmingham has ever known*. This “For Sale” offering is located in downtown Birmingham, one of the most walkable cities in the United States and situated atop the newly completed Balmoral Office Building. This one-of-a-kind, two story condominium covers the entire fifth and a generous portion of the fourth floor and will be offered in shell condition ready for your complete customization. The Balmoral Penthouse is comprised of over 4,900 square feet of living space with an additional 1,500 square foot exterior private terrace with abounding perspectives north, south, east and west, revealing the best of what Birmingham and its surrounding communities have to offer. The Balmoral Penthouse, surrounded with a true expanse of natural light, is your very own blank canvas, base building ready and only limited by your imagination. Base building HVAC is complete and will provide for your comfort and state-of-the-art security and life safety to honor your safety. Large enough for a complete in-town residence or private corporate retreat.



The Balmoral Office Building is the newest addition to Birmingham, Michigan's vibrant downtown. Within a short walk are world class restaurants, retail shopping, business, banking and schools, both public and private. The Balmoral is home to the financial service firms of PNC Bank, Morgan Stanley and The Private Bank. These premier firms cater to an elite clientele and located atop this limestone and marble wonder is **The Balmoral Penthouse.**

The Balmoral Penthouse

stunning views

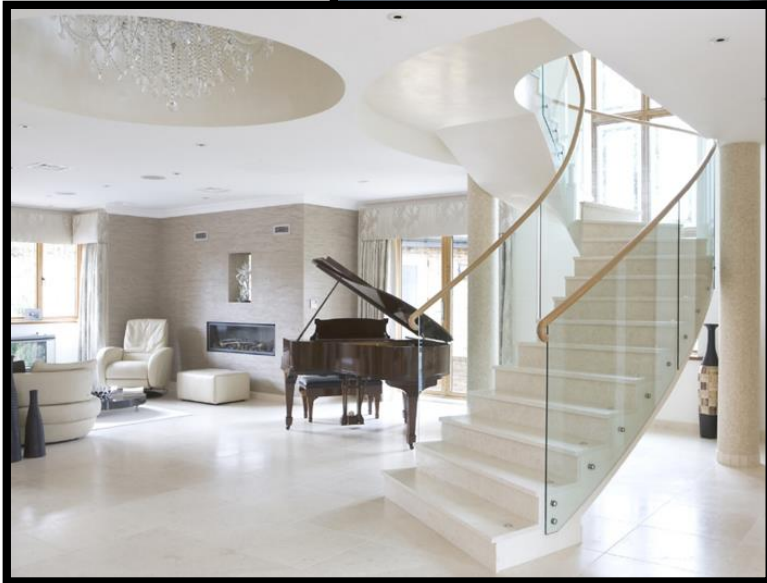


The Balmoral Penthouse



Think of.....

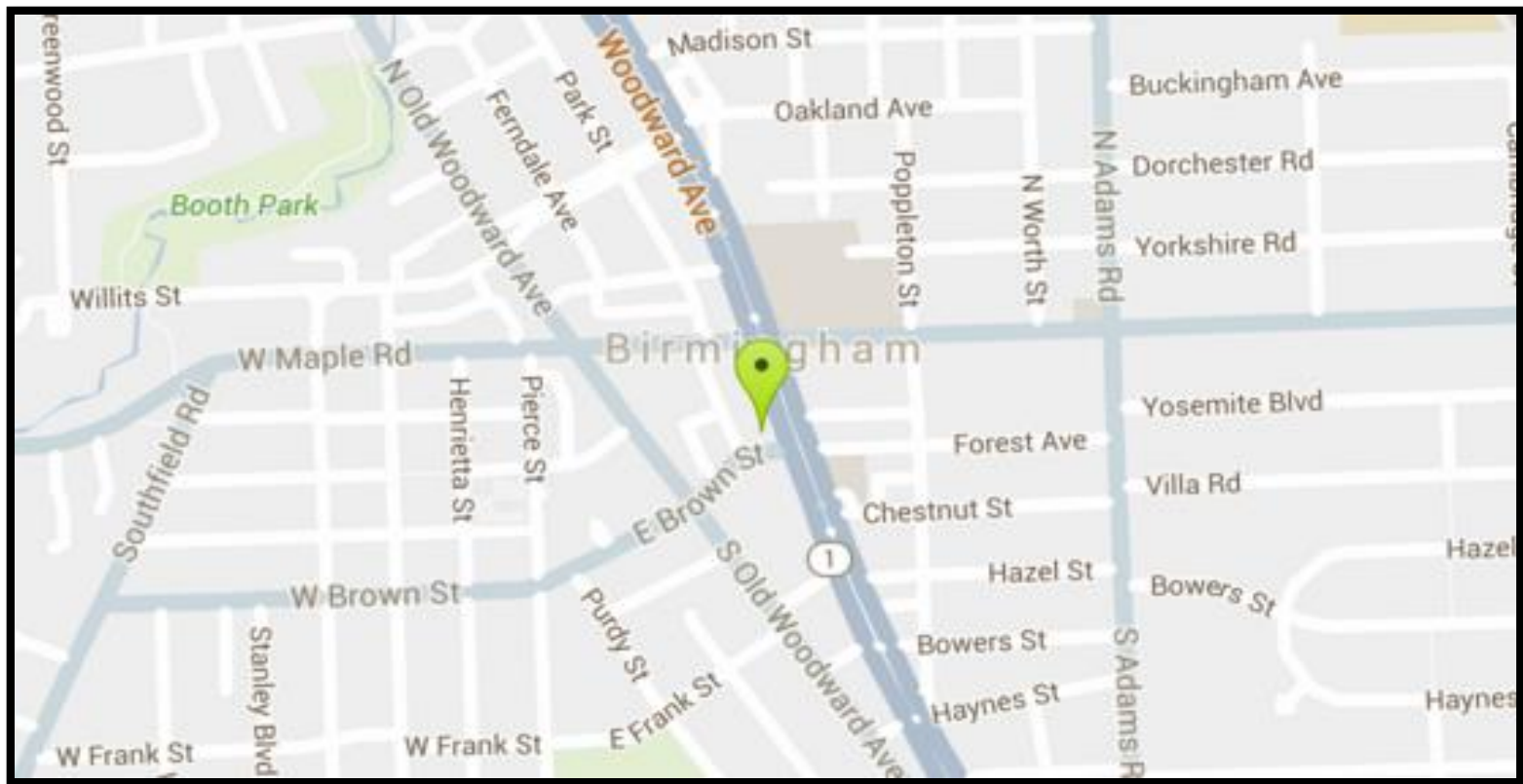
The Balmoral Penthouse



.....the Possibilities

The Balmoral Penthouse

34901 Woodward Birmingham, Michigan



The Balmoral Penthouse

Think of the Possibilities

FOR PRICING AND ADDITIONAL INFORMATION PLEASE CALL

Peter Noonan 248 594-4335

Drew Schmidt 248 594-4353

www.baileyschmidt.com



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