

 BEDROCK

 FRIEDMAN
REAL ESTATE



300
RIVER PLACE
Detroit, MI 48226

BUSINESSES + TALENT ARE CHOOSING DETROIT



The Detroit region is home to more than 120,000 businesses, 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.



AFFORDABILITY

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

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.

CAPACITY

In 2021, Michigan continued its strong economic recovery with a 10.29% growth in real GDP. Bloomberg ranked Michigan's economic improvement the best among the 37 states with a population greater than 2 million.

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 2023, CNBC ranked Michigan #10 in America's Top States for Business.¹

MILLENNIAL POPULATION GROWTH

+52%



The population of adults ages 25-34 in Greater Downtown Detroit has increased by 52% since 2013.²

INCREASED SPENDING POWER

\$11.4B

Greater Downtown Detroit tallied a total annual earnings of \$11.4B in 2022.²

1. CNBC's America's Top States for Business 2023
2. Lightcast.io, Q3 2023

DETROIT'S CONNECTIVITY

DETROIT IS A MAJOR POINT FOR EAST-TO-WEST U.S. FLIGHT CONNECTIONS

PASSENGER SATISFACTION

#1 RATED AIRPORT

DTW has the highest customer satisfaction rating among mega airports in North America, as rated by JD Power.¹

DAILY FLIGHTS

1,100+

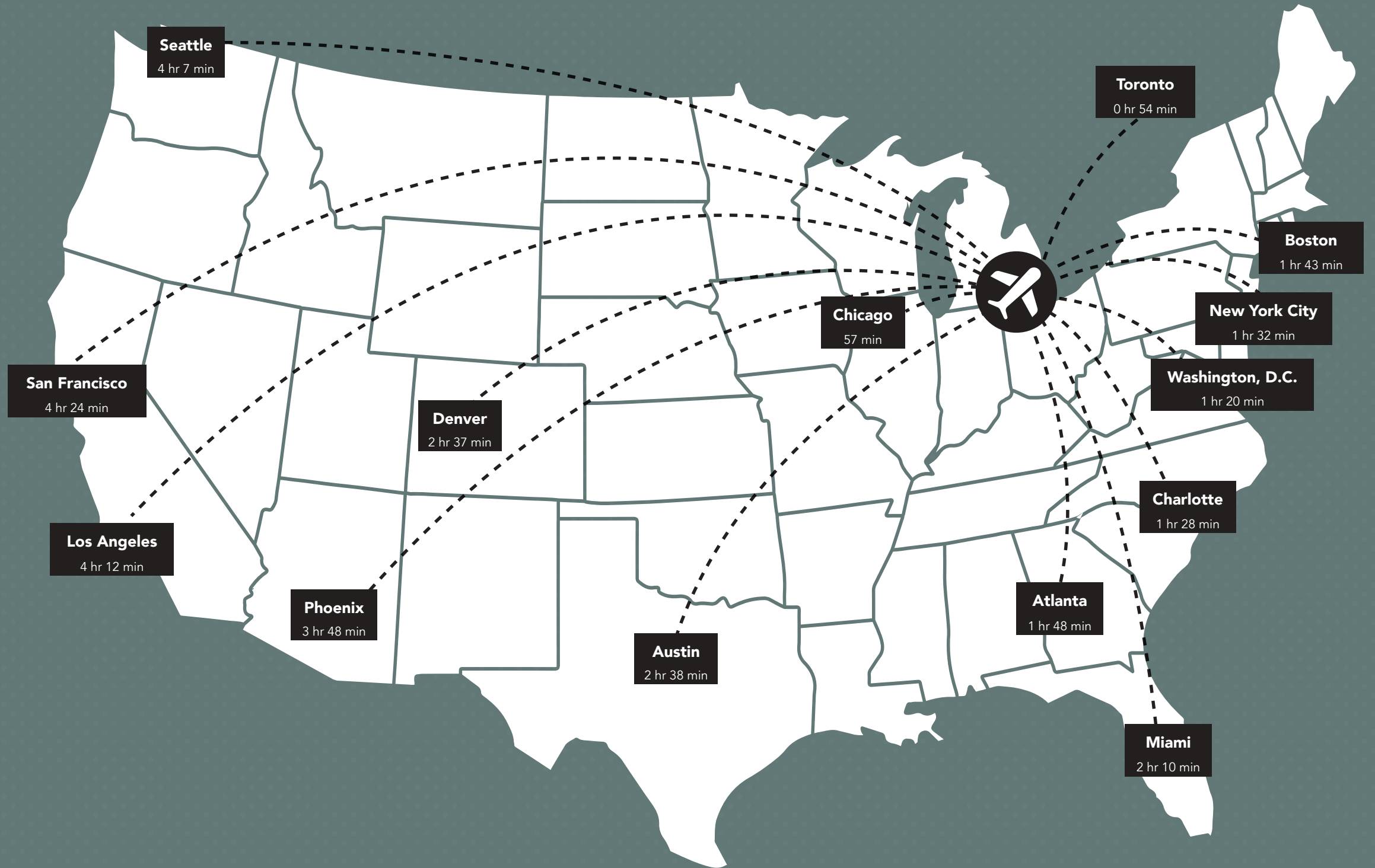
Detroit is a major Delta hub and focus city for Spirit Airlines. The airport is home to 17 scheduled passenger airlines with flights to and from more than 140 nonstop destinations on 4 continents.²

ON-TIME FLIGHTS

#3 MOST PUNCTUAL

DTW is ranked the third most-punctual airport in the U.S. in 2024.³

36M+ ANNUAL PASSENGERS²



1. J.D. Power 2023 Customer Satisfaction Survey
2. Detroit Metro Airport
3. Detroit Free Press

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 nearly 300,000 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.



University of Michigan

2.5X THE NATIONAL AVERAGE

The city's STEM occupation job growth is nearly triple the national average rate since 2010.¹

2ND IN INNOVATION POWER

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.

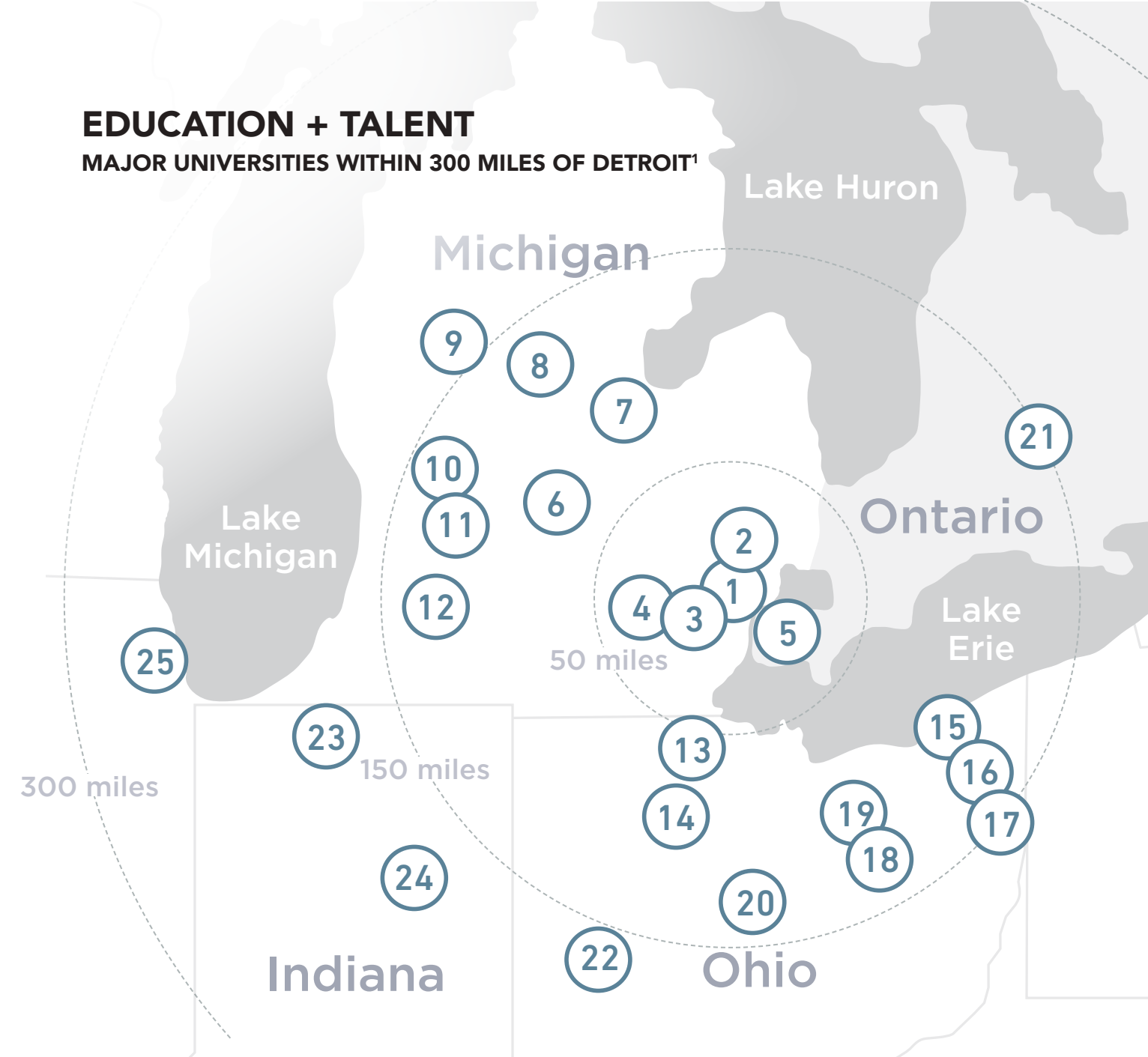
URC is the number-one university cluster in the United States, not only attracting talent from around the world, but also delivering one of the strongest talent bases in the country. Additionally, URC is ranked second in innovation power in the nation – using talent, technology, research and development as metrics.²

1. Lightcast Q4 2022

2. University Research Corridor 2019 Annual Report

EDUCATION + TALENT

MAJOR UNIVERSITIES WITHIN 300 MILES OF DETROIT¹



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

DEGREES AWARDED FROM REGIONAL COLLEGES IN 2021²

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 65 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.

15 MAJOR MUSEUMS WITHIN DETROIT

There are 15 major museums within Greater Downtown including the Detroit Institute of Arts, Charles H. Wright Museum of African American History, Museum of Contemporary Art Detroit, Detroit Historical Museum, Motown Museum. There are 150 museums in the Southeast Michigan region.



Motown Museum

VISITORS TO DOWNTOWN DETROIT 8M+

In 2023, Greater Downtown Detroit welcomed 8.1 million unique annual visitors.¹

TOTAL CONCERTS 250+

Detroit hosted over 250 concerts in 2023. From large arenas like Little Caesars to historical spaces like The Fox Theatre, Detroit is a destination for concertgoers.

HOTEL ROOMS 5,400+

Detroit has over 5,400 hotel rooms with another 1,589 rooms currently under development.²

DOWNTOWN RETAILERS 320+

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



Woodward Retail



Afro Nation



Campus Martius Park



Jazz Fest



Woodward Avenue

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

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.



BEDROCK PROPERTIES

140+

Bedrock has over 140 properties in Detroit and Cleveland.

SQUARE FOOTAGE

21M+

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

OFFICE + RETAIL TENANTS

400+

With award-winning tenant relation programs and a customer-focused team, Bedrock prides itself on providing the best care and service to its buildings and tenants.



Property Management



Leasing + Acquisition



Construction

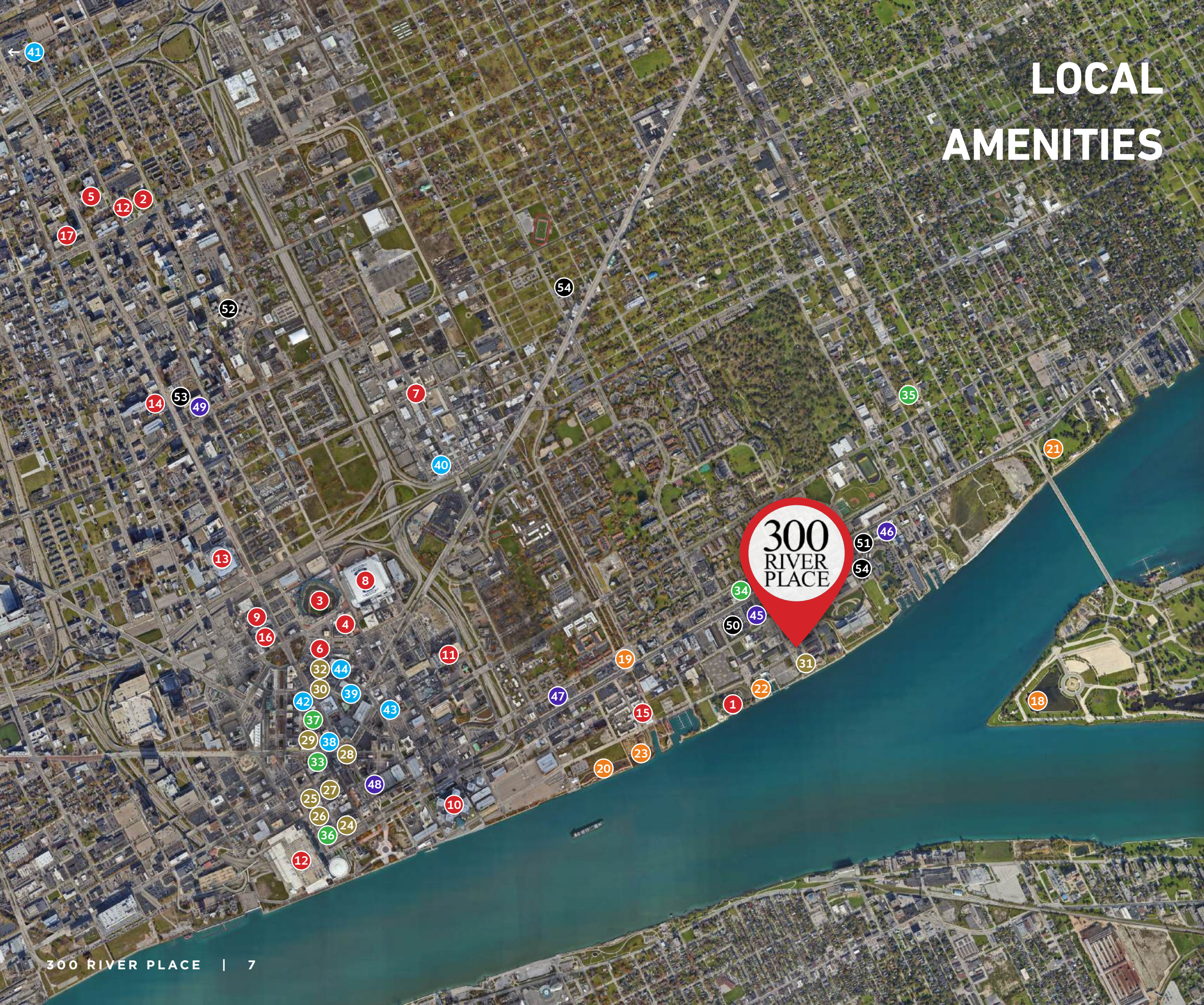


Development



Historic Rehabilitation

LOCAL AMENITIES



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 Riverwalk
- 21 Gabriel Richard Park
- 22 Robert C. Valade Park
- 23 William G. Milliken Park

RESTAURANTS

- 24 Apparatus Room
- 25 Caucus Club
- 26 London Chop House
- 27 Maru Sushi
- 28 Parc
- 29 Prime and Proper
- 30 San Morello
- 31 The Rattlesnake Club
- 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

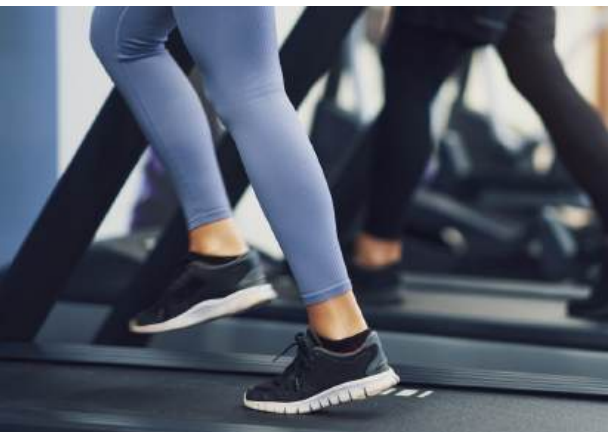
- 45 Gordon Food Service
- 46 Harbortown Market
- 47 Meijer Rivertown Market
- 48 Plum Market
- 49 Whole Foods Market

HEALTH/CONVENIENCE

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

300 RIVER PLACE

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 RiverWalk with views of Belle Isle, Windsor, and Downtown Detroit.

Corporate Fitness Center (Coming Soon)

Upgrades to the fitness facility are currently under way to provide tenants and employees access to treadmills, elliptical machines, dumbbells, medicine balls, and more.

300 RIVER PLACE

On-Campus Food & Dining

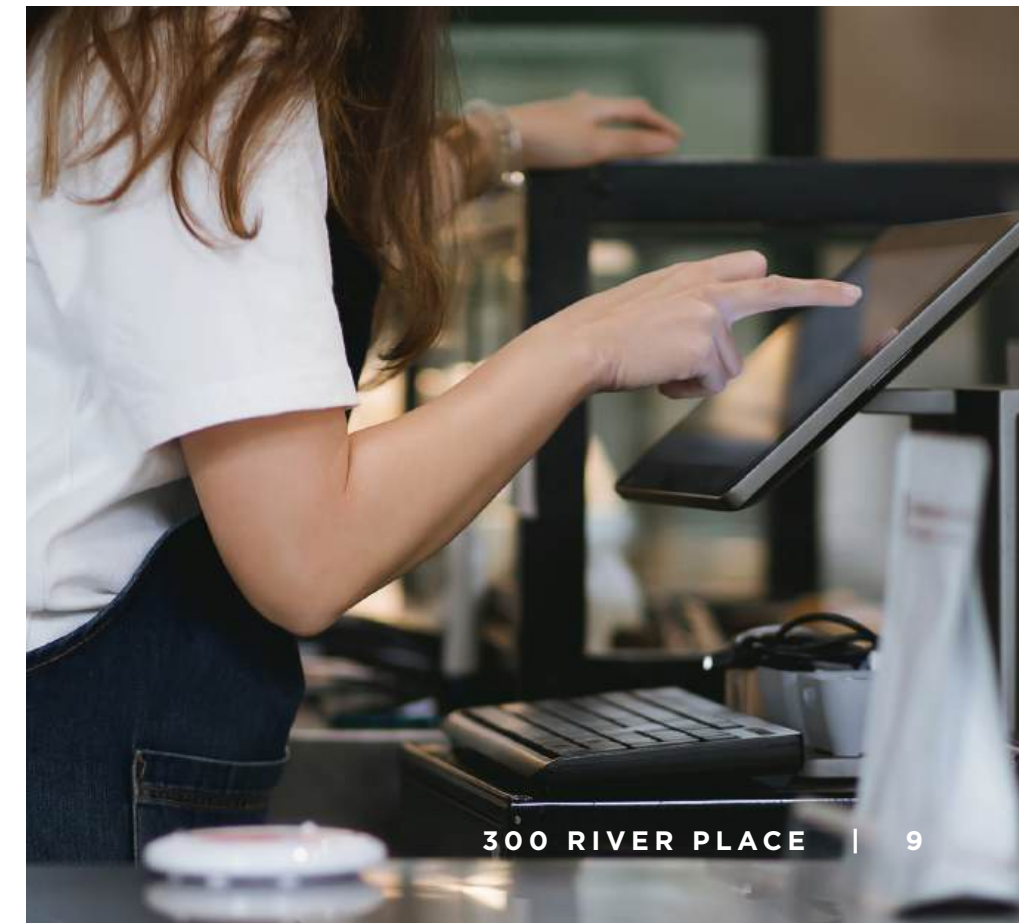
Full-Service Bar & Restaurant (Coming Soon)

Currently under renovation, the on-campus restaurant will offer lunch, dinner, and small plates options while taking in views of the international skyline and Detroit's RiverWalk.

Able to accommodate events of up to 400 guests, the restaurant at 300 River Place will offer patio dining experiences as well as catering options to the atrium of 300 River Place.

River Place Cafe

Scheduled to open in the winter of 2024, River Place Cafe will feature daily specials, a cook-to-order grill, and pre-packaged to-go options.



300 RIVER PLACE

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 tap house and rooftop biergarten...all less than one 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.



300 RIVER PLACE

Local Housing

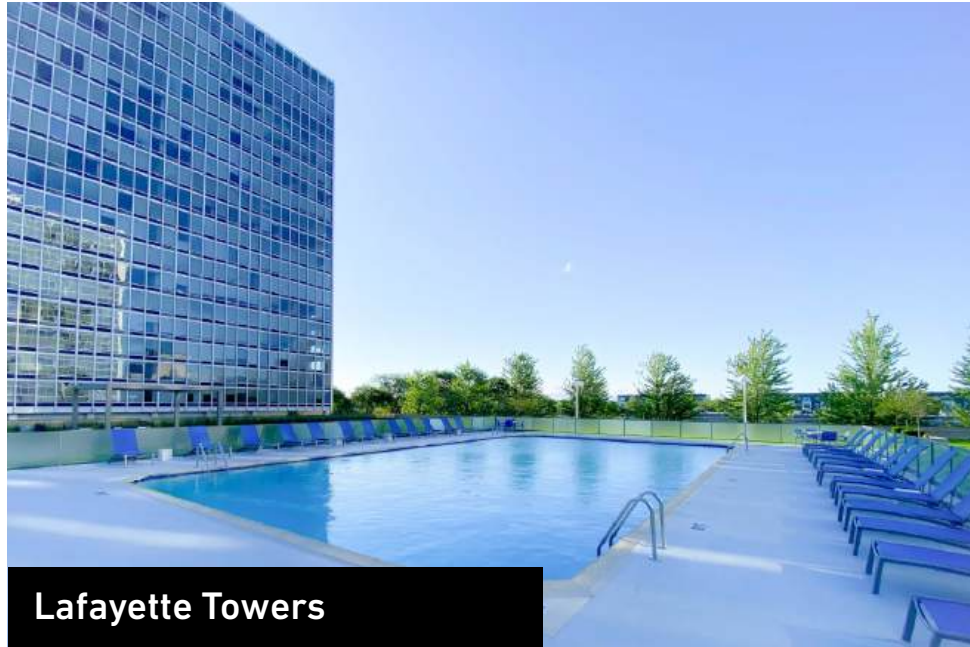
The Rivertown neighborhood and surrounding areas host a diverse mix of luxury apartments, condominiums, and detached single-family units. Within a two mile radius of 300 River Place, there are approximately 17,000+ homes with a median home value of \$184,370.



Orleans Landing



Water's Edge



Lafayette Towers



River Place Apartments



Great Lakes Tower Condos



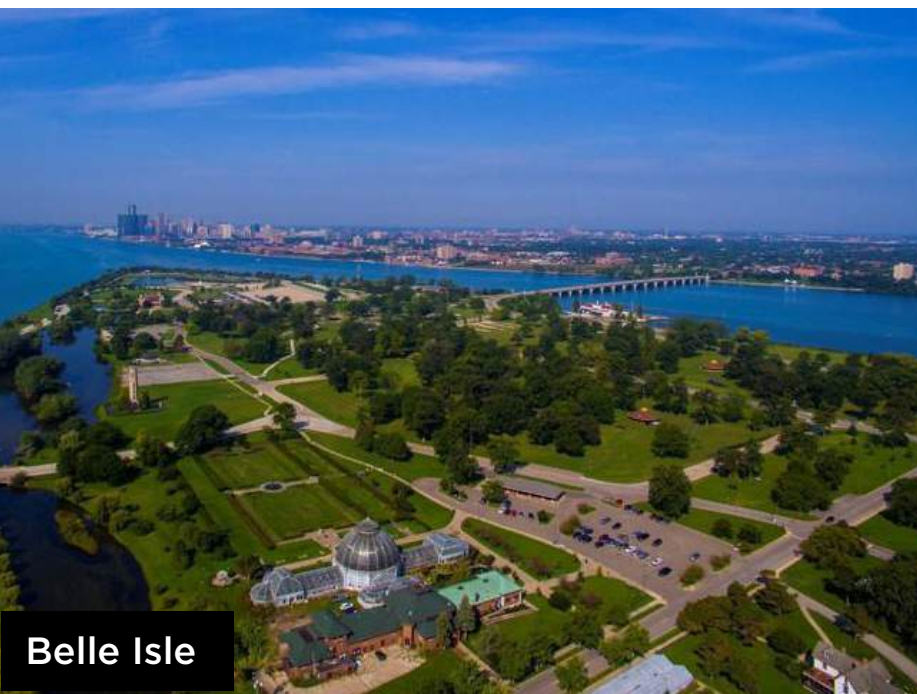
DuCharme Place



Dequindre Cut



Valade Park



Belle Isle



William G. Milliken State Park

300 RIVER PLACE

Outdoor Attractions

One of the biggest perks of living and working in the Rivertown neighborhood is the abundant access to local parks and green spaces. In addition to the 3.5 mile Detroit RiverWalk located mere feet from the property, each of these community parks are located within two miles of 300 River Place:

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

300 RIVER PLACE

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:

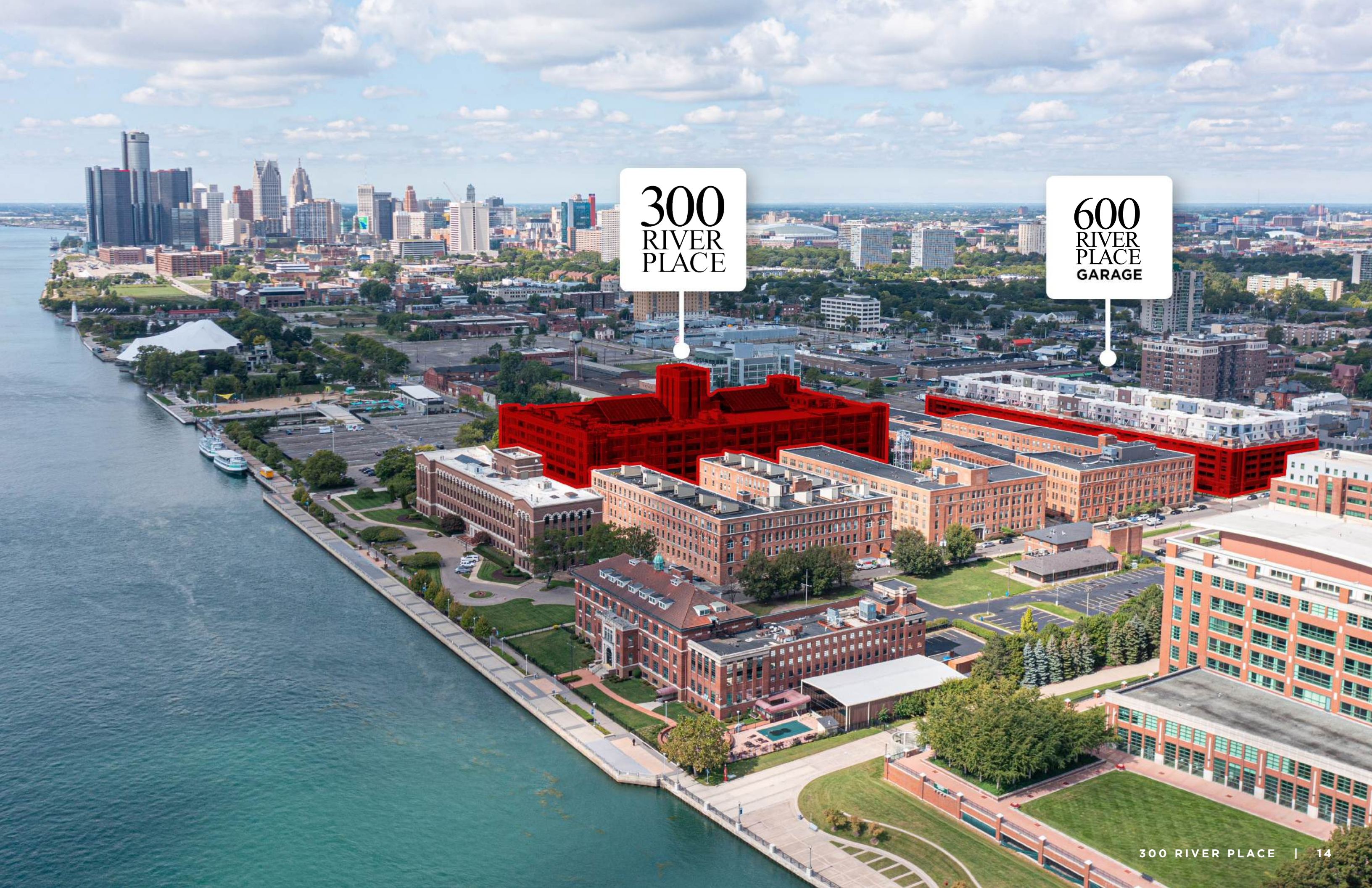
- Chrysler Elementary School (K-5th)
- Bunche Preparatory Academy (6th-8th)
- MLK Jr. Senior High School (9th-12th)



University Prep Science & Math: High School



Martin Luther King Jr. Senior High School



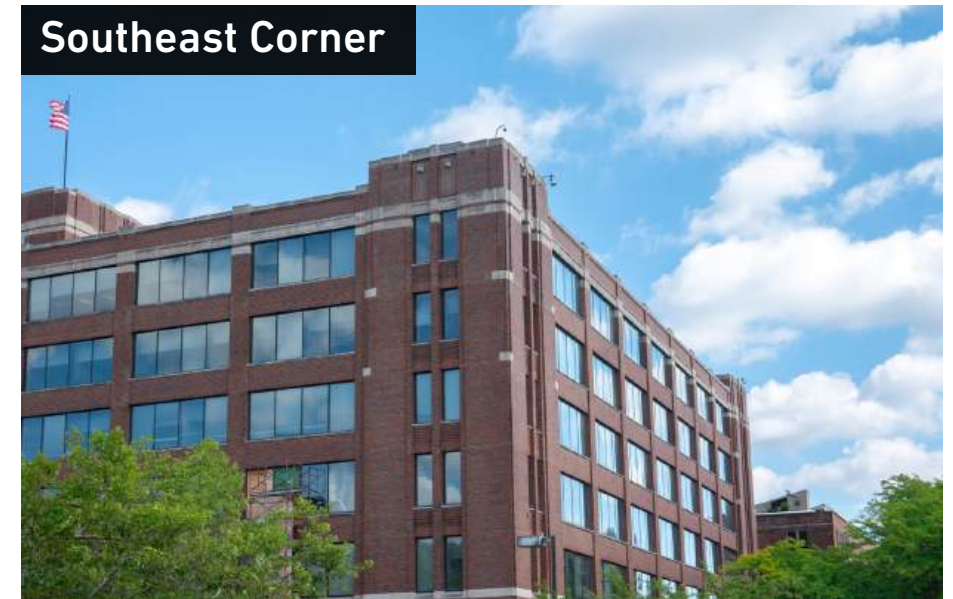
**300
RIVER
PLACE**

**600
RIVER
PLACE
GARAGE**

Main Entrance



Southeast Corner



Restaurant Outdoor Patio



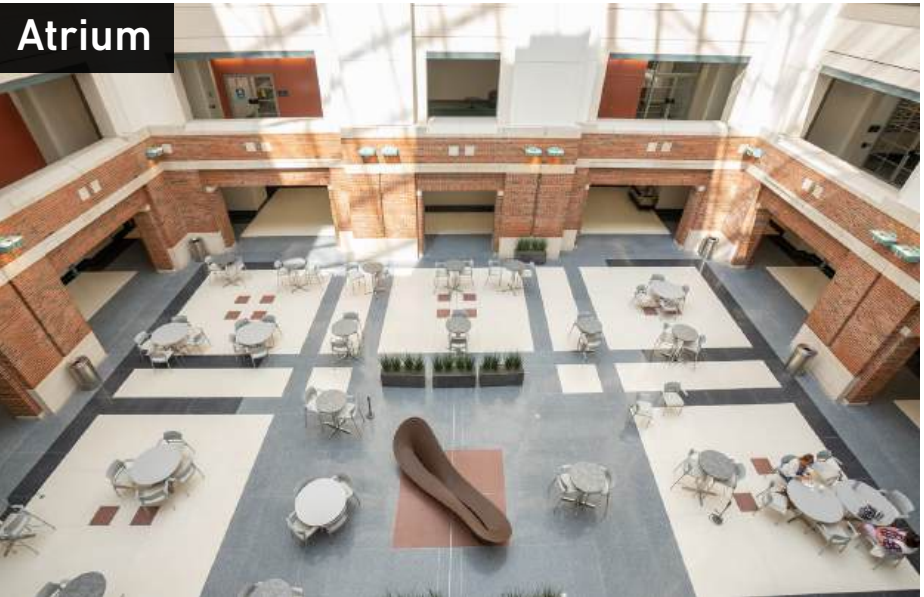
Access to Courtyard



Atrium



Atrium



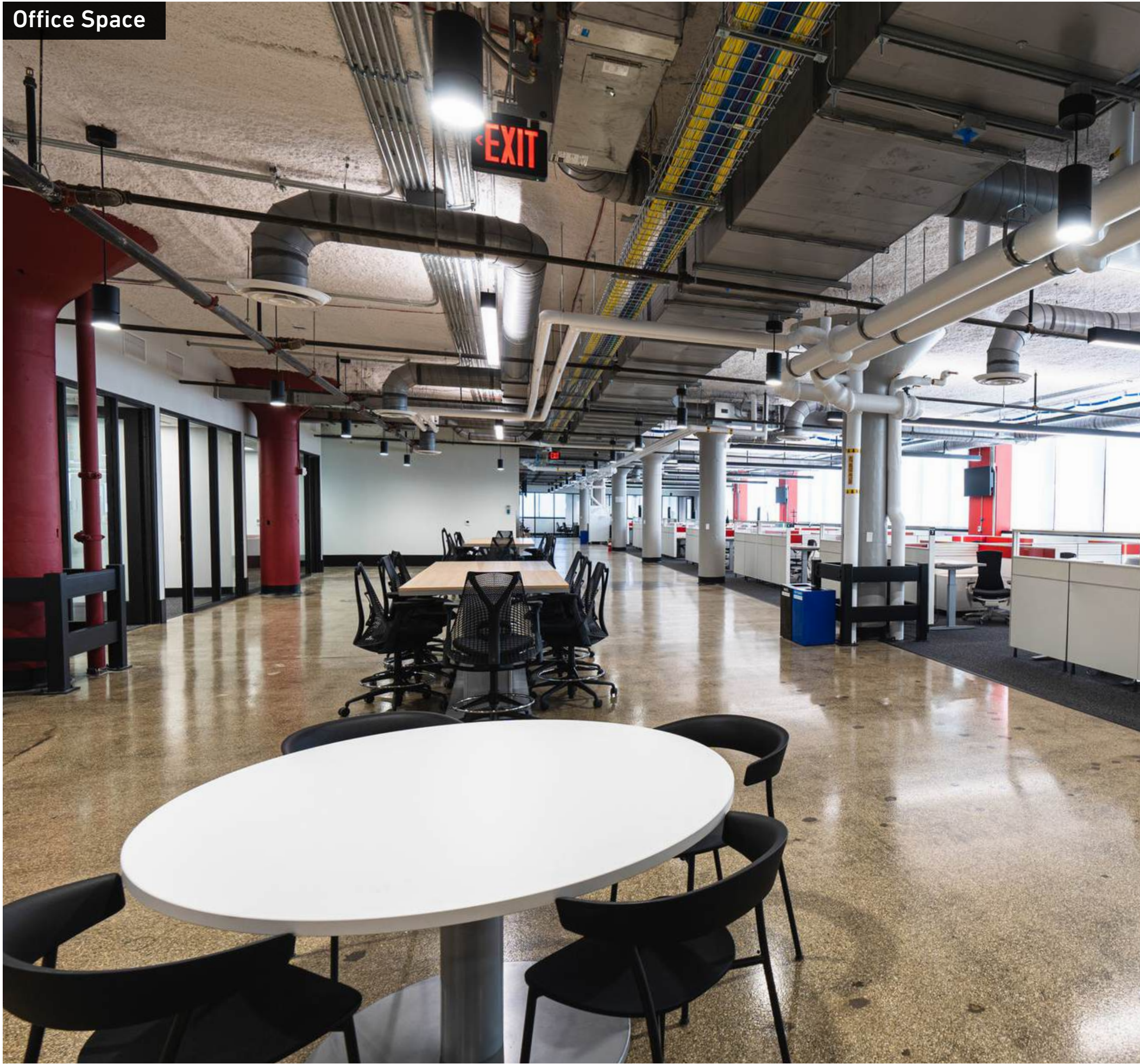
Courtyard



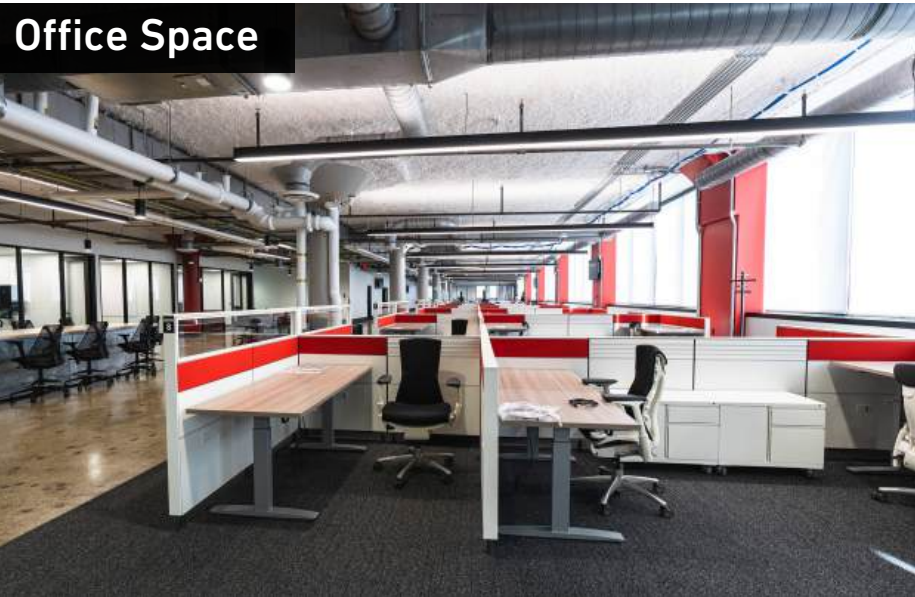
Courtyard



Office Space



Office Space



Office Space



Office Space



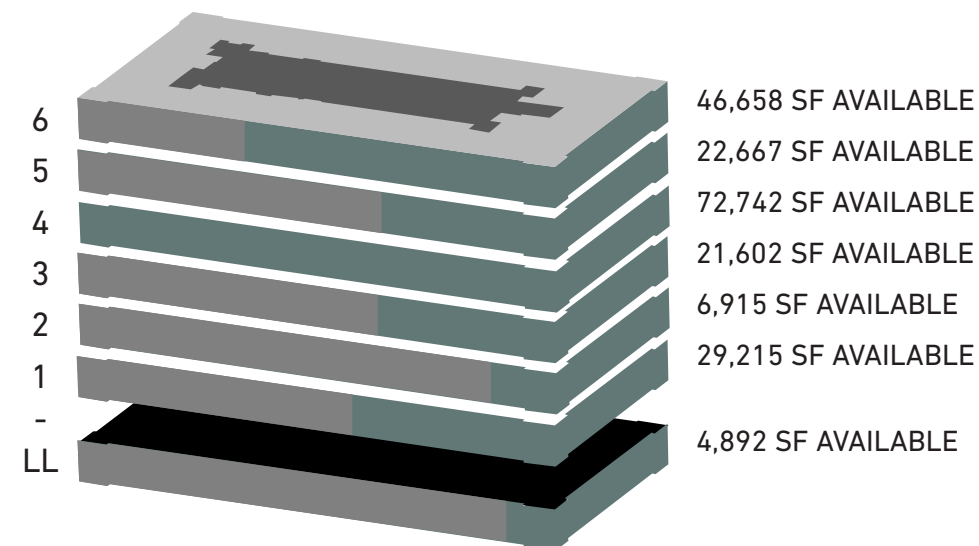


300 RIVER PLACE

PROPERTY DETAILS	
eCode	299
Total Building Size	502,308 SF
Location	Detroit, MI
Parking Availability	1,250 Covered 250 Surface
Signage	Contact Broker
Year Built/Renovated	1917/2023
Property Type	Office
Rental Rate	Contact Broker

HIGHLIGHTS

- Class-A office building
- Located at the River Place campus in Rivertown
- World-class outdoor amenities & architecture
- Traditional & loft style office floor plans from 5,000-70,000 SF
- High ceilings and heavy floor load capacity
- Exposed brick, large windows, and river views
- Interior renovations underway
- On-campus covered & surface level reserved parking
- Unique opportunity to occupy top two floors of the building
- Professionally owned and managed by Bedrock Management Services LLC



AMENITIES

- Monitored & Staffed 24/7
- On-site restaurant (coming soon)
- Corporate fitness center (coming soon)
- Riverfront access



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