

OFFICE PROPERTY // FOR LEASE

# UNIQUE OFFICE SUITES IN NEW CENTER FOR EDUCATION/MEDICAL USERS

7375 WOODWARD AVE

DETROIT, MI 48202



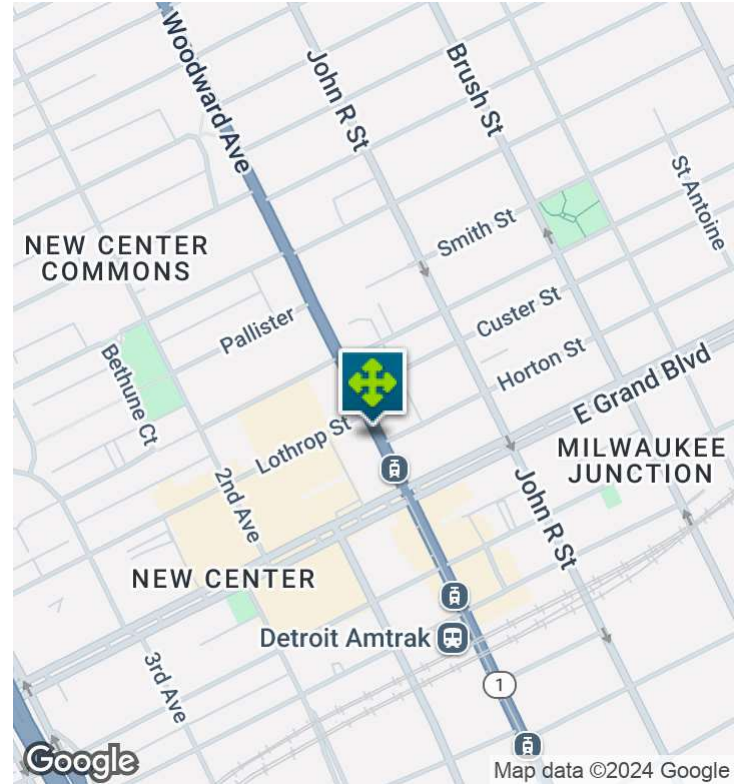
- 2,400 - 5,200 SF first-floor suites available
- Prime location at the northern M1 Public Rail Terminal
- Convenient parking options including an adjacent parking deck
- Spacious two-story building with high ceilings
- Flexible floor plan to suit various businesses
- Near Henry Ford and Detroit Medical Center (DMC)
- Enhanced security features for peace of mind
- Impressive basketball gymnasium on site



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$22.00 SF/YR (FULL SERVICE)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	72,695 SF
<b>Available SF:</b>	2,400 - 5,200 SF
<b>Lot Size:</b>	1.3 Acres
<b>Year Built:</b>	2005
<b>Zoning:</b>	B-5
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit-New Center
<b>Traffic Count:</b>	15,464

## PROPERTY OVERVIEW

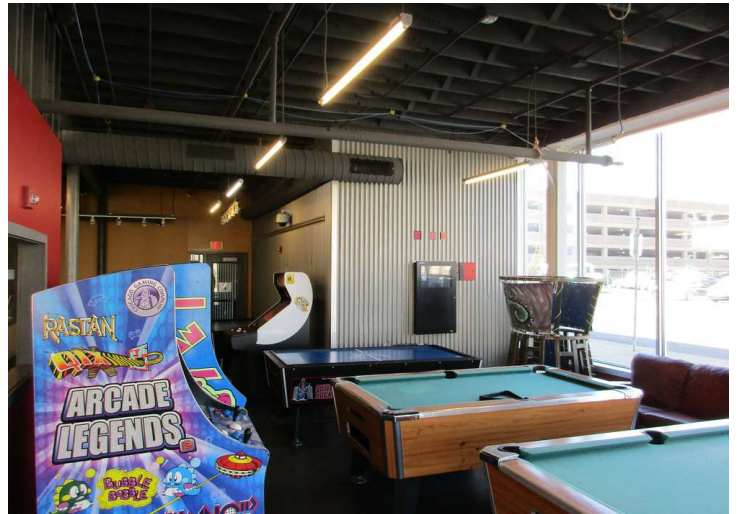
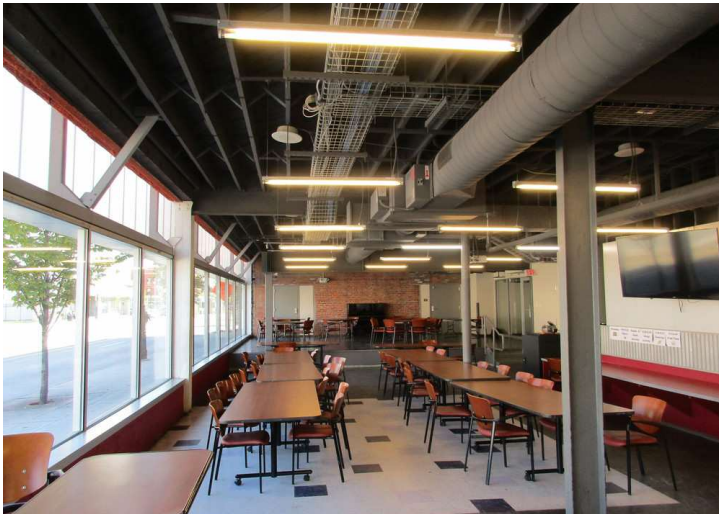
Great New Center location on Woodward near West Grand Boulevard! There are currently two first-floor suites available ranging from 2,400 SF to 2,800 SF. They can also be combined for a total of 5,200 SF. A variety of office space configurations are possible. Large offices and rooms throughout the building come with nice finishings and some are available partially furnished. Outstanding building amenities include large and small conference rooms, large classroom-like rooms, a full-service kitchen, a gym, and on-site management & security.

## LOCATION OVERVIEW

The northern anchor of Detroit's greater downtown, New Center is a diverse and vibrant neighborhood that offers shopping, entertainment, and dining among National Landmark office buildings and historic neighborhoods. Home of the architecturally and historically significant Fisher and Cadillac Place (former General Motors) building and to the nationally recognized Henry Ford Medical Center, New Center is a thriving area for people to live, work and play.

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# ADDITIONAL PHOTOS



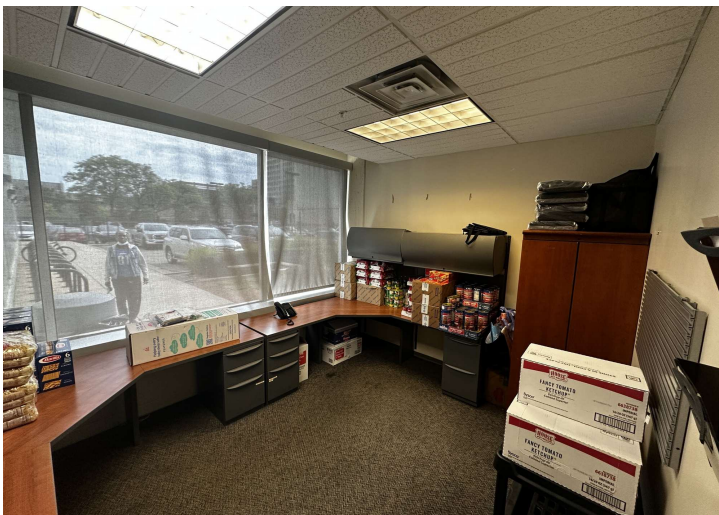
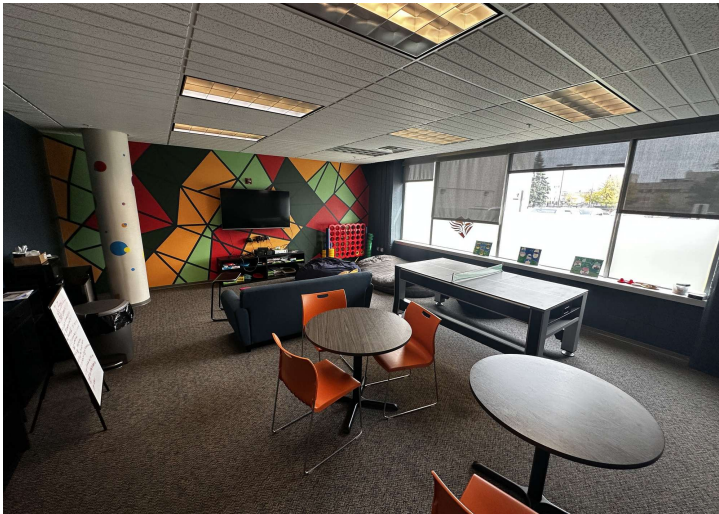
**DeVon Jackson** SENIOR ASSOCIATE  
D: 248.663.0508 | C: 248.568.1488  
DeVon@pacommercial.com

**Anthony Pellegrino** SENIOR ASSOCIATE  
D: 248.358.5341 | C: 313.878.7735  
anthony@pacommercial.com

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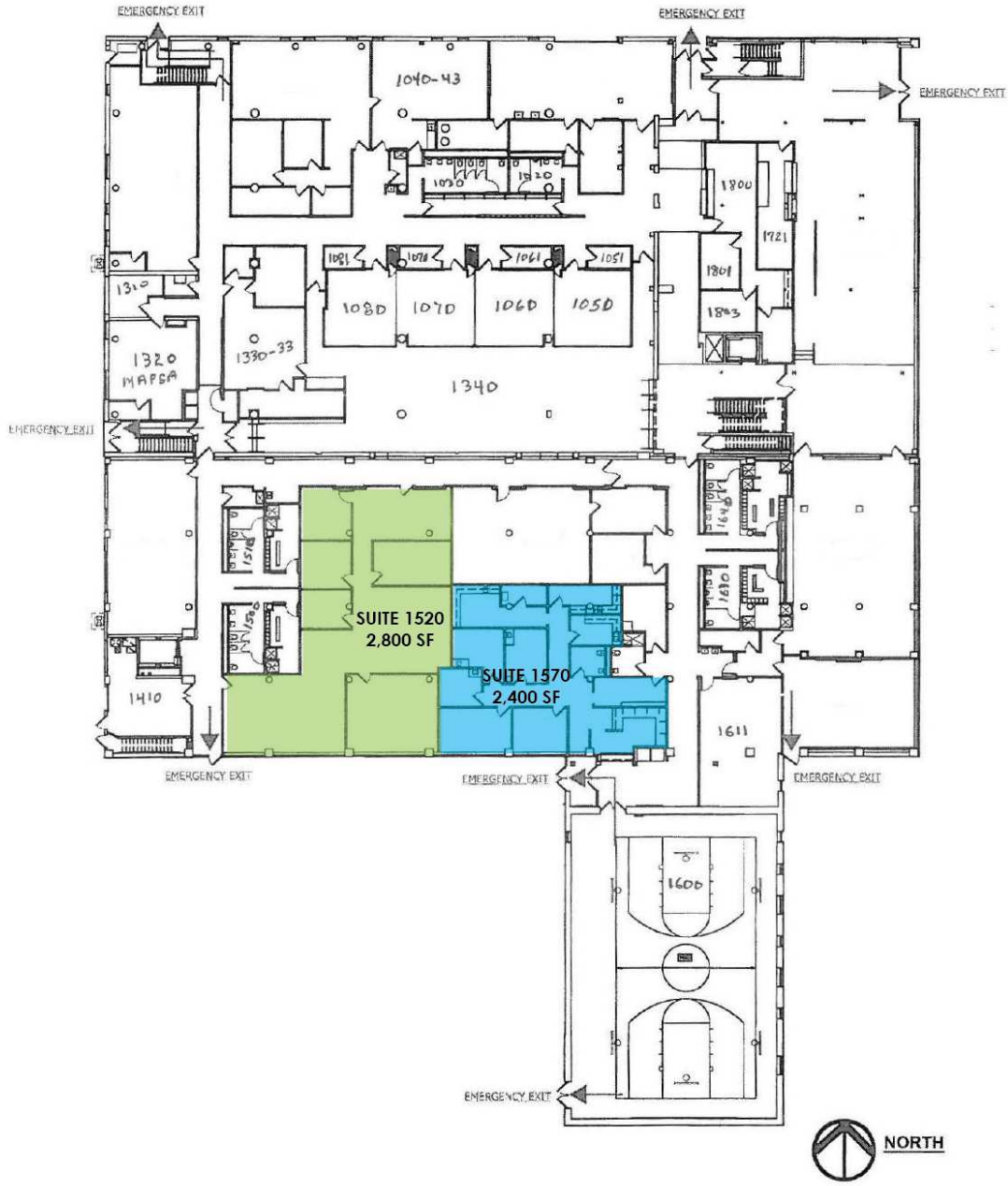
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# ADDITIONAL PHOTOS



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# FLOOR PLANS



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# RETAILER MAP

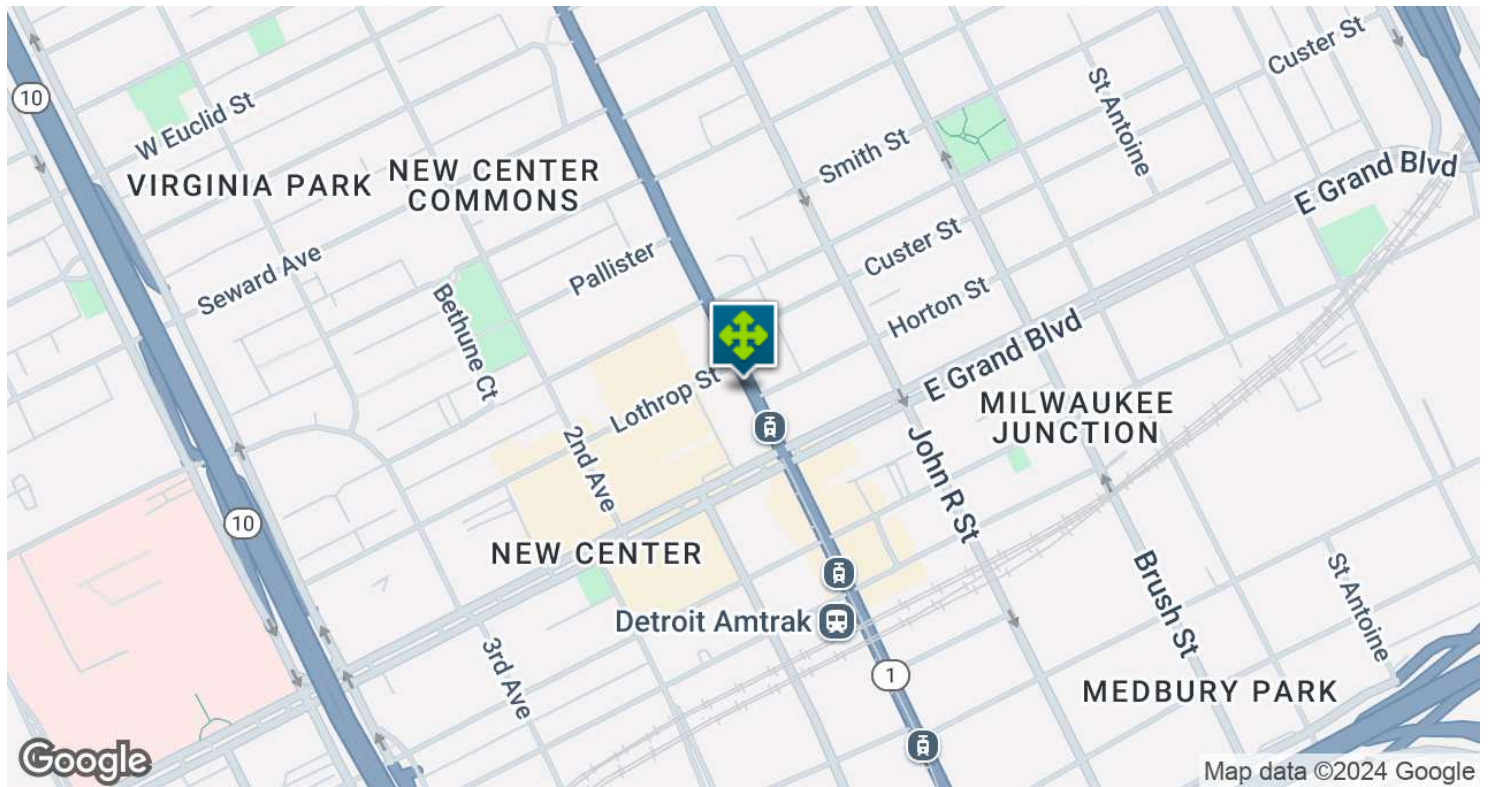
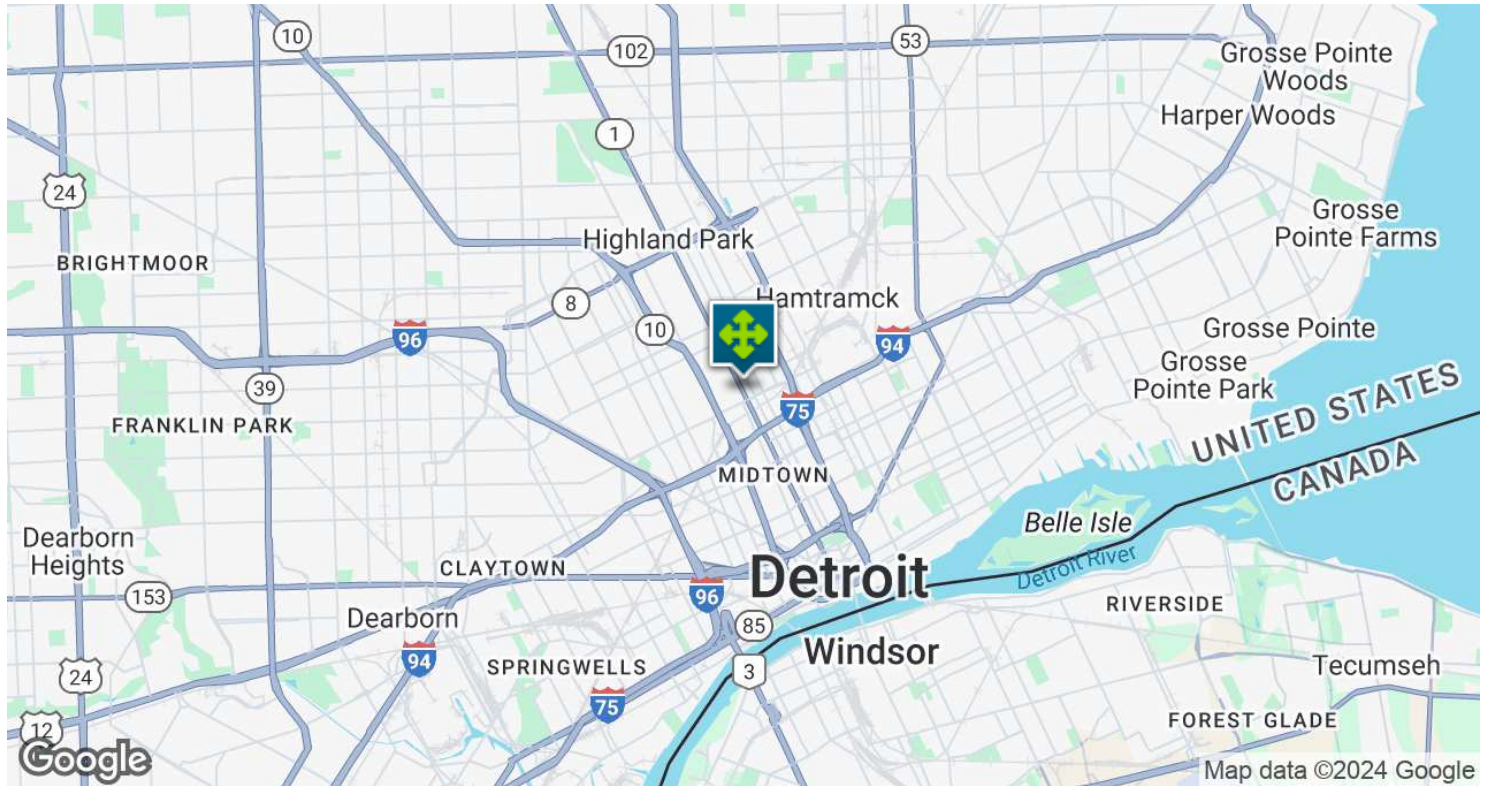


Google

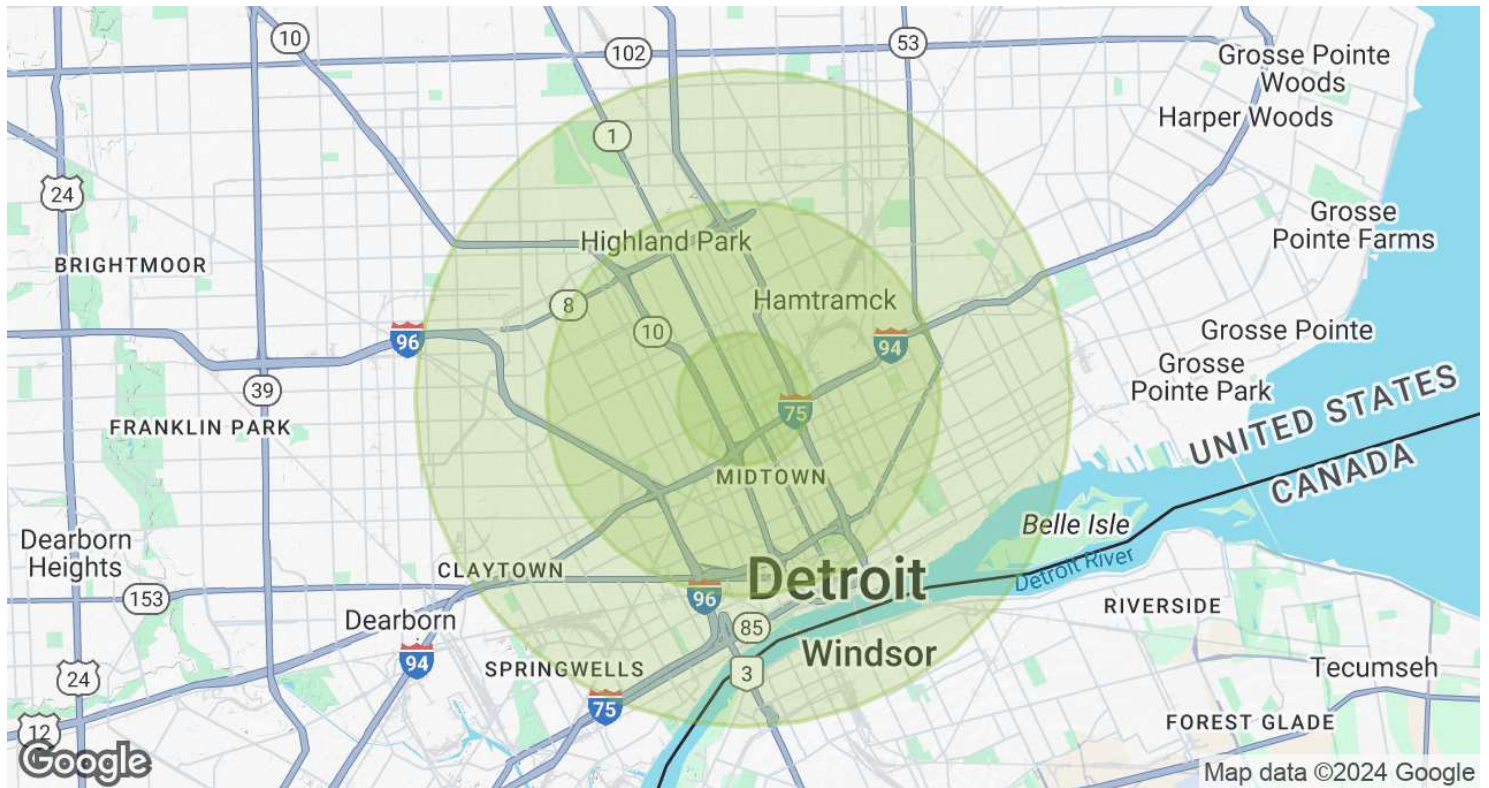
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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,243	138,561	365,434
Average Age	34.1	34.5	34.6
Average Age (Male)	31.4	33.2	32.7
Average Age (Female)	37.8	35.2	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,687	53,890	134,230
# of Persons per HH	2.1	2.6	2.7
Average HH Income	\$30,681	\$31,104	\$32,662
Average House Value	\$106,579	\$94,230	\$82,418

2020 American Community Survey (ACS)



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FOR MORE INFORMATION, PLEASE CONTACT:



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**C:** 248.568.1488

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**Anthony Pellegrino**  
SENIOR ASSOCIATE

**D:** 248.358.5341

**C:** 313.878.7735

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