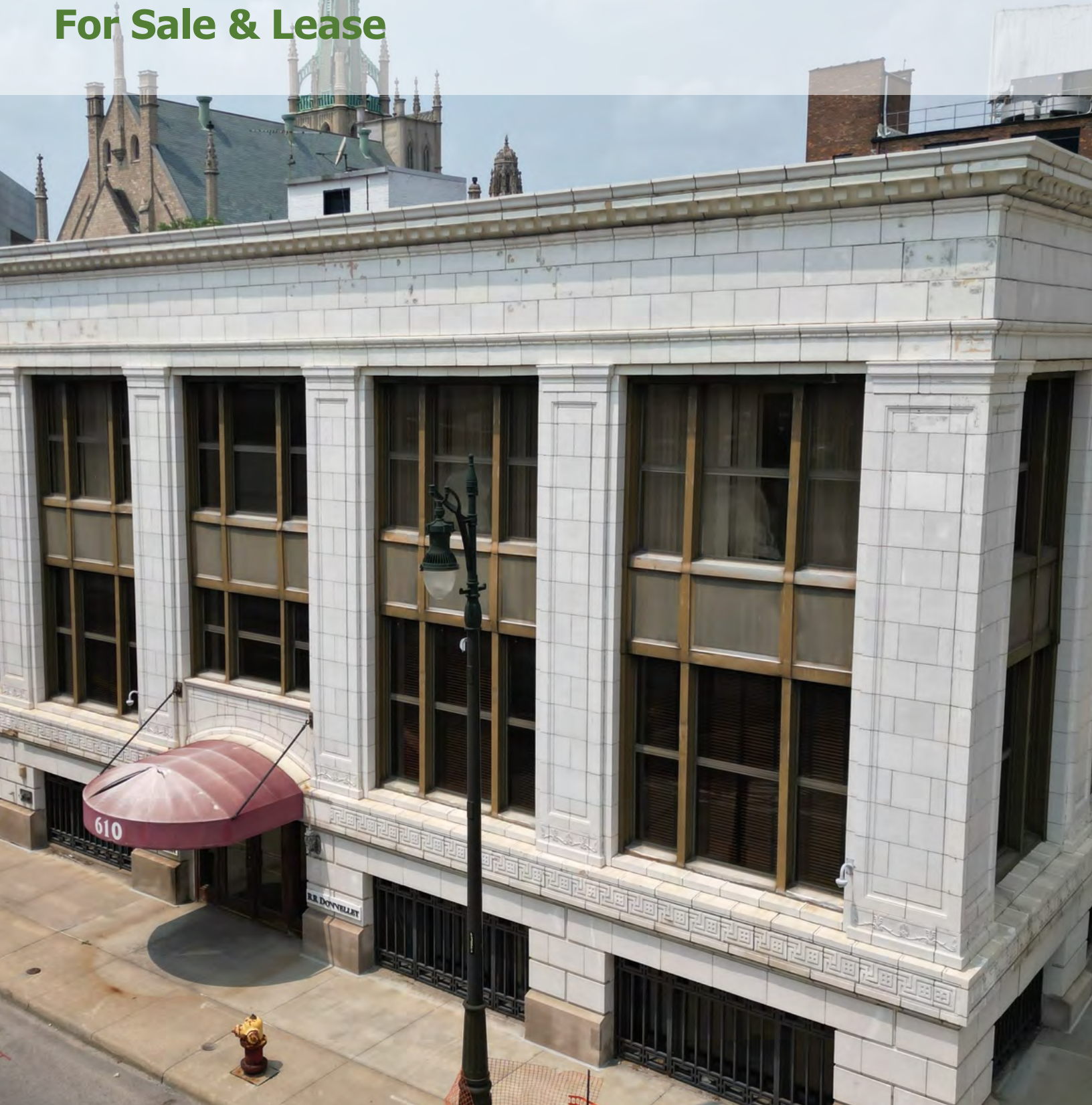


610 WEST CONGRESS

For Sale & Lease



Paul DeBono

Vice President of Brokerage & Client Services

248.470.3015

pauldebono@beanstalkres.com



beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



PROPERTY HIGHLIGHTS

- A Single Tenant Option! Control Access and Services!
- Headquarter Curb Appeal and Signage Opportunities
- Located Directly Across from planned 800+/- room Hotel connecting to Huntington Place
- 23 On-site Parking Spaces that you will control!
- Move-in Ready Condition or Landlord will configure to suit your needs
- Updated systems including new boilers and fire suppression throughout
- Three (3) floors with multiple stairways and a central elevator
- Four (4) kitchenettes & eight (8) restrooms
- Loading Dock with Roll Up Door at rear of building
- Easy access to all freeways

OFFERING SUMMARY

Sale Price:	Ask Broker
Lease Rate:	\$21.00 SF/yr (MG)
Available SF:	26,000 SF
Lot Size:	0.47 Acres
Building Size:	26,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,204	6,577	15,024
Total Population	2,588	8,595	20,645
Average HH Income	\$83,575	\$65,136	\$56,242

Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.



beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease

Building Name	610 West Congress
Property Type	Office
Property Subtype	Office Building
Building Size	26,000 SF
Lot Size	0.47 Acres
Building Class	B
Year Built	1915
Year Last Renovated	2018
Number of Floors	3
Average Floor Size	10,000 SF
Parking Spaces	23
Free Standing	Yes
Number of Buildings	1

Amazing Opportunity to own a single-tenant free-standing CBD Office Building. Ideal for single tenants looking to control their own access and space amenities. Location and nearby development announcements make this an ideal redevelopment site for both hospitality and residential. The reconnection of Second Ave will provide direct walking access to The Riverwalk and under development convention center-attached 800+/- room hotel directly across West Congress.



- A Single Tenant Option! Control Access and Services!
- Headquarter Curb Appeal and Signage Opportunities
- Located Directly Across from planned 800+/- room Hotel connecting to Huntington Place
- 23 On-site Parking Spaces that you will control!
- Move-in Ready Condition or Landlord will configure to suit your needs
- Updated systems including new boilers and fire suppression throughout
- Three (3) floors with multiple stairways and a central elevator
- Four (4) kitchenettes & eight (8) restrooms
- Loading Dock with Roll Up Door at rear of building
- Easy access to all freeways

Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.



beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.



beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.



beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.



beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

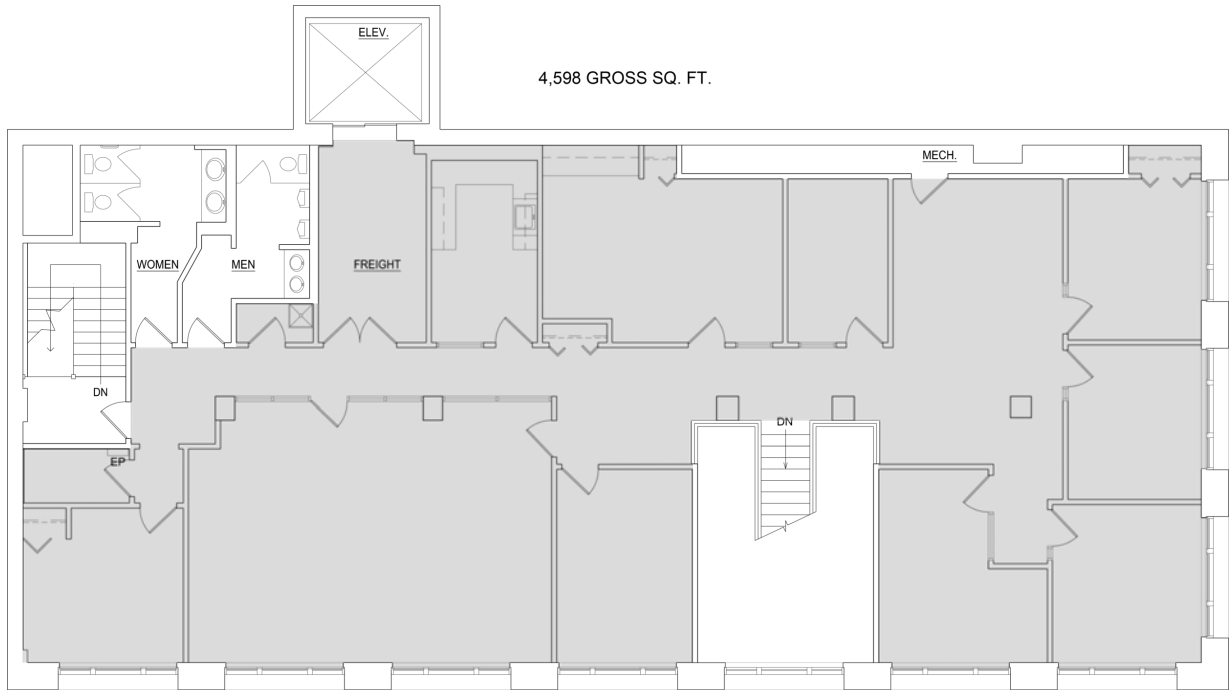


beanstalkres.com

610 WEST CONGRESS

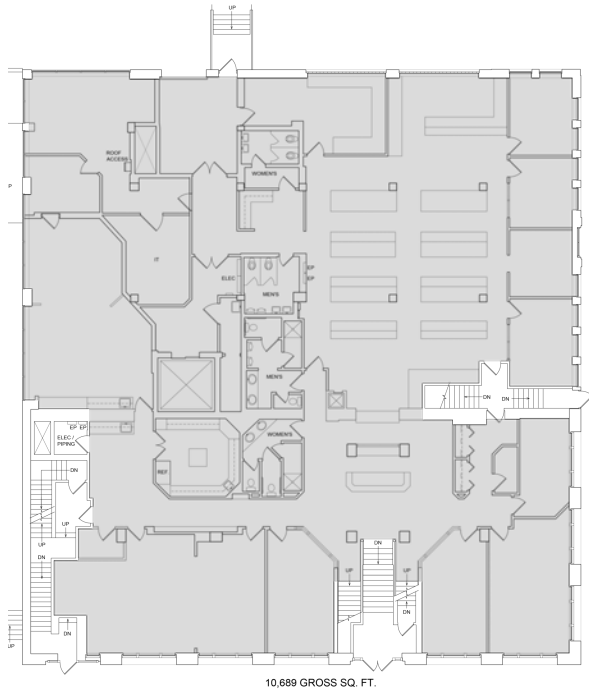
610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



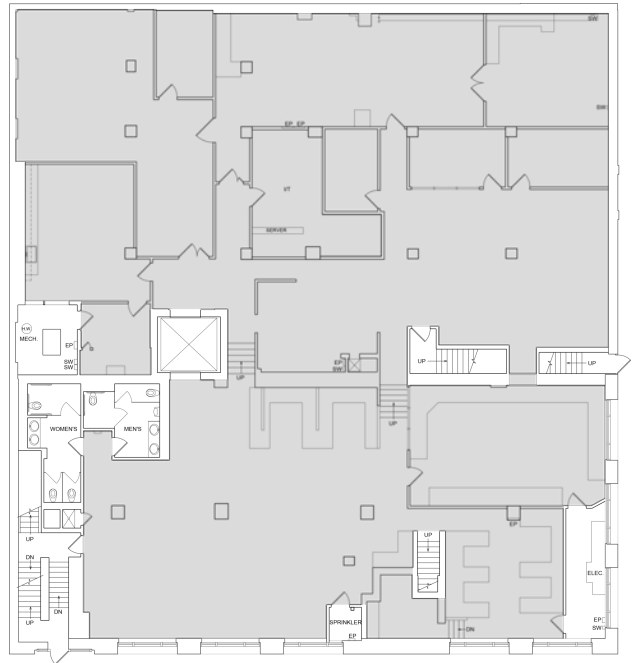
EXISTING SECOND FLOOR PLAN
610 W. CONGRESS ST.

NOT TO SCALE



EXISTING FIRST FLOOR PLAN
610 W. CONGRESS ST.

NOT TO SCALE



EXISTING BASEMENT FLOOR PLAN
610 W. CONGRESS ST.

NOT TO SCALE

Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

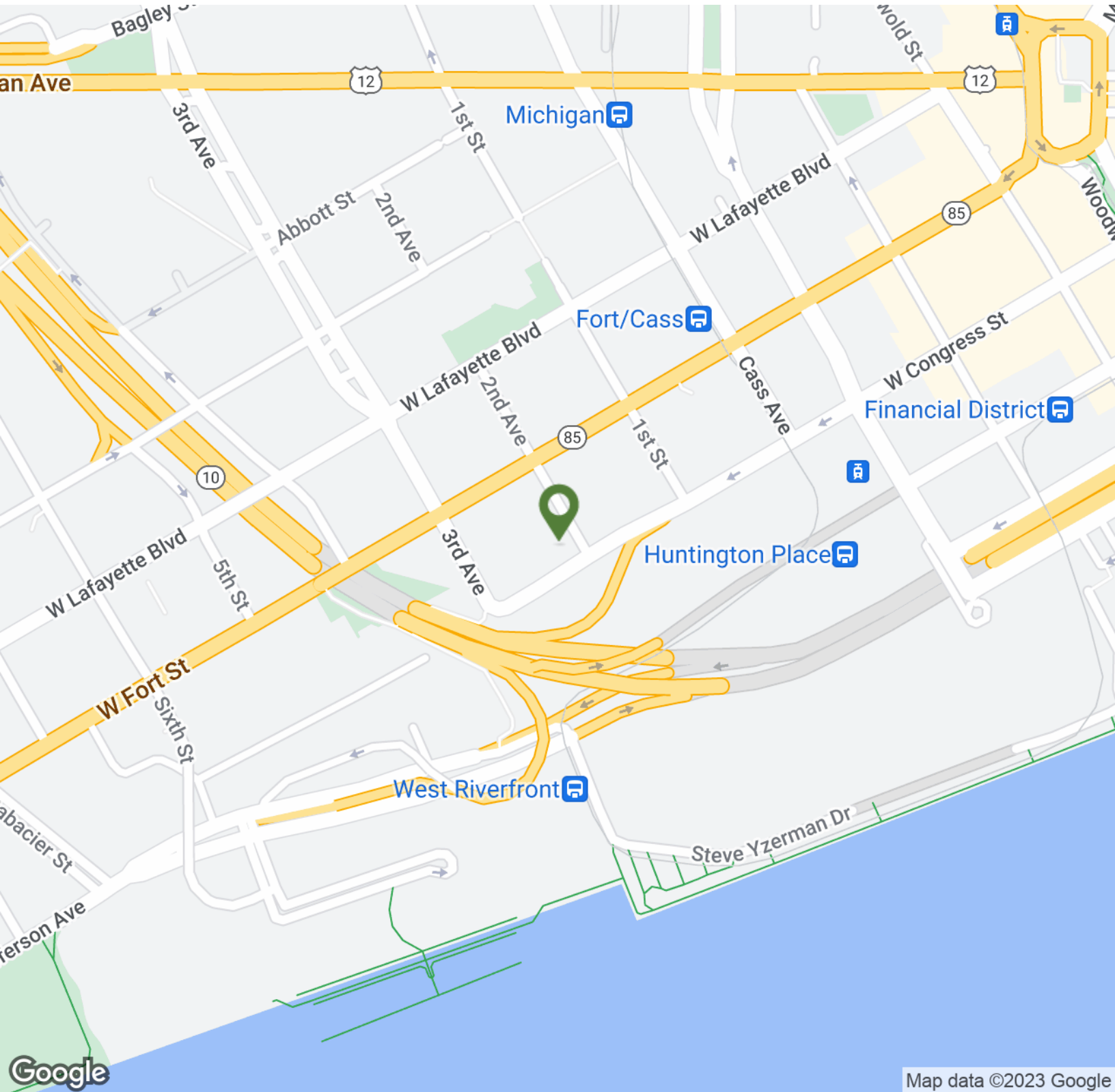


beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Map data ©2023 Google



beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



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

Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

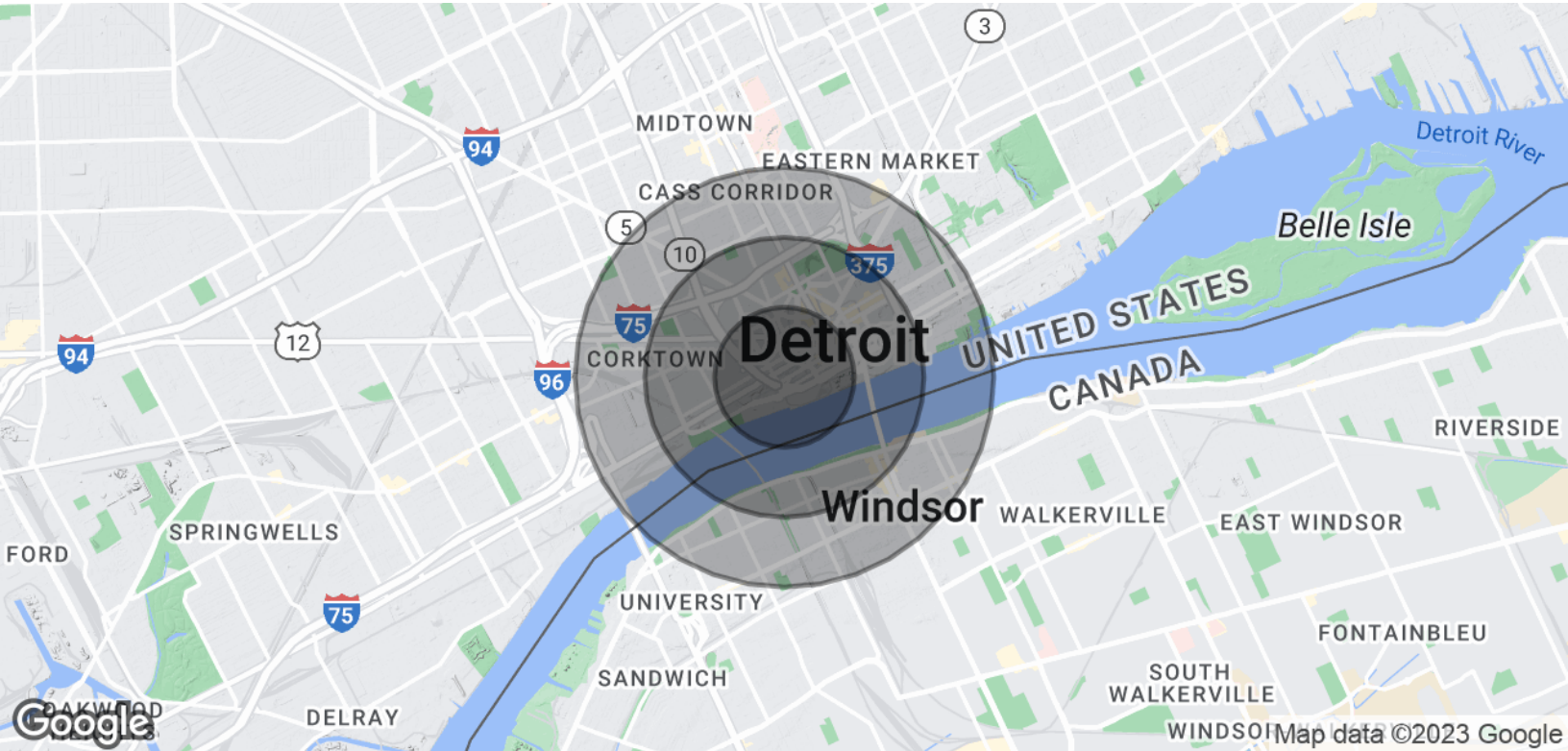


beanstalkres.com

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,588	8,595	20,645
Average Age	36.6	34.5	35.8
Average Age (Male)	35.4	33.4	33.4
Average Age (Female)	37.2	35.0	37.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,204	6,577	15,024
# of Persons per HH	1.2	1.3	1.4
Average HH Income	\$83,575	\$65,136	\$56,242
Average House Value	\$273,737	\$159,282	\$165,286

* Demographic data derived from 2020 ACS - US Census

Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com



beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

610 WEST CONGRESS

610 West Congress Street, Detroit, MI 48226

Office Building For Sale & Lease



PAUL DEBONO

Vice President of Brokerage & Client Services

Direct: 248.470.3015 **Cell:** 248.470.3015
pauldebono@beanstalkres.com

Paul DeBono

248.470.3015

Vice President of Brokerage & Client Services

pauldebono@beanstalkres.com

All materials and information received or derived from Beanstalk Property Solutions LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.



beanstalkres.com