

COLUMBIA STREET

PROPOSED MIXED-USE REDEVELOPMENT



478 W Columbia Street, Detroit, MI 48201

Conceptual Drawing



M DETROIT CENTER FOR
INNOVATION
UNIVERSITY OF MICHIGAN
Currently Under Construction

Directly Across From
DETROIT CENTER
FOR INNOVATION



Retail Opportunity - *up to 3,436 ± SF*
Office Availability - *up to 6,400 ± SF*

FOR LEASE

PROPERTY HIGHLIGHTS



Description

This proposed three-story mixed-use redevelopment will offer up to 3,436 ± SF of newly renovated retail space on the first floor and up to 6,400 ± SF of office space across the second and third floors in one of Downtown Detroit's most walkable and rapidly evolving districts. Positioned directly adjacent to the new University of MI Center for Innovation, currently under construction, the property is strategically located to benefit from significant investment, substantial employment growth, and increased foot traffic. The site is also within walking distance of Little Caesars Arena, Comerica Park, Fox Theatre, and numerous restaurants, bars, and entertainment destinations throughout Downtown Detroit.

Address

478 W Columbia Street
Detroit, MI 48201

Property Features

- Proposed 3-story Mixed - Use Redevelopment
- Adjacent to the New U of M - Center for Innovation
- Walking Distance to Downtown Detroit's Entertainment, Dining & Sports Venues
- Excellent Frontage, Visibility & Pedestrian Activity
- Ample Public Parking Nearby Including Surface Lots, Parking Structures & On-Street Parking
- Easy Access to Major Freeways

Asking Rent

Contact Broker

Traffic Counts

Grand River Avenue - 8,517+ cpd

Fisher Fwy Southwest - 42,691+ cpd

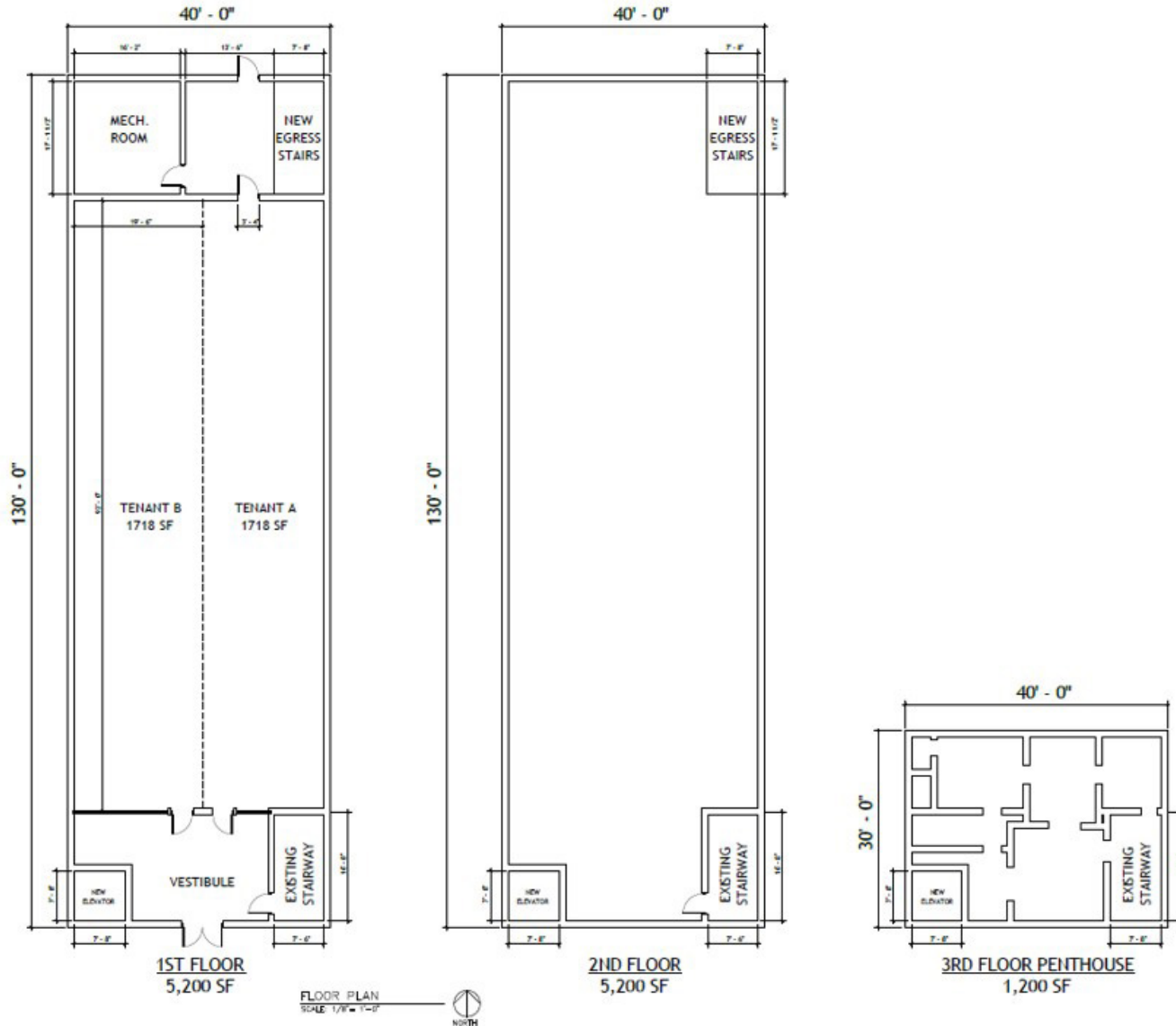
Fisher Fwy Northeast - 44,372+ cpd

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	20,299	90,468	242,479
HOUSEHOLDS:	12,650	47,043	102,598
AVG. HOUSEHOLD INCOME:	\$92,684	\$73,893	\$64,884
DAYTIME POPULATION:	64,289	154,106	248,111

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Proposed FLOOR PLAN



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MICRO AERIAL

**478 W Columbia Street
Detroit, MI 48201**

LOCATION & PARKING OVERVIEW

- Located in the heart of downtown Detroit
- Adjacent to Michigan Center for Innovation (UofM)
- Immediate access to I-75
- Walkable to world-class destinations & entertainment
- Multiple public parking options within steps

PARKING LEGEND

- Public Parking Structure (Accessible to the Public)
- Public Surface Parking (Accessible to the Public)

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NEARBY DESTINATIONS

**Walk time are estimates based on Google Maps

Michigan Center for Innovation	Little Caesars Arena	Comerica Park	Fox Theatre	MGM Grand Casino	Ford Field
- 2 MIN WALK	- 10 MIN WALK	- 10 MIN WALK	- 8 MIN WALK	- 8 MIN WALK	- 15 MIN WALK

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MACRO AERIAL



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CONCEPTUAL RENDERINGS



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CENTER FOR INNOVATION



University of Michigan - Center for Innovation

The University of Michigan Center for Innovation (UMCI) is a new academic building located in downtown Detroit. A joint venture with Related Cos. and Olympia Development of Michigan. Included within the building is shelled space that will provide flexibility and expansion opportunities in the future. UMCI will be a world-class research, education and entrepreneurship center designed to advance innovation and talent-focused community development to propel city, region and statewide job creation and inclusive economic growth by stimulating economic development in the city of Detroit. The program will offer a mixed-model approach that includes both masters' degrees and workforce development programs that will focus on technology and innovation. The new building will have a basement and 6 stories above grade. The lower floors will contain public-facing programs while the upper floors will be dedicated mostly to graduate programs. Completion estimates expected summer 2027.

The newly broken-ground residential building known as "Founders House" will feature a 313-unit multi-family development located at 2205 Cass Avenue adjacent to the main UMCI academic building. The units will range from studios, one-, two-, and three-bedroom floorplans. Located only 19 miles from Detroit Metropolitan Wayne County Airport. The building will exclusively house UMCI graduate students and faculty. Completion estimates expected late summer or fall 2028.



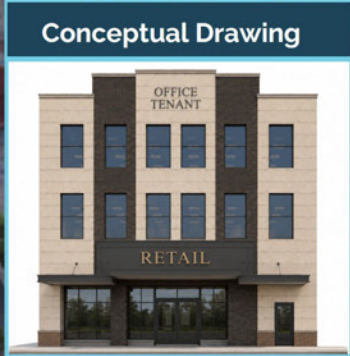
**Conceptual Rendering*



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PRIME LOCATION. IMMEDIATE CONNECTION. LIMITLESS POTENTIAL.



M DETROIT CENTER FOR INNOVATION
UNIVERSITY OF MICHIGAN
Currently Under Construction

Directly Across From
DETROIT CENTER FOR INNOVATION

A PRIME DOWNTOWN LOCATION

Walk to Detroit's top attractions, entertainment, dining & sports venues, employers and more.

- LITTLE CAESARS ARENA
- COMERICA PARK
- FOX THEATRE
- RESTAURANTS, BARS & ENTERTAINMENT

ADJACENT TO
DETROIT CENTER FOR INNOVATION
(UNIVERSITY OF MICHIGAN)

WALKING DISTANCE TO
DOWNTOWN DETROIT
ATTRACTIVE

AMPLE PUBLIC
PARKING NEARBY

EXCELLENT
FRONTAGE
& VISIBILITY

POSITIONED IN A
RAPIDLY GROWING
INNOVATION &
INVESTMENT CORRIDOR

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