



NEIGHBORHOOD
NEW CENTER

LOCATION
 NE CORNER OF WOODWARD
 AND E GRAND BLVD

SPACE TYPE
OFFICE

Located at the key intersection of Woodward Avenue and Grand Boulevard, 7300 Woodward is where the New Center, Milwaukee Junction, Tech Town, and North End neighborhoods converge. Just less than a mile from major highways like I-75, I-94, and M-10, the building offers easy access to expressways and plenty of on-site parking. The QLine streetcar is just steps away, providing quick, convenient transit to Midtown and Downtown. Extensive upgrades are currently being made to the property, including enhancements to the facade, entrances, HVAC system, and elevators, all aimed at attracting new office and retail tenants.

ASKING RENT

Starting \$17/SF Gross + Electric

NEIGHBORS

Henry Ford Health System Campus, Wayne State University, College for Creative Studies, Fisher Building, Cadillac Place, TechTown Detroit, WSU Innovation Center, Detroit Pistons Performance Center, Plum Market, University Preparatory Academy, Carhartt Flagship Store, Shinola Factory Headquarters, Midtown Cultural Center

SIZE

2,500 - 100,000 RSF

ONSITE PARKING

300+ Spaces

CEILING HEIGHTS

14'

BUILDING AMENITIES

Ample parking
Albert Kahn interior design
24-hour security & access
Food provider onsite
QLine stop

7300 WOODWARD

Property Details

GROSS BUILDING AREA

240,000 SF

OF STORIES

8

NUMBER OF ELEVATORS

5

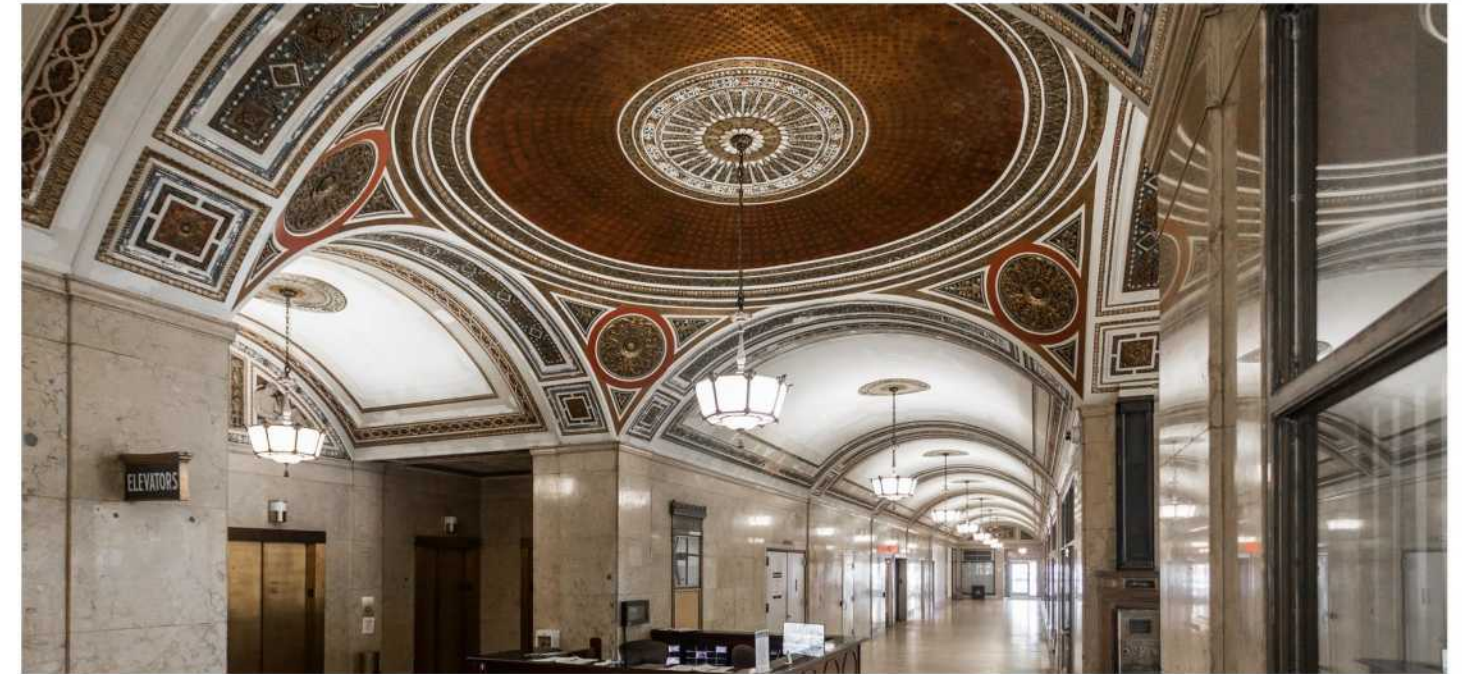
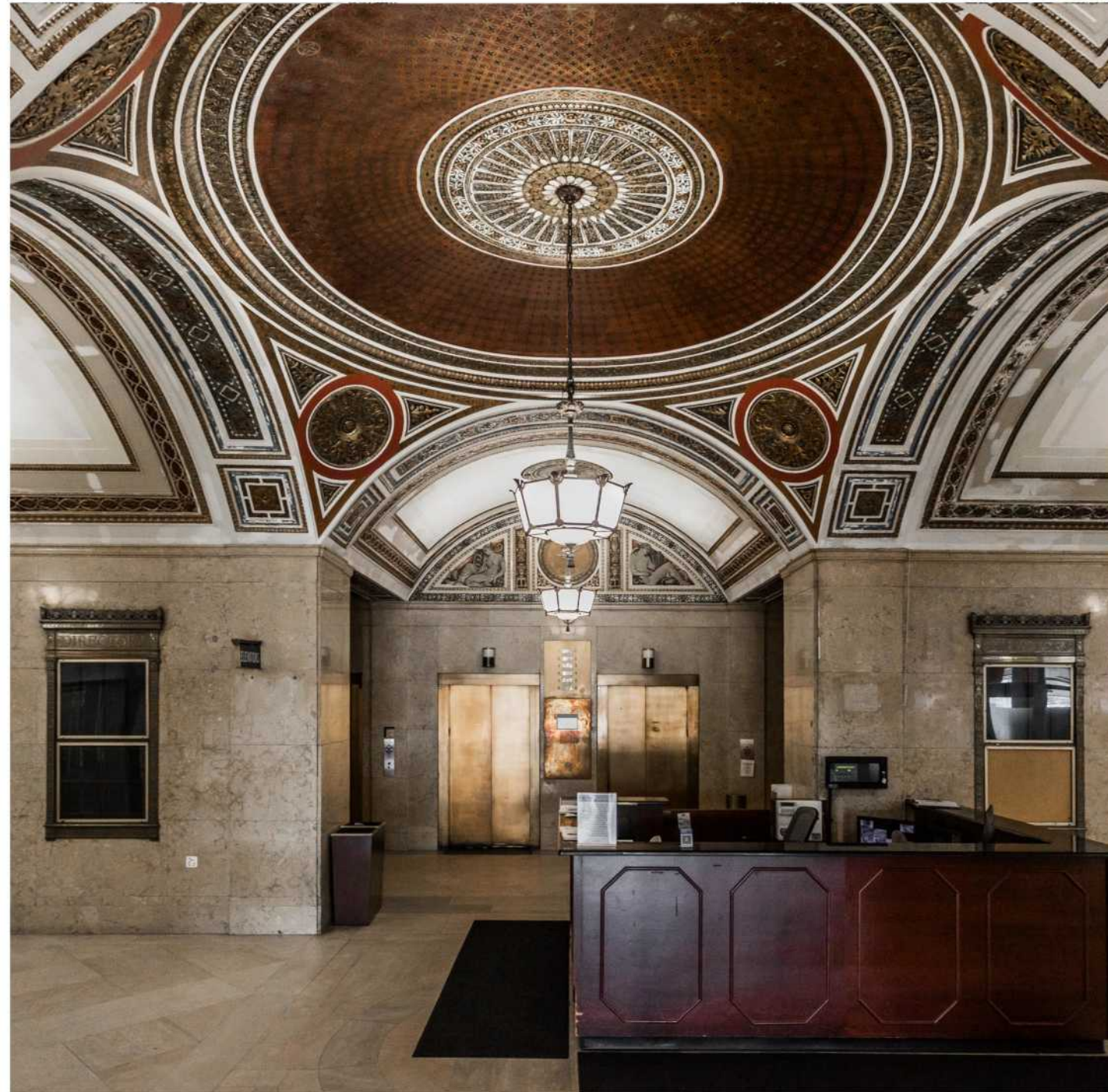
FULL BUILDING SIGNAGE

Available for large users

ARCHITECT

Albert Kahn





Albert Kahn designed lobby
Marble, brass and
art deco finishes





NEW CENTER

Less than 3 miles north of the central business district, New Center is the geographic heart of Detroit where neighborhoods meet the urban core. New Center sprang to life in the 1920s as a second city where auto companies could be closer to manufacturing facilities in neighboring Milwaukee Junction. The neighborhood's signature historic buildings continue to drive economic activity while industrial facilities are being reimaged as creative mixed-use spaces for residential and retail use.

O'Connor Real Estate



SIGNIFICANT DEVELOPMENTS IN NEW CENTER



New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



One Ford Place Lofts

As part of the \$2.5 billion partner investment, Detroit Pistons owner Tom Gores plans to redevelop the health system's 610,000-square-foot headquarters located across from the Pistons Performance Center into housing and construct new mixed-use residential, retail, parking and green spaces on an adjacent surface parking lot.



Michigan State University Research Center

The 30-year Henry Ford Health (HFH) and Michigan State University partnership includes a new, 300,000- to 400,000-square-foot, cutting-edge medical research facility to be built on the HFH campus near the Detroit Pistons Performance Center. The project is expected to break ground in 2024 and open in 2027.

SIGNIFICANT DEVELOPMENTS IN NEW CENTER



Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



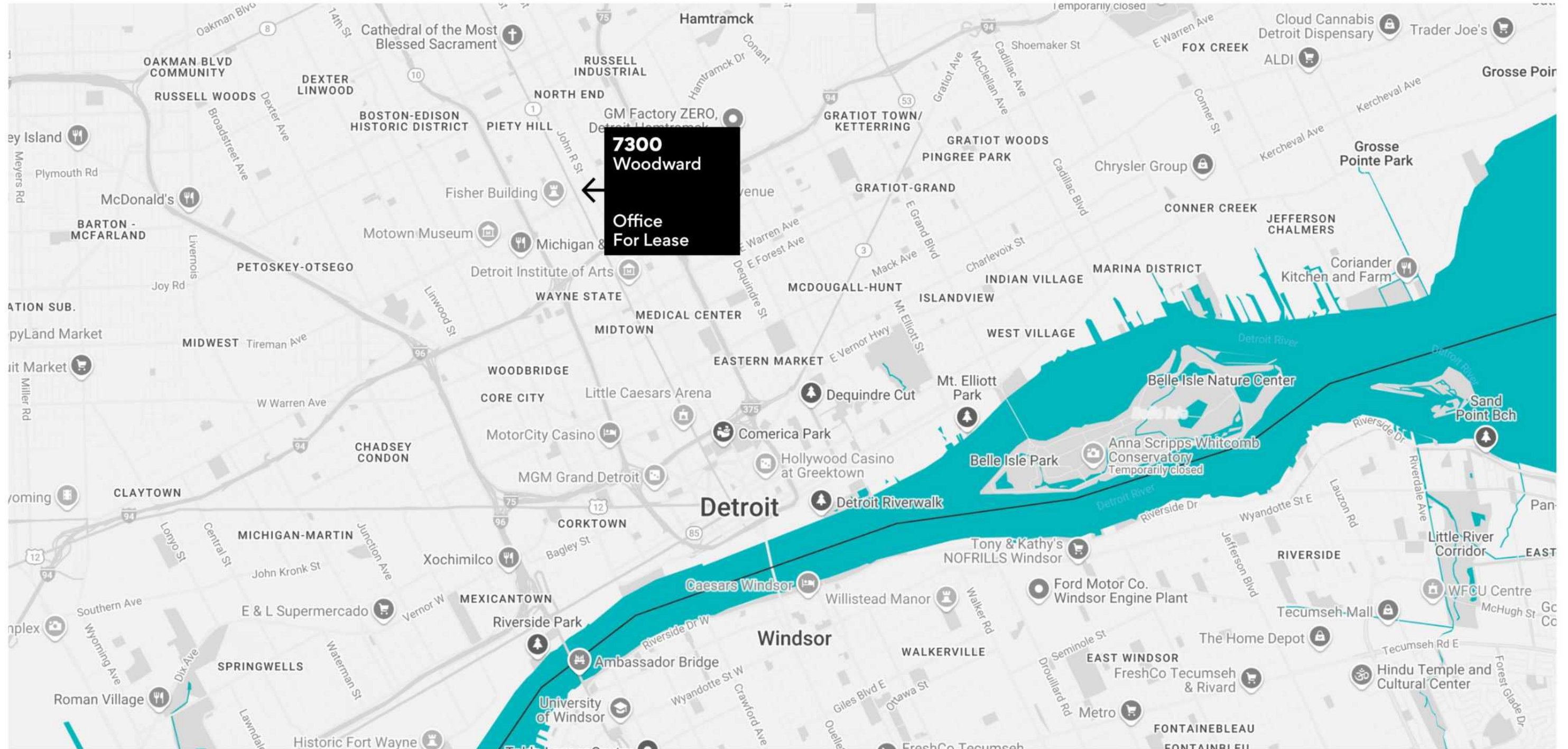
Piquette Flats

A 108,000-square-foot historic industrial building in Milwaukee Junction is being converted into 161 affordable apartments, representing one of the largest new affordable housing developments in Detroit. The \$38.2 million project is scheduled to open in 2024 with apartments priced between 60%-120% of the area median income.



Detroit Design District

A mixed-use hub for artists, creators and other design-driven businesses is underway on E. Grand Boulevard in Milwaukee Junction. Phase 1 created 15,000 square feet of retail space, lofts and outdoor event space. Phase 2 will add an additional 60,000 square feet to the district through the adaptive reuse of an adjacent industrial building.



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For more information about the office spaces
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