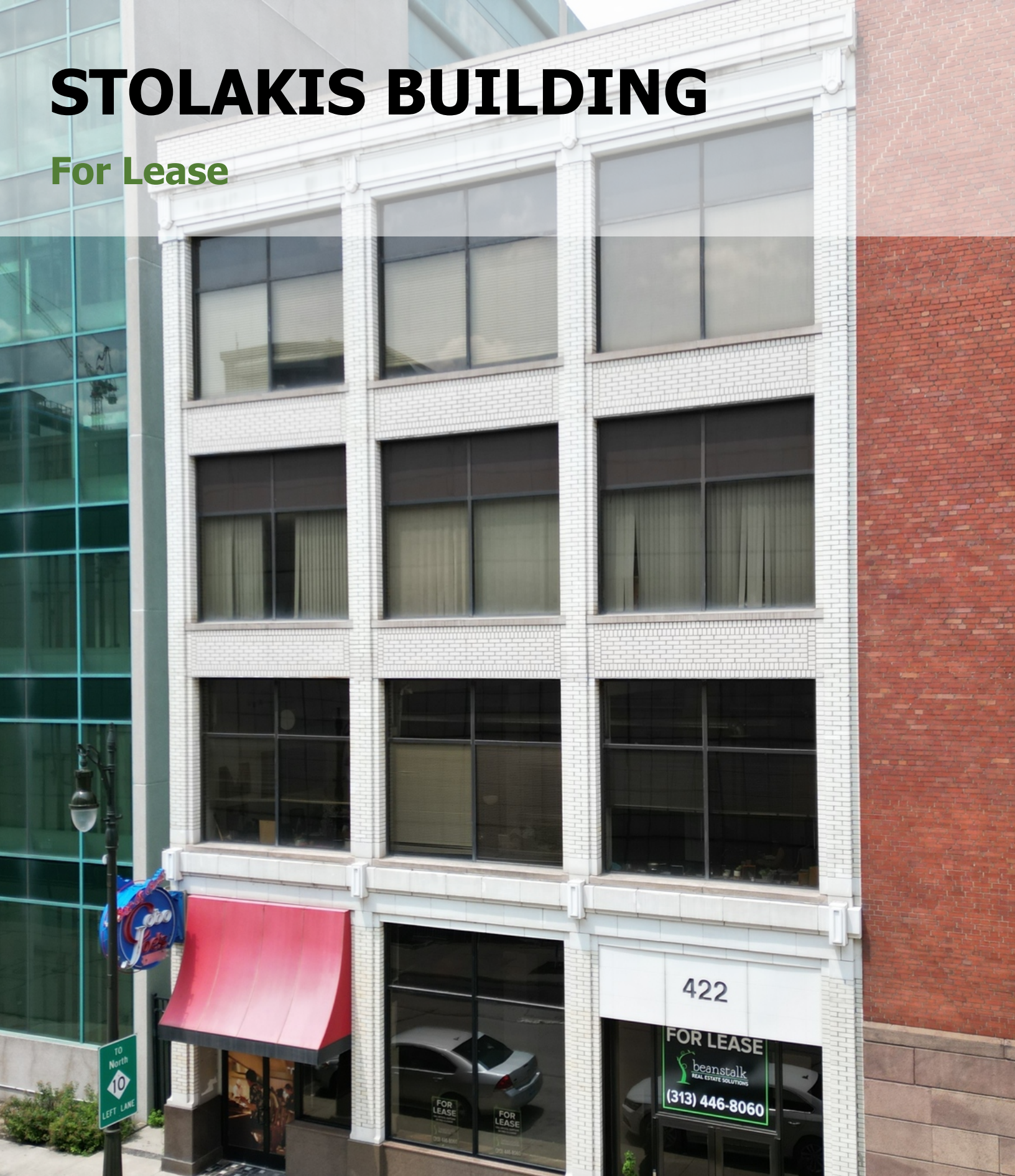


# STOLAKIS BUILDING

For Lease



**Krystal Rappuhn**

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# STOLAKIS BUILDING

422 West Congress Street, Detroit, MI 48226

## Property Summary



### PROPERTY DESCRIPTION

Tremendous value for flexible CBD Office and ground floor Retail Space. Ideal for tenants seeking flexible office space in direct proximity to the Convention Center. Aggressive Lease Rates and flexible terms.

### PROPERTY HIGHLIGHTS

- Ground Floor former Restaurant Space Available with potential Liquor License
- 2nd Floor and 3rd Floor Office Availabilities
- Walking Distance to Hart Plaza, Campus Martius, the Riverwalk, and Woodward Ave.
- Free Standing Building with Secure Door Access
- Smart Customer and Guest Access
- Excellent Freeway Access

### OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | \$18.00 - 19.00 SF/yr (NNN; Gross plus Utilities) |
| Available SF:  | 3,000 - 4,800 SF                                  |
| Lot Size:      | 0.13 Acres  |
| Building Size: | 18,500 SF   |

### DEMOGRAPHICS

|                   | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 2,686     | 7,312    | 16,015    |
| Total Population  | 3,200     | 9,764    | 22,185    |
| Average HH Income | \$76,145  | \$65,550 | \$54,894  |

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Lease Spaces



## LEASE INFORMATION

|              |                           |             |                         |
|--------------|---------------------------|-------------|-------------------------|
| Lease Type:  | NNN; Gross plus Utilities | Lease Term: | 60 months               |
| Total Space: | 3,000 - 4,800 SF          | Lease Rate: | \$18.00 - \$19.00 SF/yr |

## AVAILABLE SPACES

| SUITE              | TENANT    | SIZE (SF) | LEASE TYPE           | LEASE RATE    | DESCRIPTION   |
|--------------------|-----------|-----------|----------------------|---------------|---|
| First Floor Retail | Available | 4,800 SF  | NNN                  | \$19.00 SF/yr | Former Cobo Joe's Restaurant & Bar, this space has been white boxed for a new user. Existing hood and walk-in Freezer and Cooler remain for a new restaurant concept. Liquor License exists for qualified user. |
| Suite 400          | Available | 3,000 SF  | Gross plus Utilities | \$18.00 SF/yr | Former General Contractors Space where ceiling is open with a large skylight in the conference room off the suite entry. Multiple offices and kitchenette ideal for a professional services firm.               |

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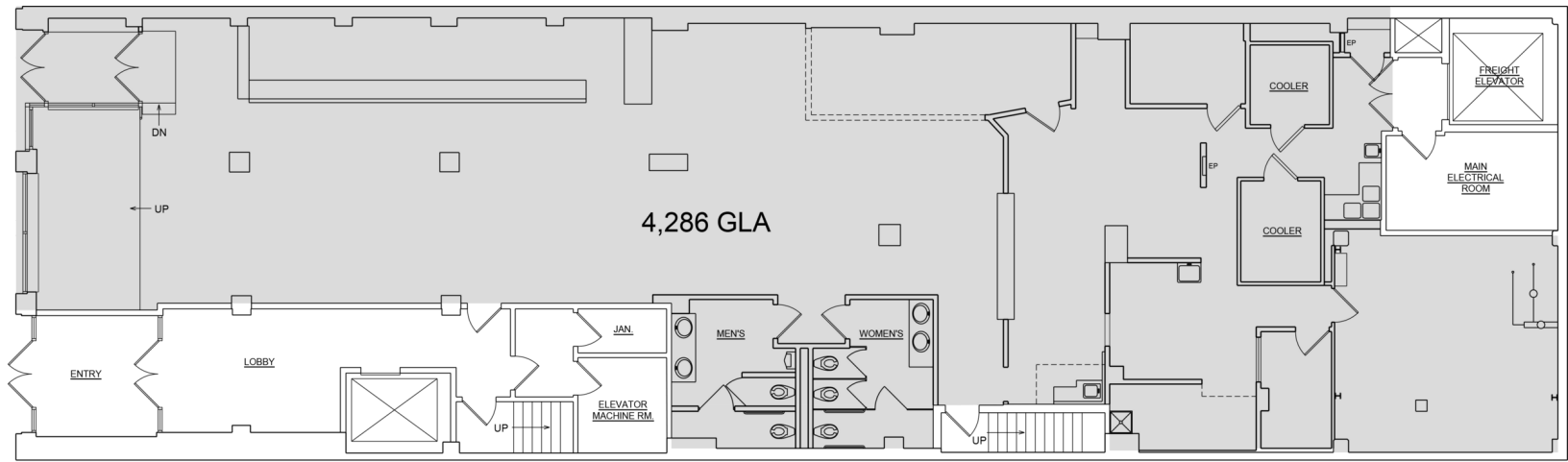
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Floor Plans



**422 W. CONGRESS ST.**  
**SUITE 100 AS-BUILT FLOOR PLAN**

NOT TO SCALE

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Additional Photos



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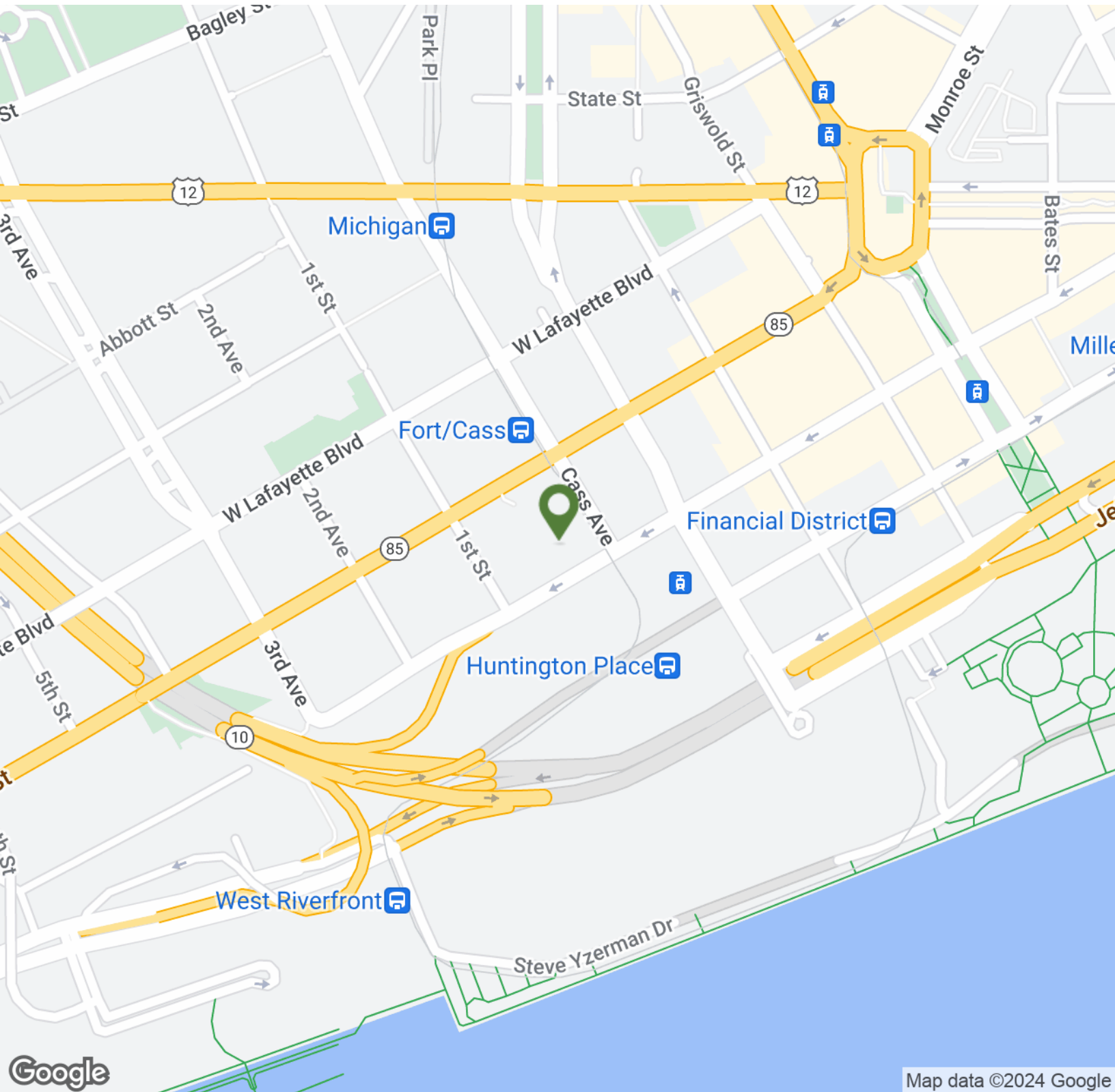
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Location Map



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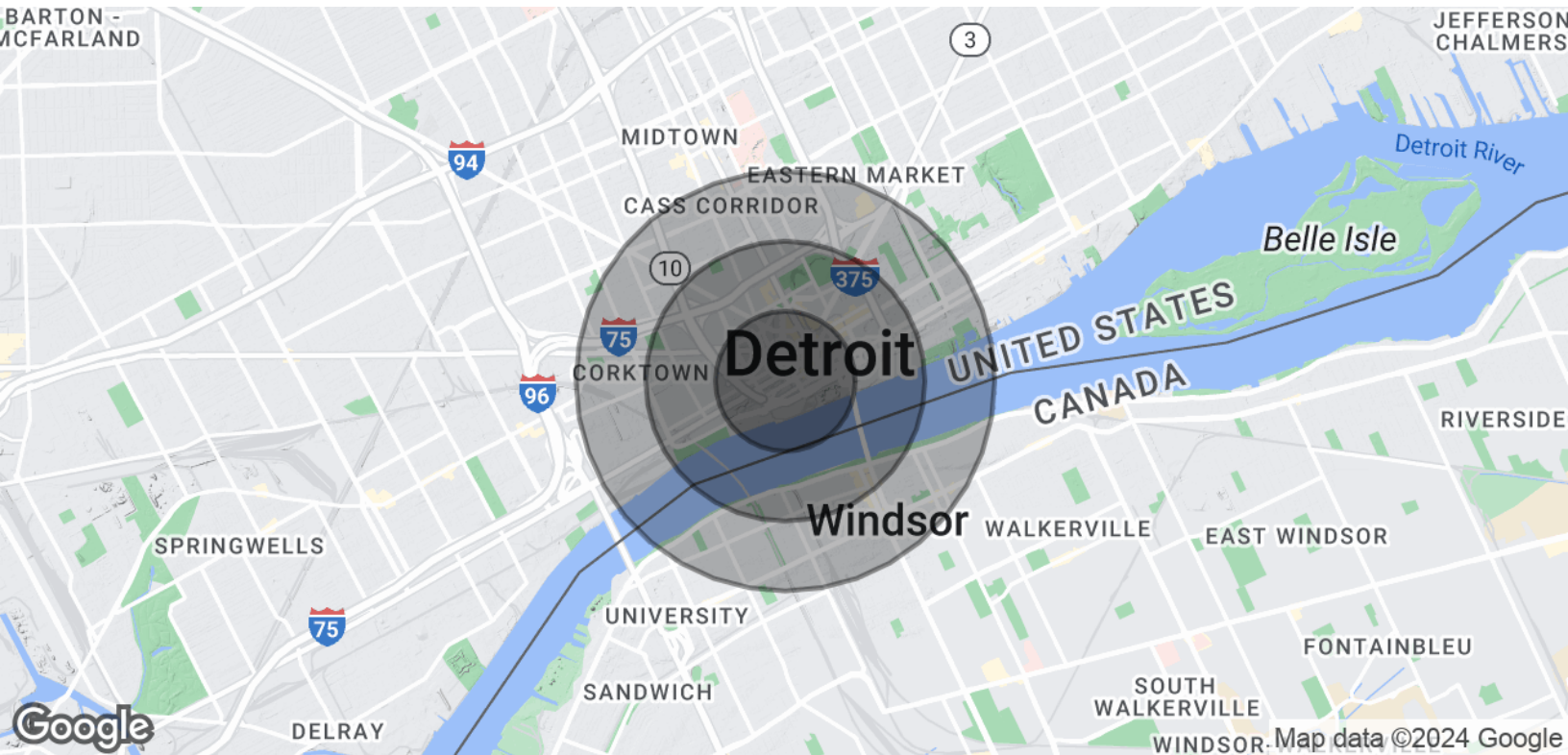
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# STOLAKIS BUILDING

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## Demographics Map & Report



| <b>POPULATION</b>              | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
|--------------------------------|------------------|---------------|------------------|
| Total Population               | 3,200            | 9,764         | 22,185           |
| Average Age                    | 35.0             | 35.1          | 35.8             |
| Average Age (Male)             | 34.1             | 33.6          | 33.0             |
| Average Age (Female)           | 35.7             | 36.0          | 37.7             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
| Total Households               | 2,686            | 7,312         | 16,015           |
| # of Persons per HH            | 1.2              | 1.3           | 1.4              |
| Average HH Income              | \$76,145         | \$65,550      | \$54,894         |
| Average House Value            | \$205,720        | \$171,375     | \$159,881        |

\* Demographic data derived from 2020 ACS - US Census

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Aerial Map



Google, Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

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Meet the Team



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