

300 River Place

Detroit, MI | 48207



Businesses and Talent Are Choosing Detroit

The Detroit region is home to more than 740,000 workers, 17 Fortune 1000 companies, 5.4 million people and some of the top educational institutions in the world. The business-friendly region has the talent, resources and cutting-edge facilities that drive innovation.

SPENDING POWER

\$12.2B

Greater Downtown Detroit tallied a total annual earnings of \$12.2B in 2023.²

POPULATION GROWTH

49%+

The population of adults ages 25-34 in Greater Downtown Detroit has increased by 49% since 2013.³

AFFORDABILITY

The cost of space and talent in Detroit is lower than in other major markets, which allows for more investment opportunities.

ECONOMY

In 2022, Michigan continued its strong economic recovery with a 7.81% growth in real GDP. Detroit's startup ecosystem was named the second-fastest growing in the world in 2024.¹

TALENT

The Detroit region leads the nation in engineers per capita, thanks in large part to its proximity to world-renowned colleges and universities that issue thousands of STEM degrees each year.

BUSINESS-FRIENDLY

After reworking its approach to business and development this decade, Detroit and the state of Michigan have adapted their respective approaches to attracting and retaining businesses. In 2024, CNBC ranked Michigan #9 in America's Top States for Business.²

1. Placer.ai data
2. Downtown Detroit Partnership
3. ESRI Business Summary



Building Talent

Southeastern Michigan is home to one of the most robust higher-education regions, with schools like the University of Michigan, Michigan State University and Wayne State University annually ranking among the best research institutions in the nation each year.

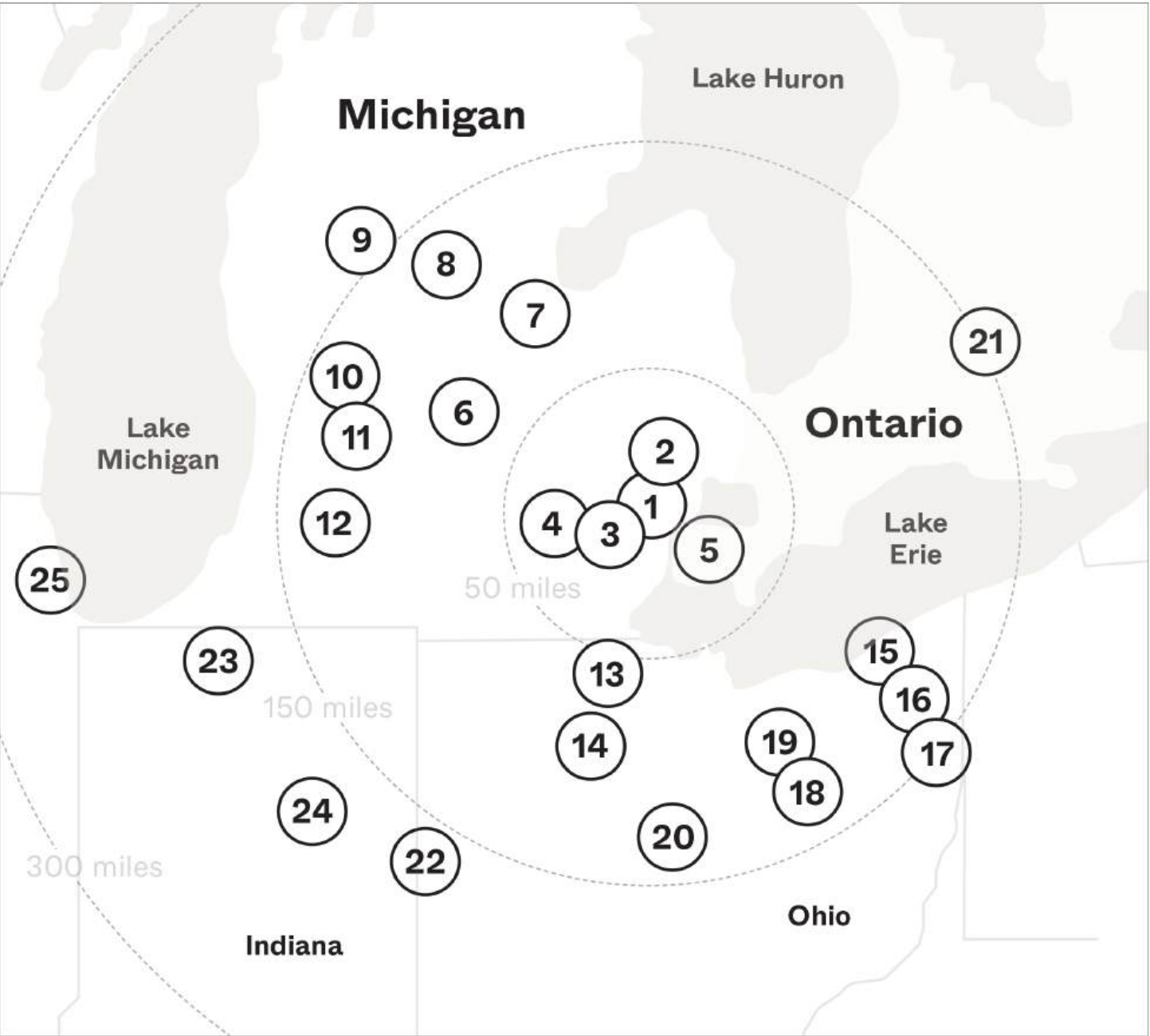
The Detroit region employs over 170,000 people in science, technical, engineering and math (STEM) occupations.

From high-tech to skilled trades, Michigan is on its way to becoming one of the top states in the nation for job creation. Developing talent for jobs that are in-demand right now and in the future is a top priority for the state.

The University Research Corridor (URC) is a collaborative partnership with the University of Michigan, Michigan State University and Wayne State University.

Their research has led to advancements in medicine, mobility and business, and the most recent study showed that the URC had a statewide economic impact of \$18.7 billion and generated 78,845 jobs.

URC is the number-one university cluster in the United States, not only attracting talent from around the world, but also delivering one of the strongest talent bases in the country. Additionally, URC is ranked second in innovation power in the nation – using talent, technology, research and development as metrics.



THE CITY’S STEM OCCUPATION JOB GROWTH IS NEARLY TRIPLE THE NATIONAL AVERAGE RATE SINCE 2010

2.5^x

STATE INNOVATION POWER RANKINGS

#2

- | | | | |
|----|---------------------------------|----|---------------------------------|
| 1 | Wayne State University | 13 | University of Toledo |
| 2 | Oakland University | 14 | Bowling Green University |
| 3 | Eastern Michigan University | 15 | Cleveland State University |
| 4 | University of Michigan | 16 | Case Western Reserve University |
| 5 | University of Windsor | 17 | Youngstown State University |
| 6 | Michigan State University | 18 | Kent State University |
| 7 | Saginaw Valley State University | 19 | University of Akron |
| 8 | Central Michigan University | 20 | The Ohio State University |
| 9 | Ferris State University | 21 | University of Waterloo |
| 10 | Grand Valley State University | 22 | University of Dayton |
| 11 | Davenport University | 23 | University of Notre Dame |
| 12 | Western Michigan University | 24 | Ball State University |
| | | 25 | University of Illinois |

DEGREES AWARDED FROM REGIONAL COLLEGES IN 2021

265,437	BACHELOR'S DEGREES
110,340	MASTER'S DEGREES
97,925	ASSOCIATE'S DEGREES
27,813	DOCTORAL DEGREES

A City Worth Visiting

Greater Downtown Detroit experiences more than 67 million visits annually, with visitors traveling from throughout Southeastern Michigan and the Midwest to attend a game, concert, special event or festival.¹ With all four major league sports teams within a four-block radius, Detroit hosts 171 regular season games every year.

RETAIL + OFFICE TENANTS

7.9M+

In 2023, Greater Downtown Detroit welcomed 7.9 million unique annual visitors.¹

TOTAL CONCERTS

400+

More than 400 shows were reported in Detroit in 2022. From large venues like Little Caesars Arena to historical spaces like The Fox Theatre, Detroit is a destination for concertgoers.

MAJOR MUSEUMS

15

There are 15 major museums within Greater Downtown and 150 museums in the Southeast Michigan region.

1. Placer.ai data
2. Downtown Detroit Partnership
3. ESRI Business Summary

DOWNTOWN HOSPITALITY

5,400+

Greater Downtown Detroit has over 5,400 hotel rooms with more than 1,100 additional under construction.²

DOWNTOWN RETAILERS

320+

There are more than 320 retailers, from nationally known brands to locally owned establishments in the Central Business District.³



AfroNation 2024



Campus Martius Tree Lighting



Grand Prix



Motown Museum



Constructing Futures



NFL Draft 2024

Downtown Activations

More than 3.5 million people attend a special event and 1.8 million attend a show in Detroit's Central Business District annually.¹

¹ Placer.ai data



Woodward Avenue Shopping



The Belt



Detroit RiverWalk



Campus Martius Park



NFL Draft 2024



Yoga In The Park



Ford Field

About Bedrock

Bedrock is a full-service real estate firm specializing in innovative city building strategies. Since its founding in 2011, Bedrock and its affiliates have invested and committed more than \$7.5 billion to acquire, develop and operate more than 140 properties in Detroit and Cleveland with landmark developments at Hudson's Detroit, Book Tower, City Modern, Tower City and the May Company Building.

Bedrock's projects include new construction, adaptive reuse and a portfolio totaling more than 21 million square feet of office, retail, residential, industrial, hospitality and parking.

TOTAL SQUARE FOOTAGE

21M+

Bedrock's portfolio includes over 21 million square feet between Detroit and Cleveland.

BEDROCK OWNED PROPERTIES

140+

Bedrock has over 140 properties combined in Detroit and Cleveland.

RETAIL + OFFICE TENANTS

400+

Bedrock prides itself on providing the best care and services to its tenants.



Property Management



Leasing + Acquisition



Construction



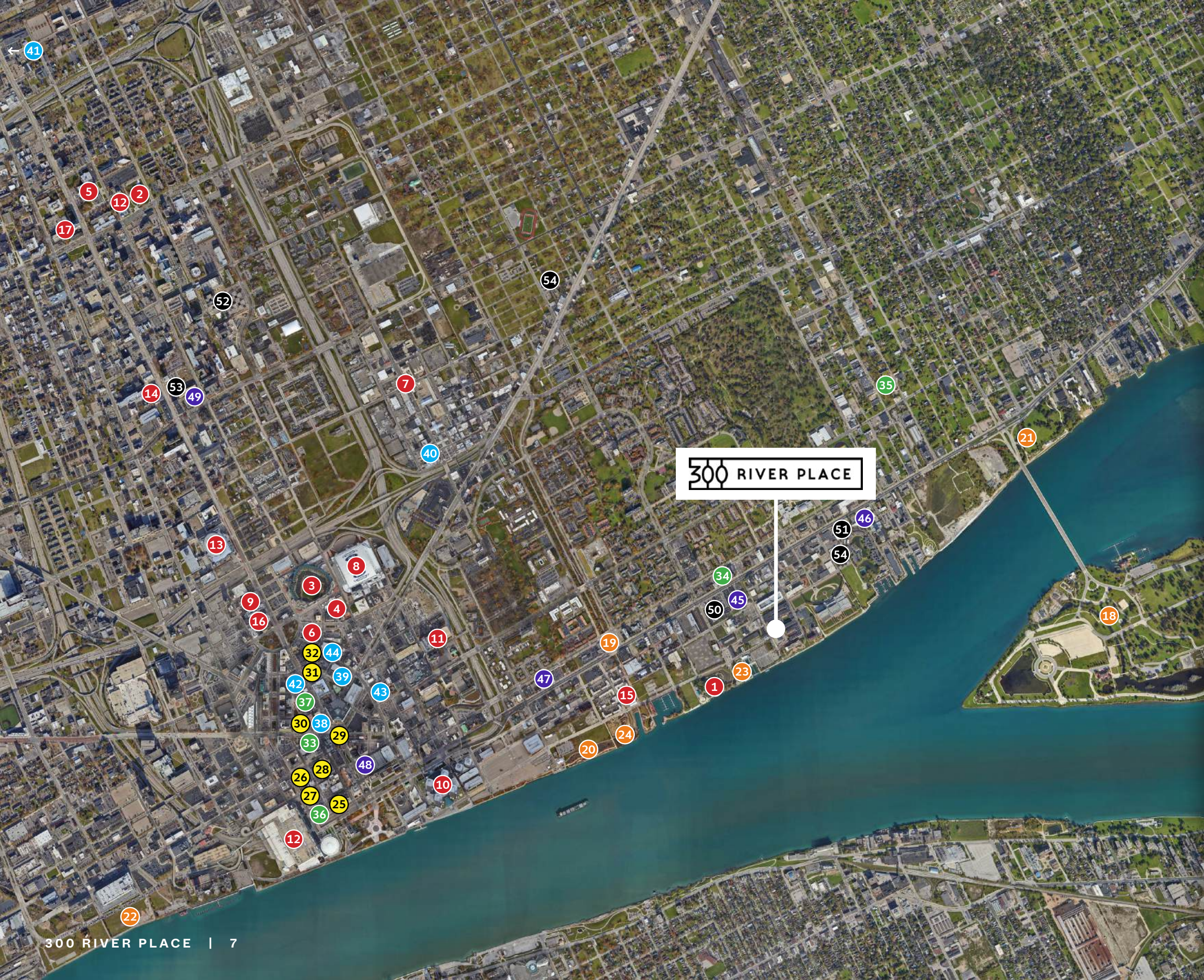
Development



Historic Restoration



Community Experiences and Activations



EVENT VENUES

- 1 Aretha Franklin Amphitheatre
- 2 Charles H. Wright Museum
- 3 Comerica Park
- 4 Detroit Athletic Club
- 5 Detroit Institute of Arts
- 6 Detroit Opera House
- 7 Eastern Market
- 8 Ford Field
- 9 Fox Theatre
- 10 GM Renaissance Center
- 11 Greektown Casino
- 12 Huntington Place
- 13 Little Caesars Arena
- 14 Orchestra Hall
- 15 Outdoor Adventure Center
- 16 The Fillmore Detroit
- 17 Wayne State University

PARKS/GREEN SPACES

- 18 Belle Isle
- 19 Dequindre Cut
- 20 Detroit International RiverWalk
- 21 Gabriel Richard Park
- 22 Ralph C. Wilson Centennial Park
- 23 Robert C. Valade Park
- 24 William G. Milliken Park

RESTAURANTS

- 25 Apparatus Room
- 26 Caucus Club
- 27 London Chop House
- 28 Soraya Modern Japanese
- 29 Parc
- 30 Prime and Proper
- 31 San Morello
- 32 Wright & Co.

CAFÉS/FAST CASUAL

- 33 American Coney Island
- 34 Breadless
- 35 Coffeehaus
- 36 Starbucks
- 37 The Hudson Café

GYMS/FITNESS

- 38 CrossFit in the D
- 39 Citizen Yoga Detroit
- 40 Jabs Gym Eastern Market
- 41 Orangetheory Fitness
- 42 Pure Barre
- 43 The Vibe Ride Detroit
- 44 YMCA

GROCERY

- 45 Gordon Food Service
- 46 Harbortown Market
- 47 Meijer Rivertown Market
- 48 Plum Market
- 49 Whole Foods Market

HEALTH/CONVENIENCE

- 50 7-Eleven
- 51 CVS
- 52 Detroit Medical Center
- 53 FedEx Office
- 54 The UPS Store
- 55 United States Postal Service

On-Campus Amenities



CONVENIENT PARKING

Park with ease in the 1,250 space secure covered parking deck or use the 250-space surface lot on the River Place campus.

SECURITY

300 River Place is monitored and staffed 24/7 with key card access required at all elevators and perimeter doors. Security cameras are also positioned at all entry points for added peace-of-mind.

RIVERFRONT ACCESS

Situated less than two blocks from the Detroit River, this location allows for easy access to the Detroit International RiverWalk with views of Belle Isle, Windsor, and downtown Detroit.

GRAB N' GO SELF-CHECKOUT SHOP

Recently installed in the summer of 2025, this convenient on-site sundries shop offers a wide variety of quick, delicious options—from coffee and light snacks to full meals—crafted for professionals on the move.

Local Entertainment

ARETHA FRANKLIN AMPHITHEATER

Renamed after the “Queen of Soul” in 2019, this unique 6,000-seat covered amphitheater is one of the city’s premier outdoor event spaces. Located directly on the shores of the Detroit River, this venue draws some of the biggest names in music to Detroit each summer, including Diana Ross, Mary J. Blige, and Wynton Marsalis.



ATWATER BREWERY

Founded in 1997, Atwater Brewery’s original Rivertown location features a taphouse and rooftop Biergarten less than a block away! While Atwater’s original intent was to bring Bohemian style lagers back to Detroit, their award-winning lineup now features porters, American IPAs, and everything in-between.



ROBERT C. VALADE PARK

The newest park to open along the East Riverfront is also one of the city’s most versatile. During the summer months, the park is home to an expansive sandy beach, children’s playgrounds, and Bob’s Barge - Detroit’s only floating bar. Not to be outdone, winter programming includes oversized outdoor fire pits, synthetic ice curling, and local food options inside of the Shed Bar.



Local Housing

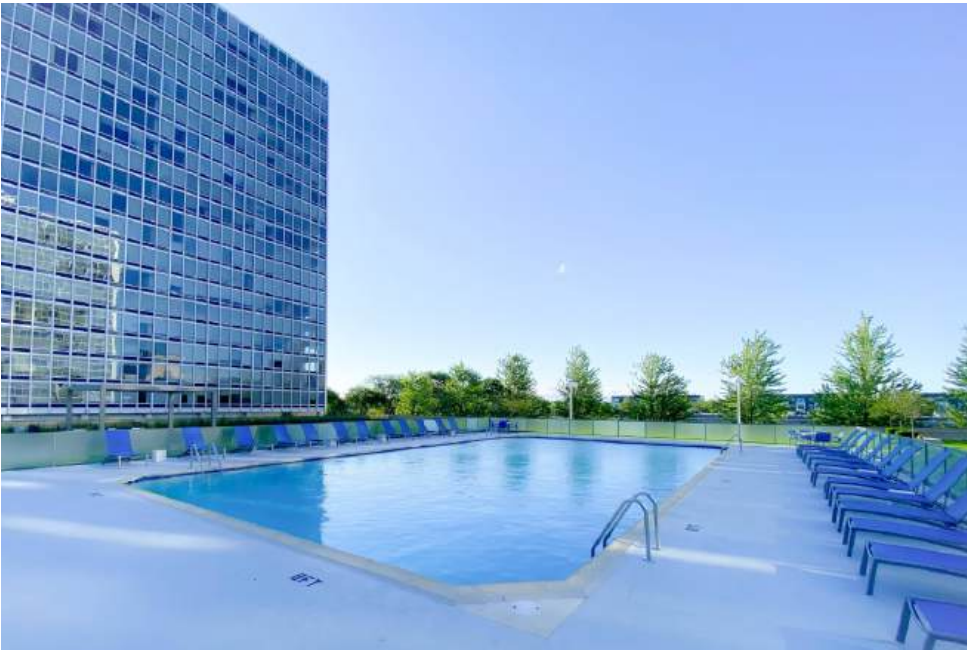
The Rivertown neighborhood and surrounding areas host a diverse mix of luxury apartments, condominiums, and detached single-family units. Within a two mile radius of 300 River Place, there are approximately 17,000+ homes with a median home value of \$184,370.



Orleans Landing



Water's Edge



Lafayette Towers



River Place Apartments



Great Lakes Tower Condos



DuCharme Place



Dequindre Cut



Robert C. Valade Park



Belle Isle



William G. Milliken State Park

Outdoor Attractions

One of the perks of living and working in the Rivertown neighborhood is the abundant access to local parks and green spaces. In addition to the Detroit International RiverWalk located mere feet from the property, each of these community spaces are located within a three-mile radius of 300 River Place:

- Belle Isle
- Dequindre Cut
- Gabriel Richard Park
- Mt. Elliott Park
- Ralph C. Wilson Centennial Park
- Robert C. Valade Park
- William G. Milliken Park

K-12 Education

The Rivertown neighborhood is home to both University Prep Schools and Detroit Public Schools Community District with entire K-12 pathways located within one mile of 300 River Place.

UNIVERSITY PREP SCHOOLS

As one of Detroit's longest standing tuition-free charter programs, University Prep Schools offer both art & design as well as science and math-focused curriculum along with established partnerships with the University of Detroit Mercy, College for Creative Studies, Amazon, and more.

DETROIT PUBLIC SCHOOLS COMMUNITY DISTRICT

DPSCD is Michigan's largest public education system with a \$766 Million annual budget. The Rivertown neighborhood falls into the Southeastern district which has received \$4.9M in funding since 2019, with \$20.7M in proposed investments coming over the next 20 years.

DPSCD SOUTHEASTERN DISTRICT:

- Chrysler Elementary School (K-5th)
- Bunche Preparatory Academy (6th-8th)
- MLK Jr. Senior High School (9th-12th)



University Prep Science & Math High School



Martin Luther King Jr. Senior High School



300 RIVER PLACE

RIVER PLACE GARAGE

Building Details



Atrium Lobby



Riverfront Location



Jos Campau/River Place Drive Entrance



Accessway to Adjacent Parking Garage

Flexible Office Configurations



High Ceilings & Heavy Floor Load Capacity



Full & Partial Floor Availability



Move-In Ready Options Available

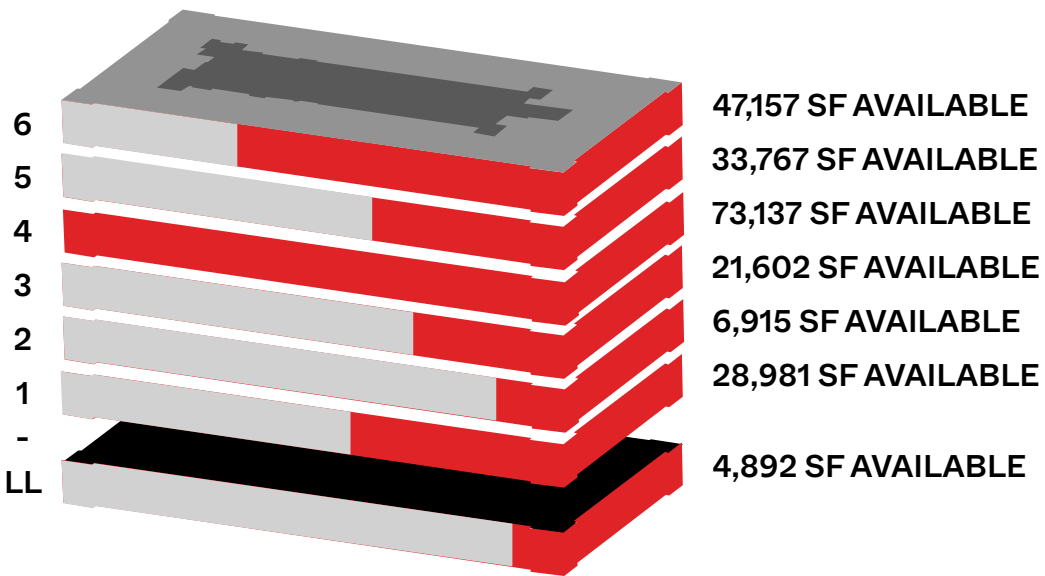


Perimeter Offices



300 River Place

PROPERTY DETAILS	
ECODE	299
TOTAL BUILDING SIZE	502,308 SF
LOCATION	Detroit, MI
PARKING SPACES	1,250 Covered 250 Surface
SIGNAGE	Contact Broker
YEAR BUILT/RENOVATED	1917/2023
PROPERTY TYPE	Office
RENTAL RATE	Contact Broker



HIGHLIGHTS

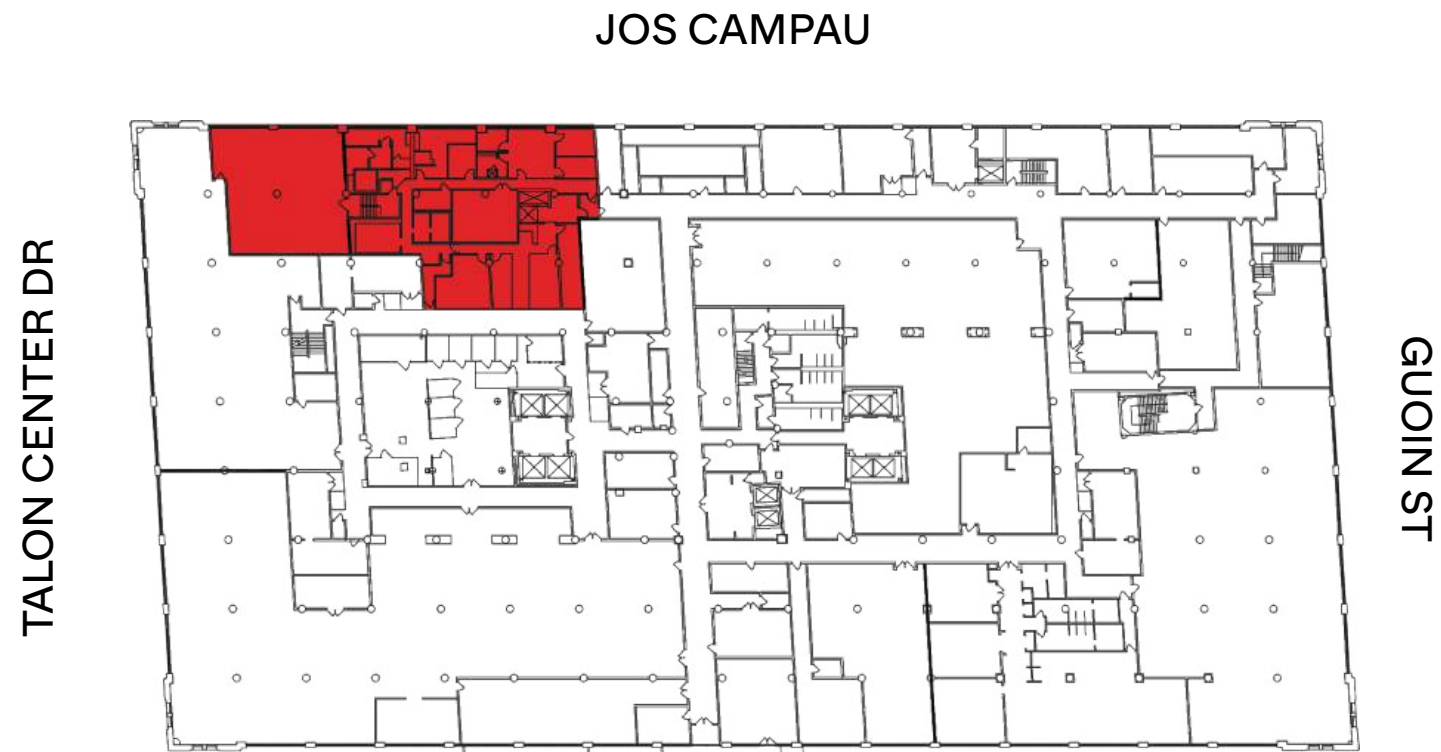
- Located at the River Place campus in Rivertown
- World-class outdoor amenities & architecture
- Traditional & loft style floor plans from 5,000-70,000 SF
- High ceilings and heavy floor load capacity
- Exposed brick, large windows, and river views
- Lobby and common area renovations completed in 2024
- New Grab N' Go self-checkout sundries shop installed summer 2025
- Elevator cab upgrades scheduled for the end of 2025
- Covered & surface level reserved parking
- Professionally owned and managed by Bedrock Management Services LLC

OVERVIEW

Located just one block from the award-winning Detroit International RiverWalk, 300 River Place offers an exceptional waterfront setting with miles of scenic pathways and views of the Detroit River. Designed by renowned architect Albert Kahn, this property features newly renovated common areas, activated furnished lobby spaces, and a brand new Grab N' Go self-checkout sundries shop.

Suite LL875

4,892 SF



Suite LL875 Photography - Coming Soon



Suite 1000

23,768 SF



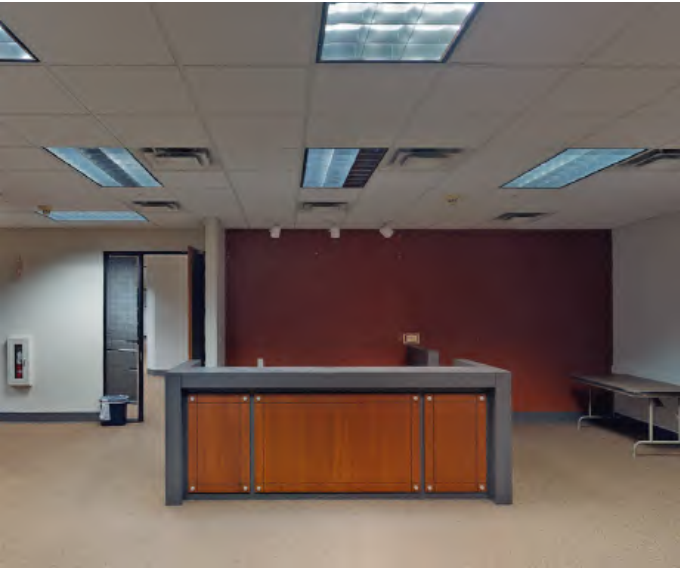
CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR

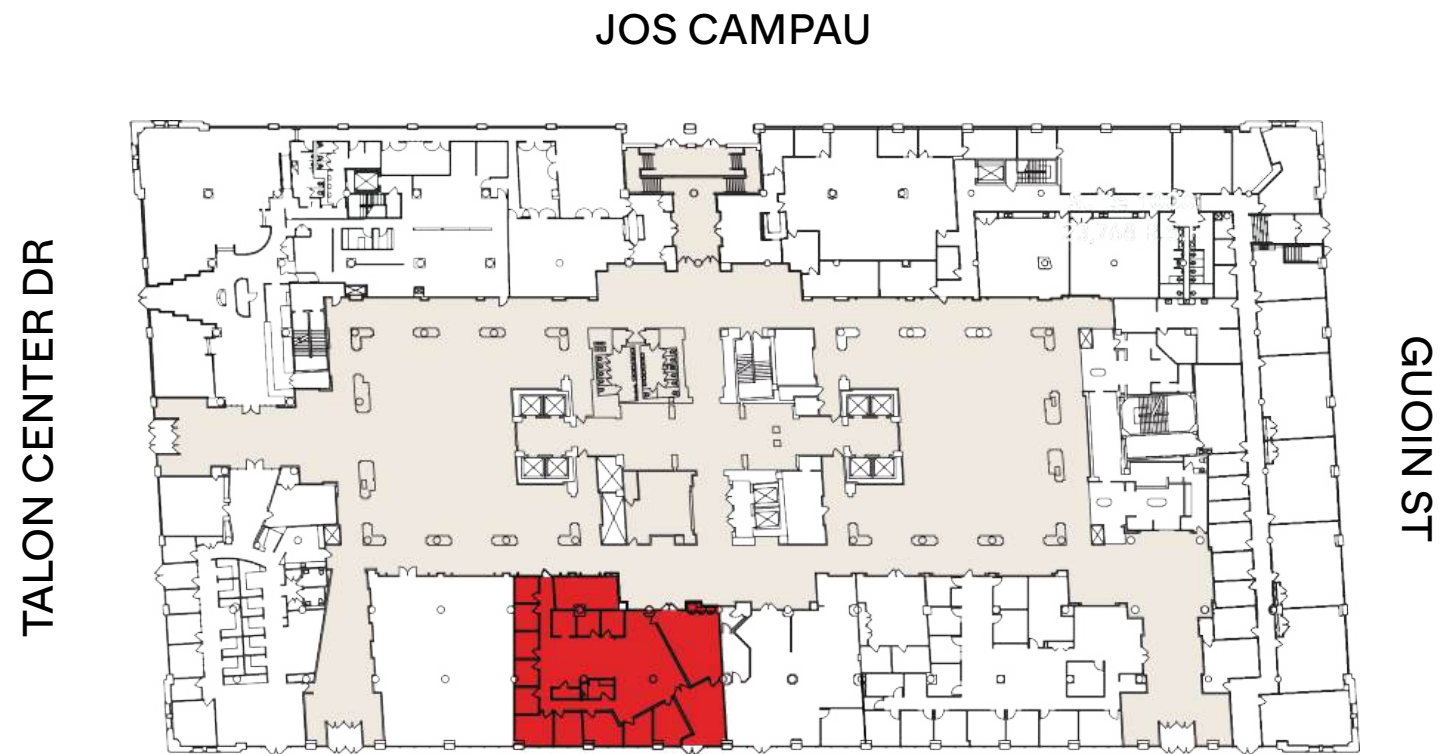


GUOIN ST



Suite 1650

5,213 SF

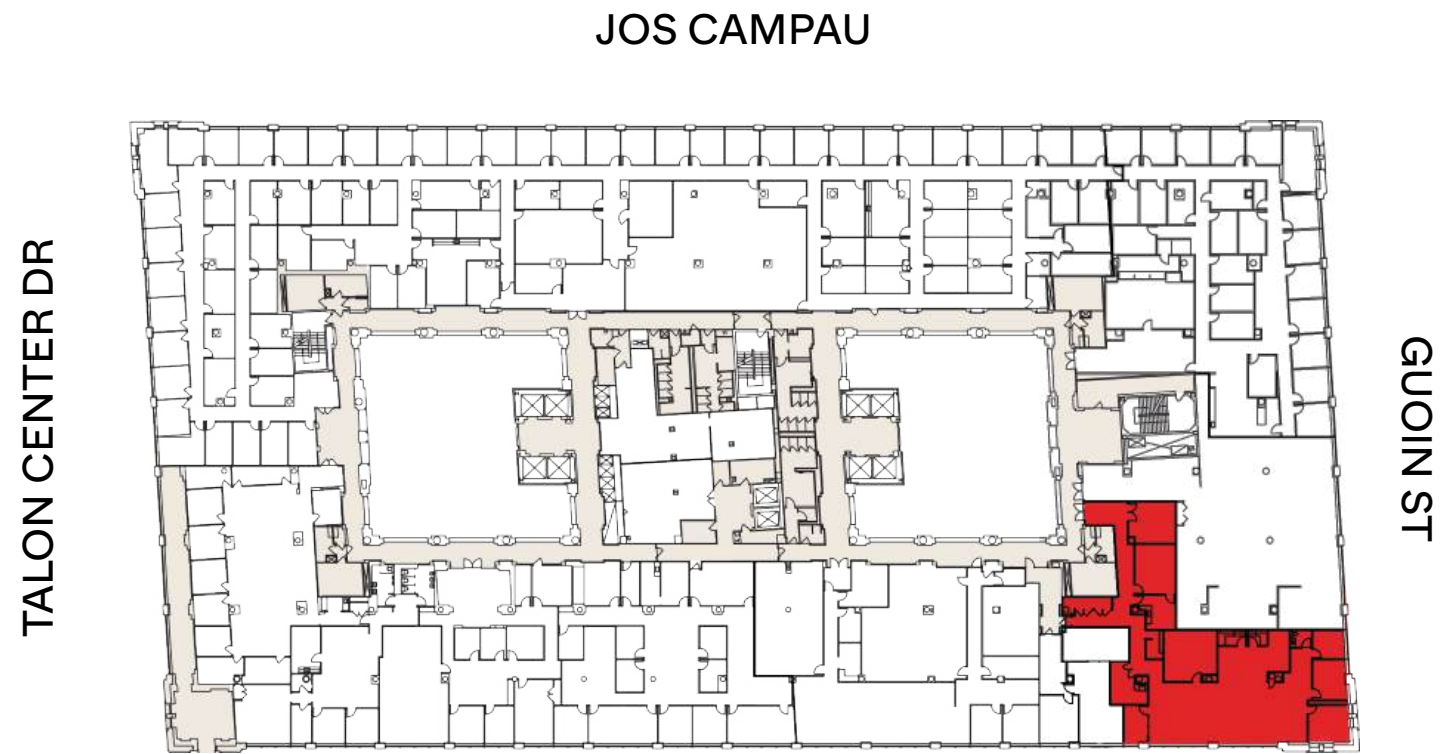


Suite 1650 Photography - Coming Soon



Suite 2400

5,499 SF (Can be combined with Suite 2450)

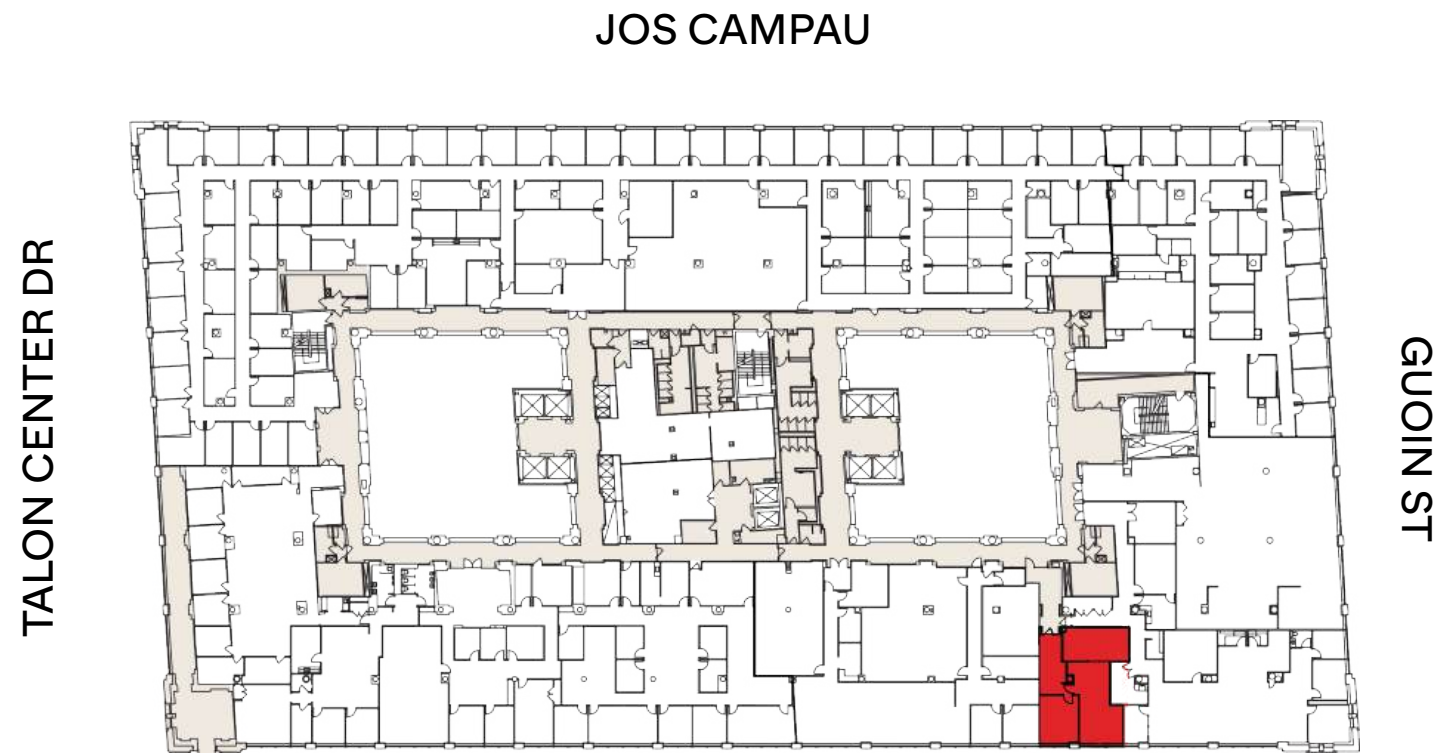


Suite 2400 Photography - Coming Soon



Suite 2450

1,416 SF (Can be combined with Suite 2400)



Suite 2450 Photography - Coming Soon



Suite 3000

21,602 SF

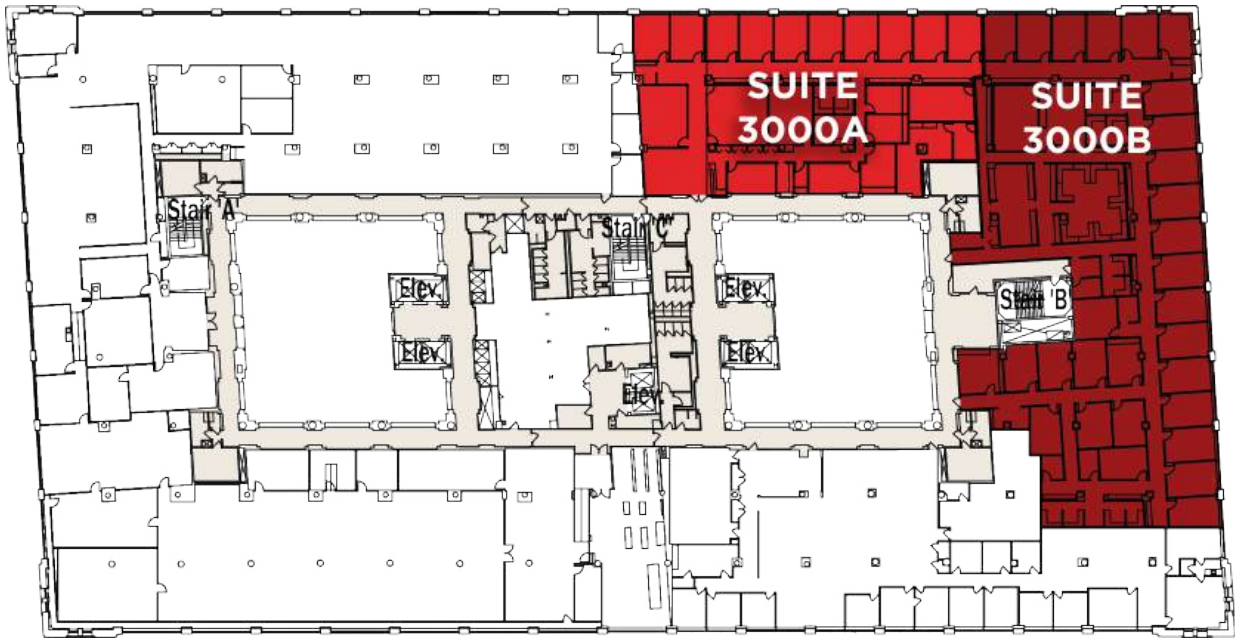
Able to be separated and leased individually as Suite 3000A (9,610 SF) and 3000B (11,992 SF)



CLICK ON THE 360 ° ICON FOR A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 4000

21,926 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 4600

15,386 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 4600 Photography - Coming Soon



Suite 4650

3,926 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 4700

13,740 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 4800

13,223 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 4900

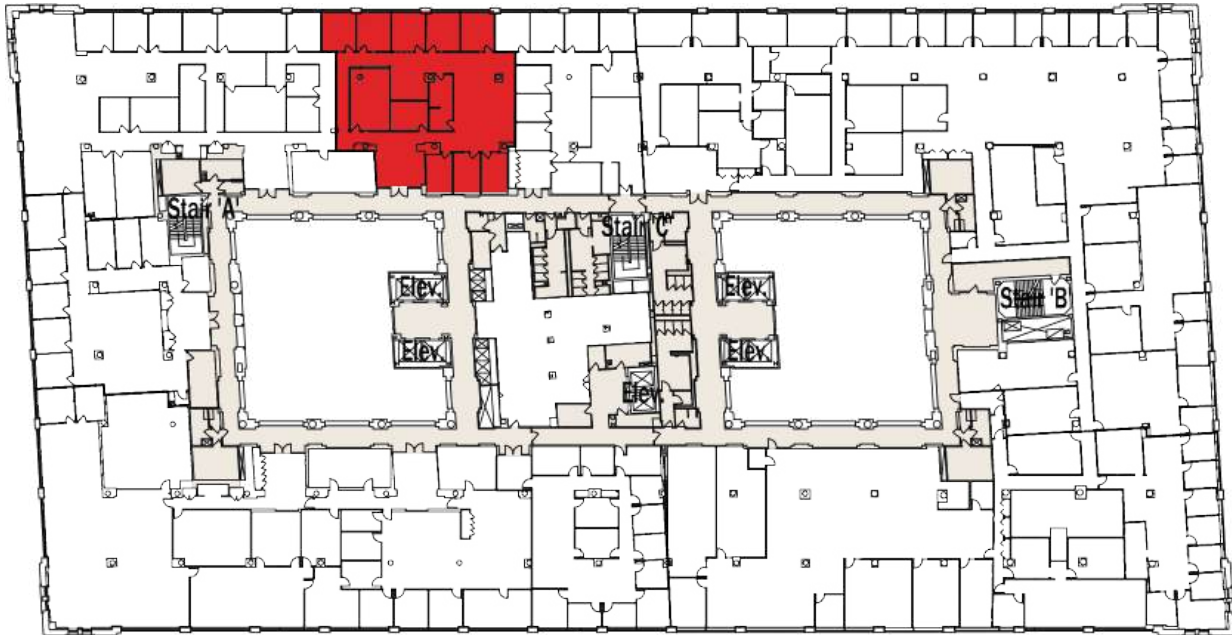
4,936 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR

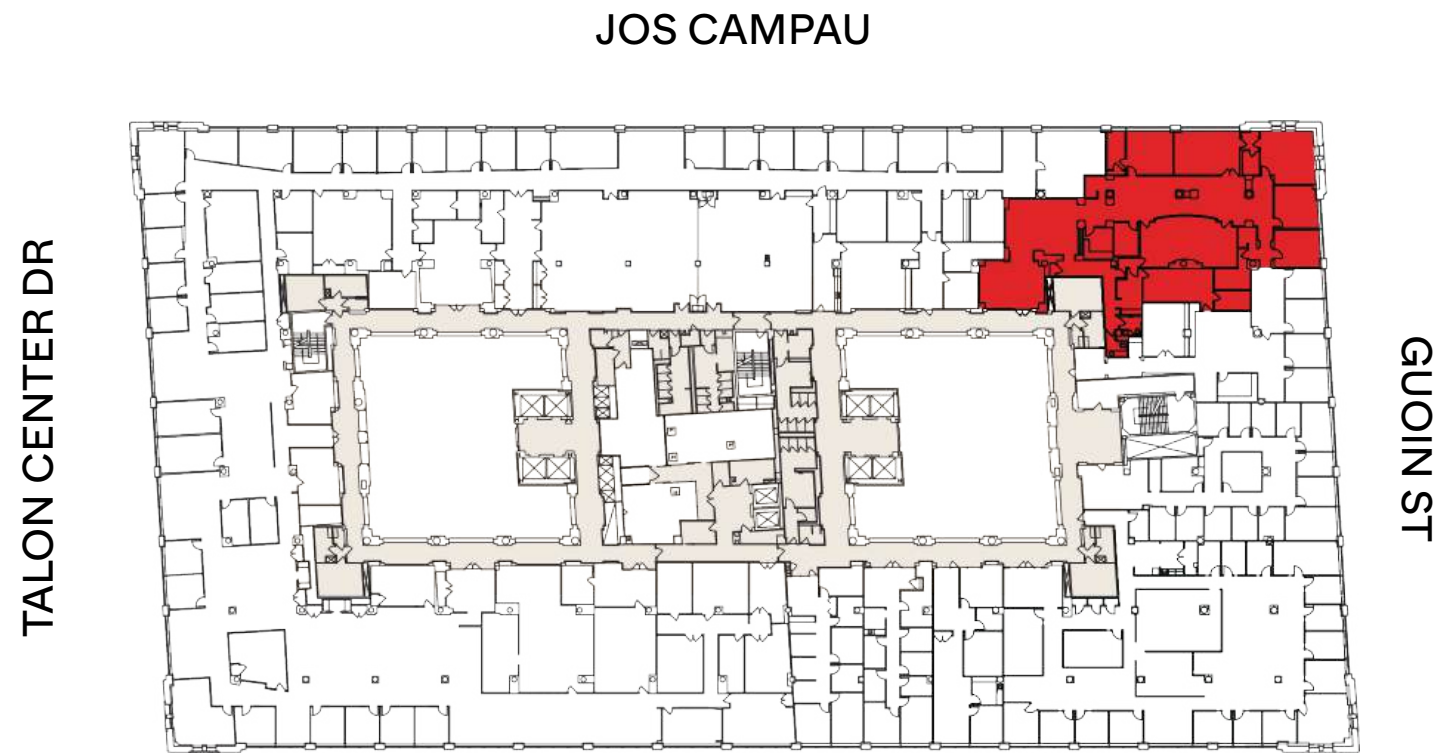


GUOIN ST



Suite 5000

11,270 SF



Suite 5000 Photography - Coming Soon



Suite 5350

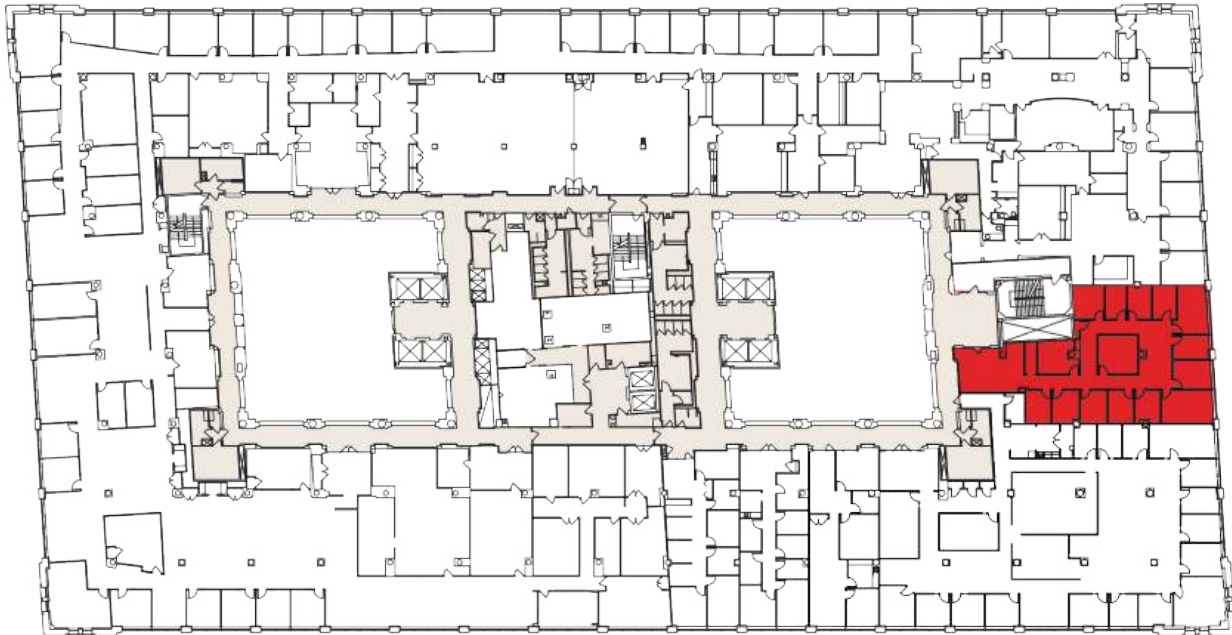
6,392 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 5400

10,919 SF



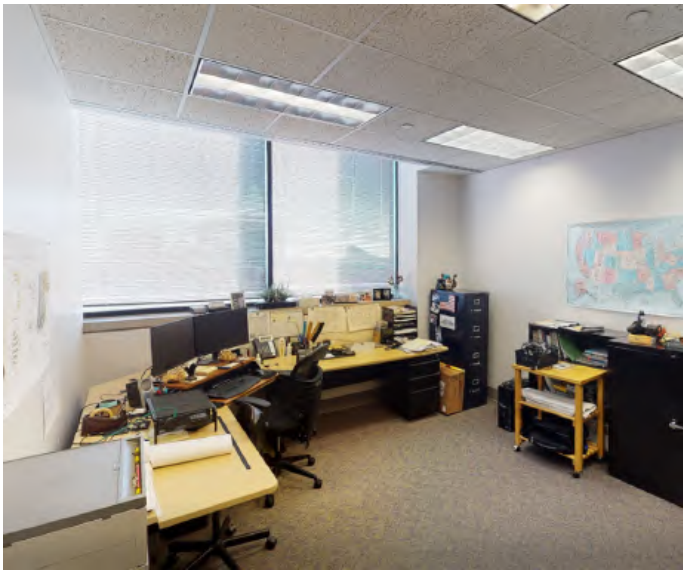
CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR

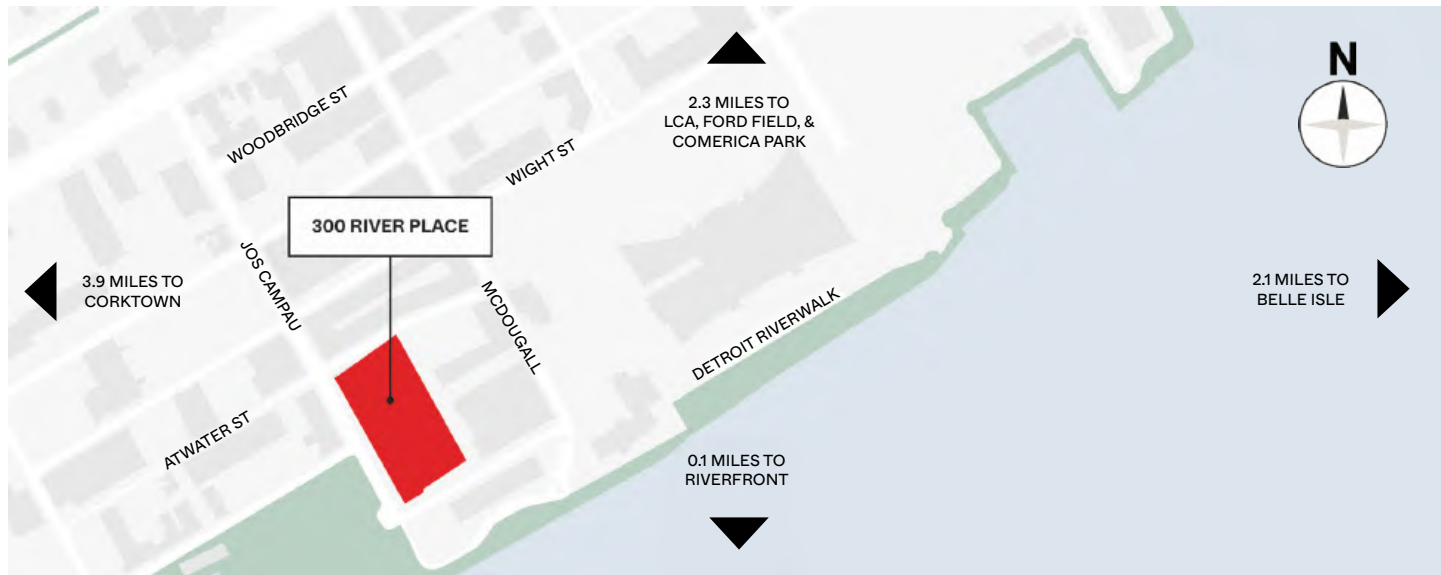
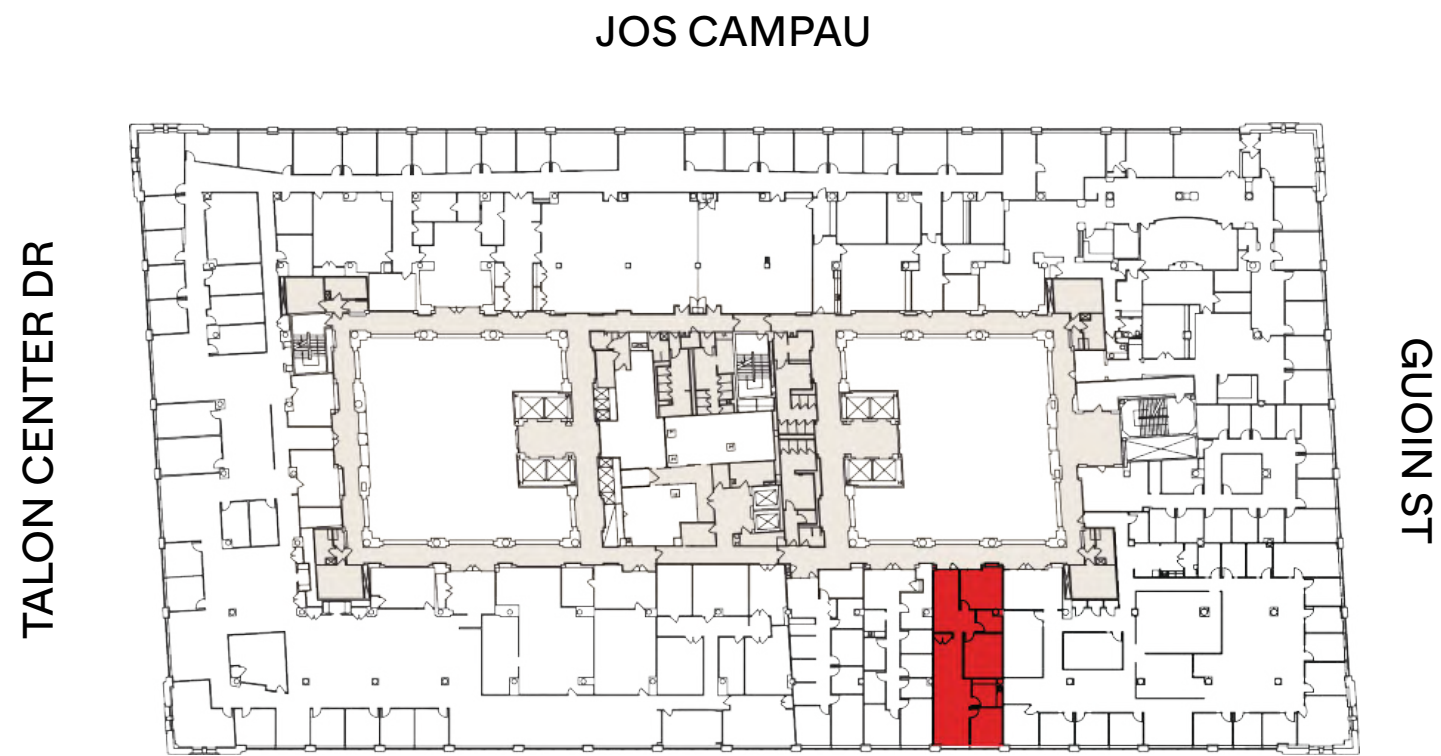


GUOIN ST



Suite 5550

2,025 SF

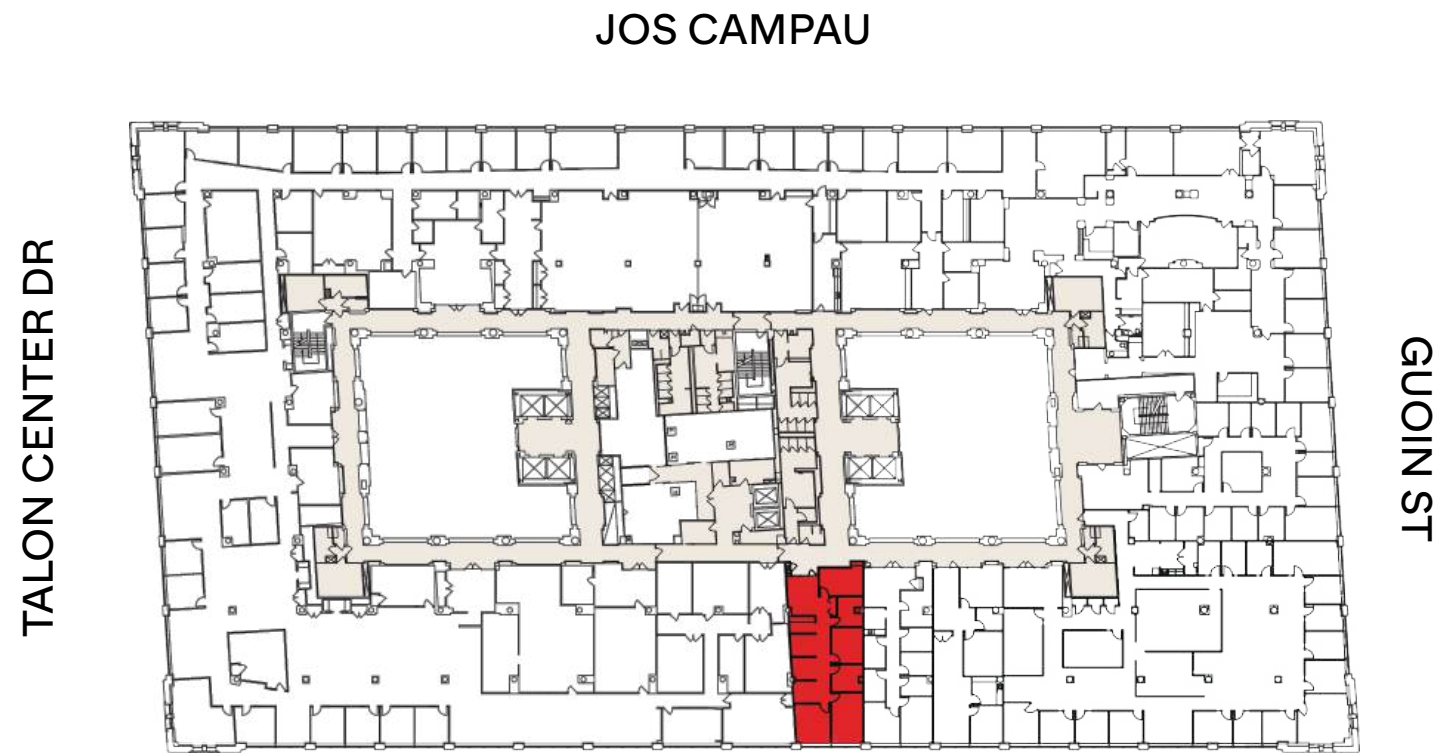


Suite 5550 Photography - Coming Soon



Suite 5600

3,161 SF



Suite 5600 Photography - Coming Soon



Suite 6000

6,235 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 6500

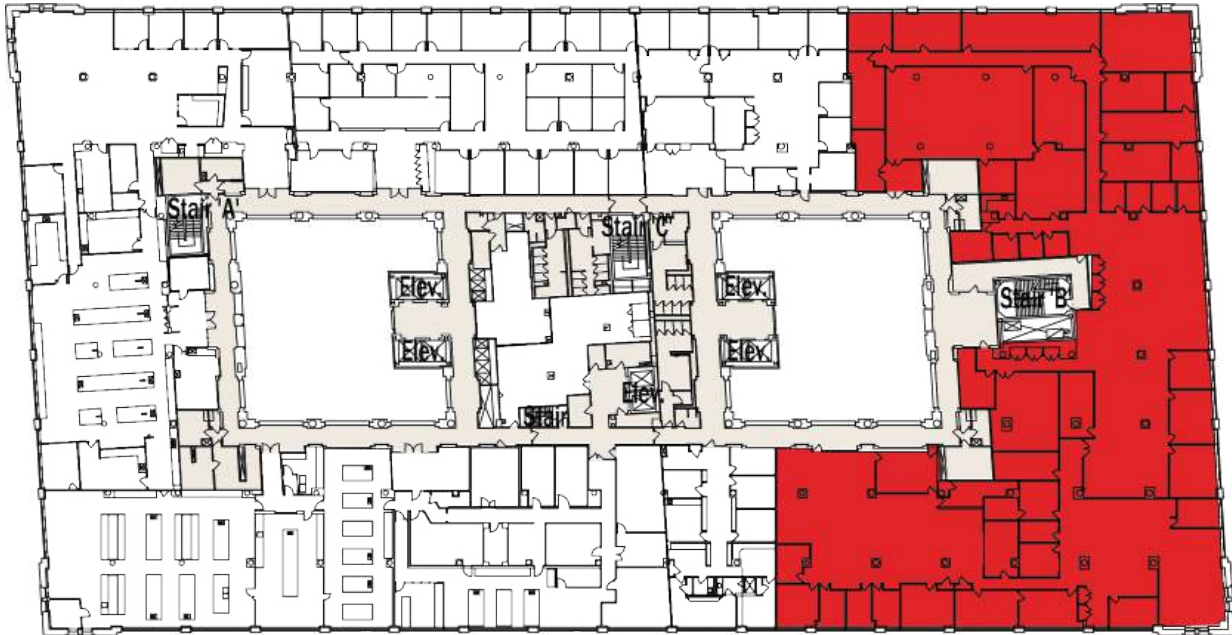
28,536 SF



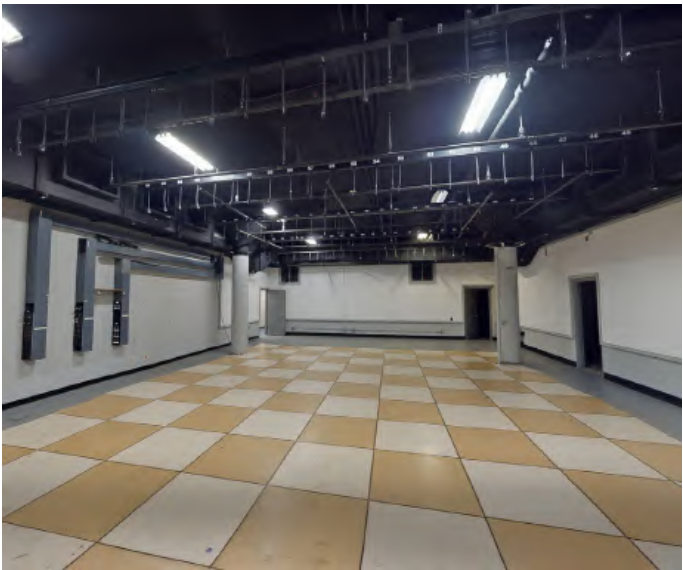
CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 6600

2,990 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST



Suite 6900

9,396 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

JOS CAMPAU

TALON CENTER DR



GUOIN ST





WWW.FRIEDMANREALESTATE.COM

248.324.2000 | INFO@FREG.COM

STEVE EISENSHTADT | STEVE.EISENSHTADT@FREG.COM

ANDREW BOWER | ANDREW.BOWER@FREG.COM

34975 W 12 MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331

The information provided herein along with any images or attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed.

The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Friedman Real Estate. All rights reserved.