

# BEFORE





# The Balmoral

34901 Woodward Avenue, Birmingham

COMPLETED 2016

## Project overview

Woodward Brown Associates LLC constructed a new five-story, mixed-used structure of approximately 88,000 square feet, known as The Balmoral, located on the corner of Woodward Avenue and Brown Street in the city of Birmingham. The new building includes commercial office, retail and residential uses. The first floor includes space for a bank drive-through and a ramp to below-grade parking. Floors two through four hold commercial office space, with a small portion devoted to residential space. The fifth floor houses residential units, including exterior patio space. The city partnered with the Michigan Department of Environmental Quality to address some brownfield conditions onsite.

**MEDC investment:** \$3.2 million Community Revitalization Program loan

**Private investment:** \$27.8 million

**Local investment:** \$383,072 Local Brownfield Tax Increment financing

**MDEQ investment:** \$410,672 State Brownfield Tax  
Increment financing

**Jobs Created:** 200