

# The Viola Building

1400 Gratiot Avenue, Detroit, Michigan 48207

**NAI Farbman** | **Farbman Group®**  
**MIDWEST EXPERTISE, GLOBAL REACH.**

presented by:

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## Offering Summary

Lease Rate:	Contact Listing Agent(s)
Building Size:	19,430 SF
Available SF:	15,544 SF
Lot Size:	0.12 Acres
Year Built:	1923
Zoning:	B4 General Business District
Market:	Eastern Market Detroit E. of Woodward Submarket

## Property Highlights

- Up to 15,544 SF Available
- Ground Floor Retail/Restaurant
- +/- 4,000 SF Floor Plates (2nd , 3rd, 5th Floors)
- +/- 3,000 SF Basement/Storage
- Open Floor Plans, In Suite Restrooms, Kitchenettes
- Views of Downtown Detroit Skyline
- New Roof, Windows, HVAC and Elevator
- Available Street Parking Along Gratiot Ave (front) the Service Drive (back)
- Ample Additional Surface Parking On/Walkable Off Site
- Located at the busy SEC of Gratiot Ave and Russell St. at the Gateway to Eastern Market
- Qualified Opportunity Zone (QOZ)
- General Business District (B4)
- Walkable to the Arena District with Ample Affordable Parking





## Property Summary

### Property Description

RETAIL RESTAURANT / OFFICE / CO-WORKING SPACE / LIVE-WORKSPACE

New Ownership has invested over \$1.0 million of renovations in the Eastern Market. The Viola Building is a restored 5-story mixed-use office/retail building, located at the busy SEC of Gratiot Ave and Russell St. at the Gateway to Eastern Market. The original 1923 building was renovated in 2018 and 2020/2023 under the current new Ownership. Ownership has invested well over \$1.0 million, making additions such as an elevator, new windows, new roof and dedicated furnaces per floor. Landlord planning additional improvements to corridor and hallway, lighting and adding murals/art and a lot more fresh paint throughout the interior. The Viola Building provides for ample lower-level storage space, as well.

### Location Description

Located at the busy SEC of Gratiot Ave and Russell St. at the Gateway to Eastern Market in a Qualified Opportunity Zone (QOZ). Excellent walk, bike and transit scores in the thriving Eastern Market area. Located directly across the new development with 440 Apartments Coming Across the street. Area is part of the Project Green Light Detroit partnering with the Detroit Police Department.

### Demographics

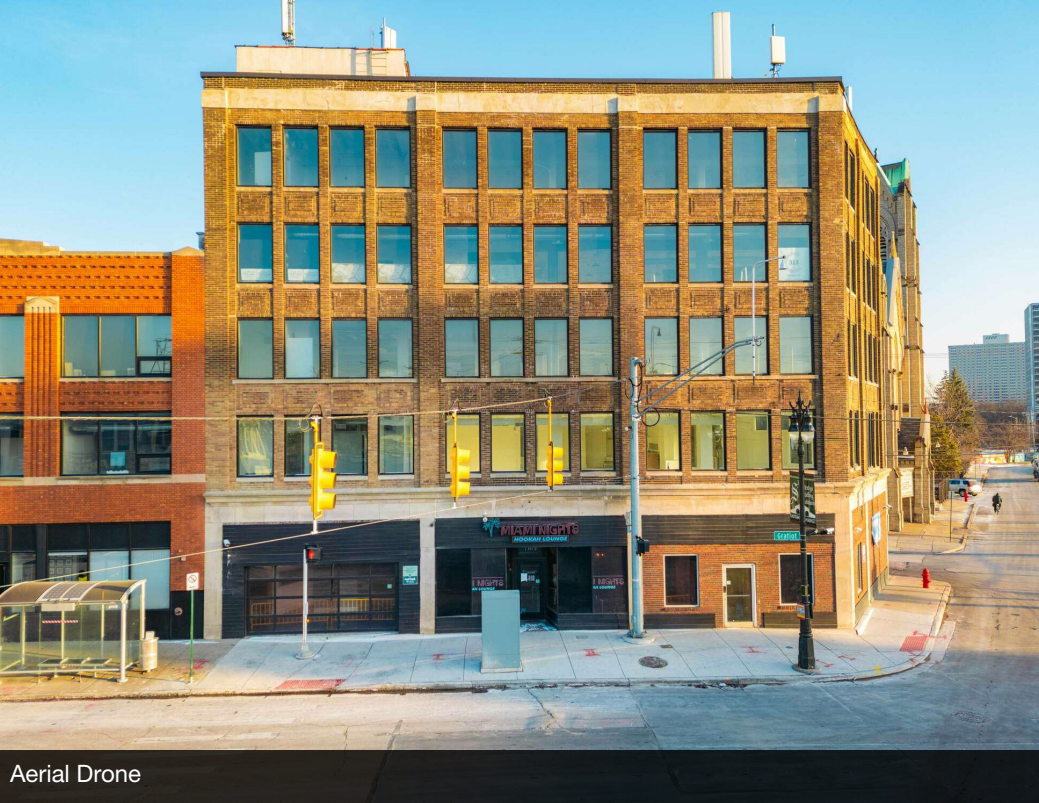
### 3 Miles

### 5 Miles

### 7 Miles

Total Households	43,340	82,757	162,439
Total Population	79,890	189,895	404,261
Average HH Income	\$62,415	\$56,659	\$58,064

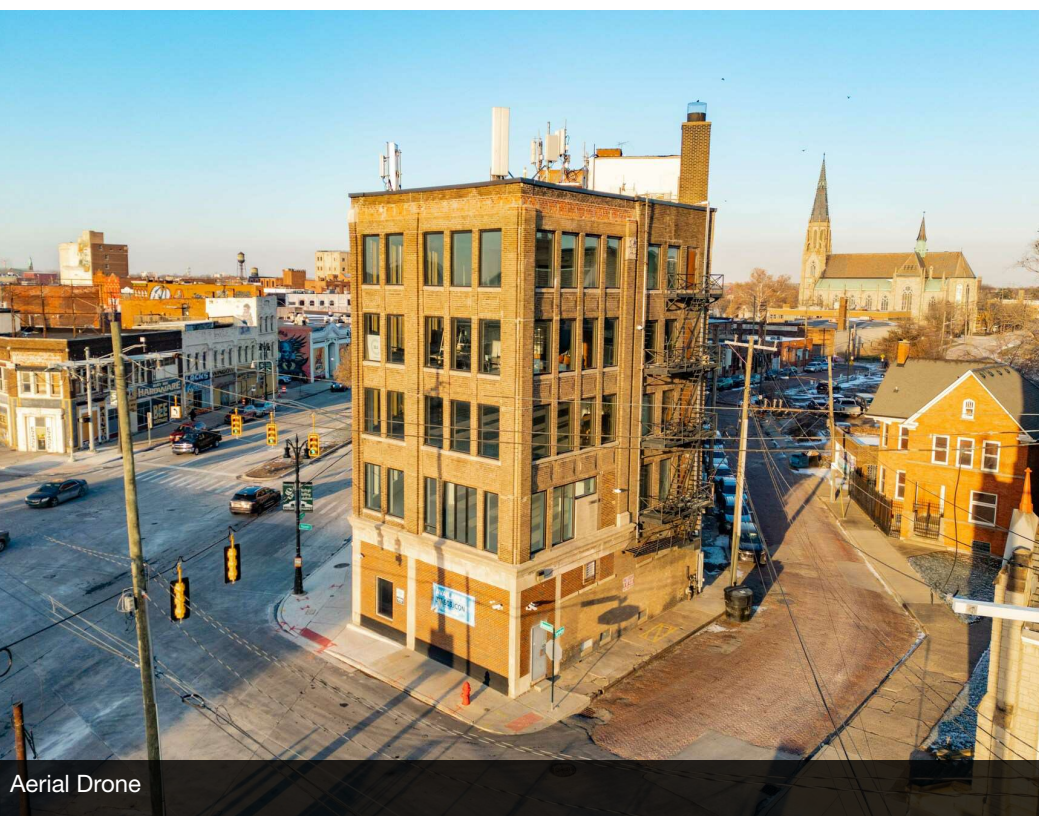




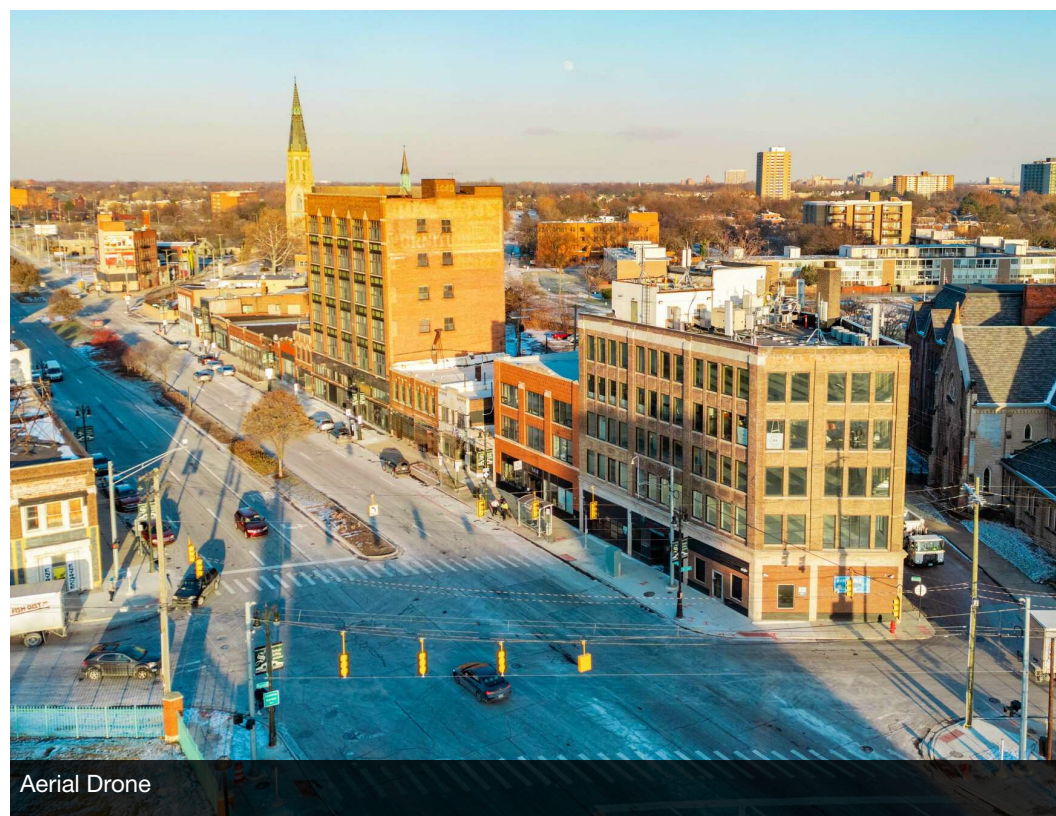
Aerial Drone



Aerial Drone

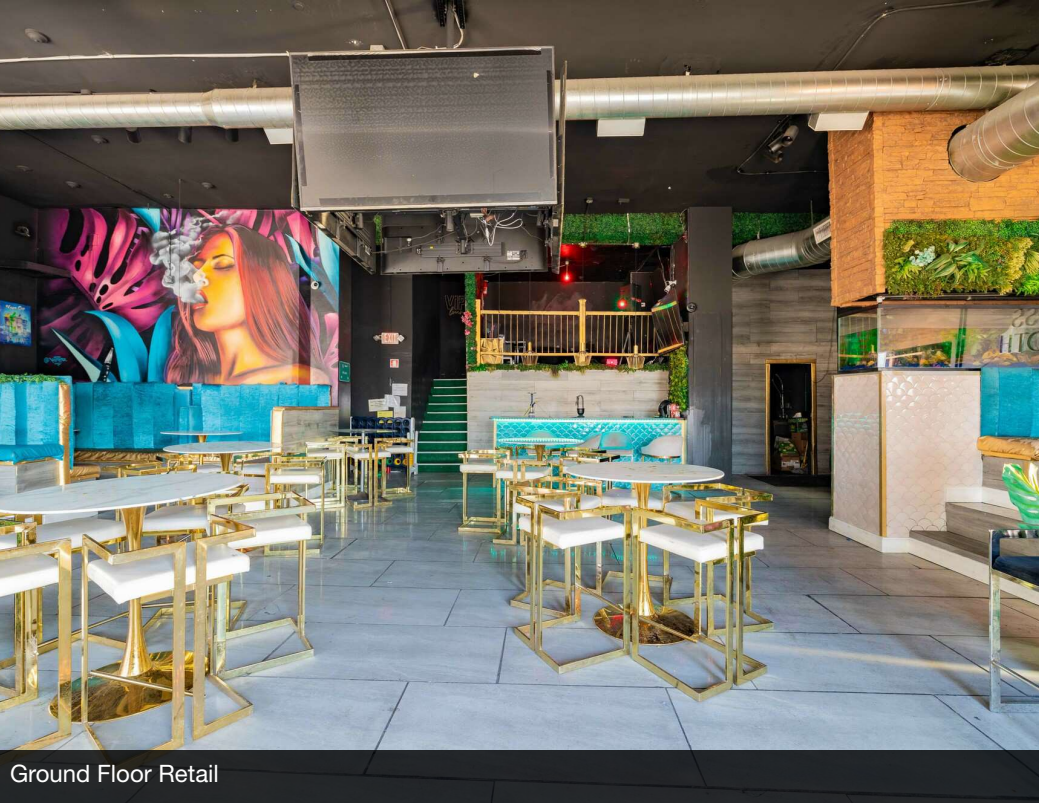


Aerial Drone



Aerial Drone

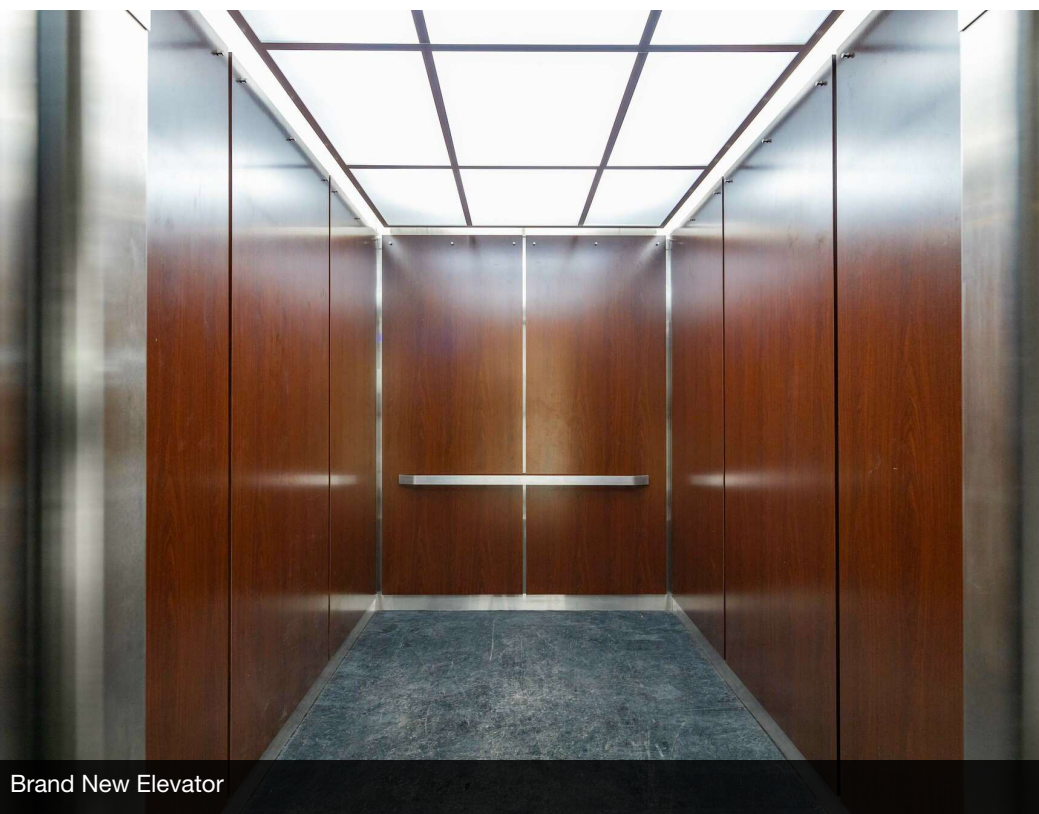




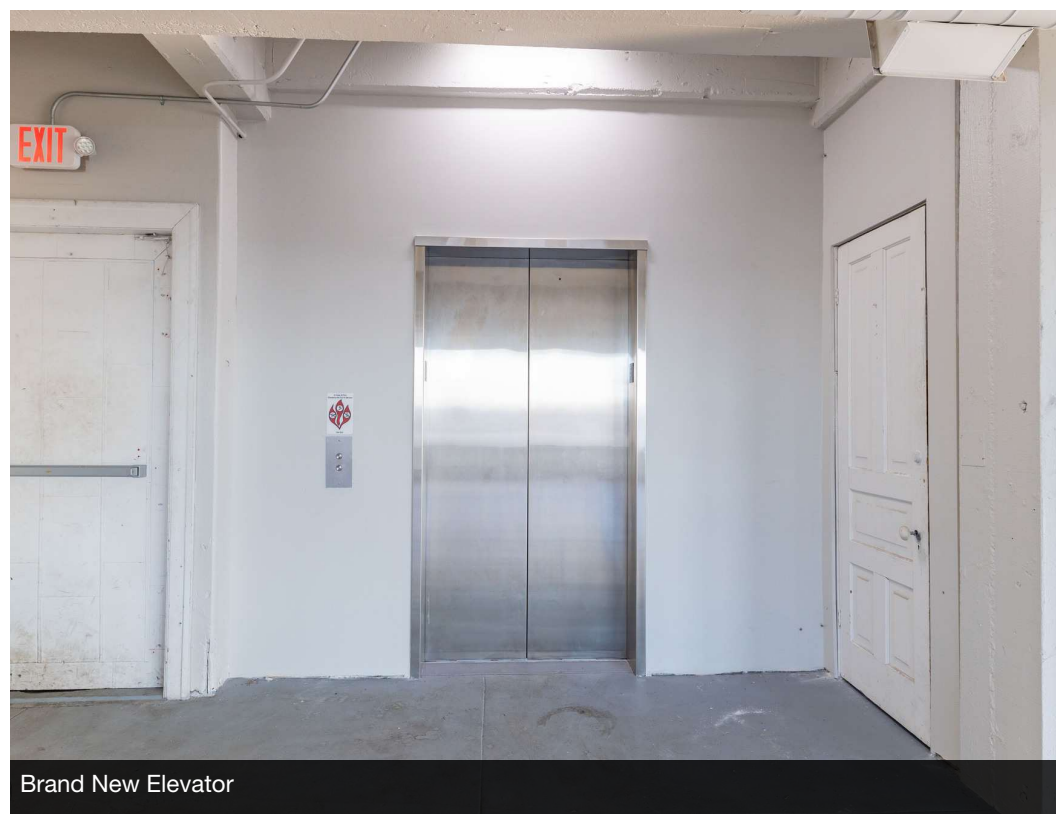
Ground Floor Retail



Ground Floor Retail



Brand New Elevator



Brand New Elevator





2nd Floor



2nd Floor



3rd Floor



3rd Floor

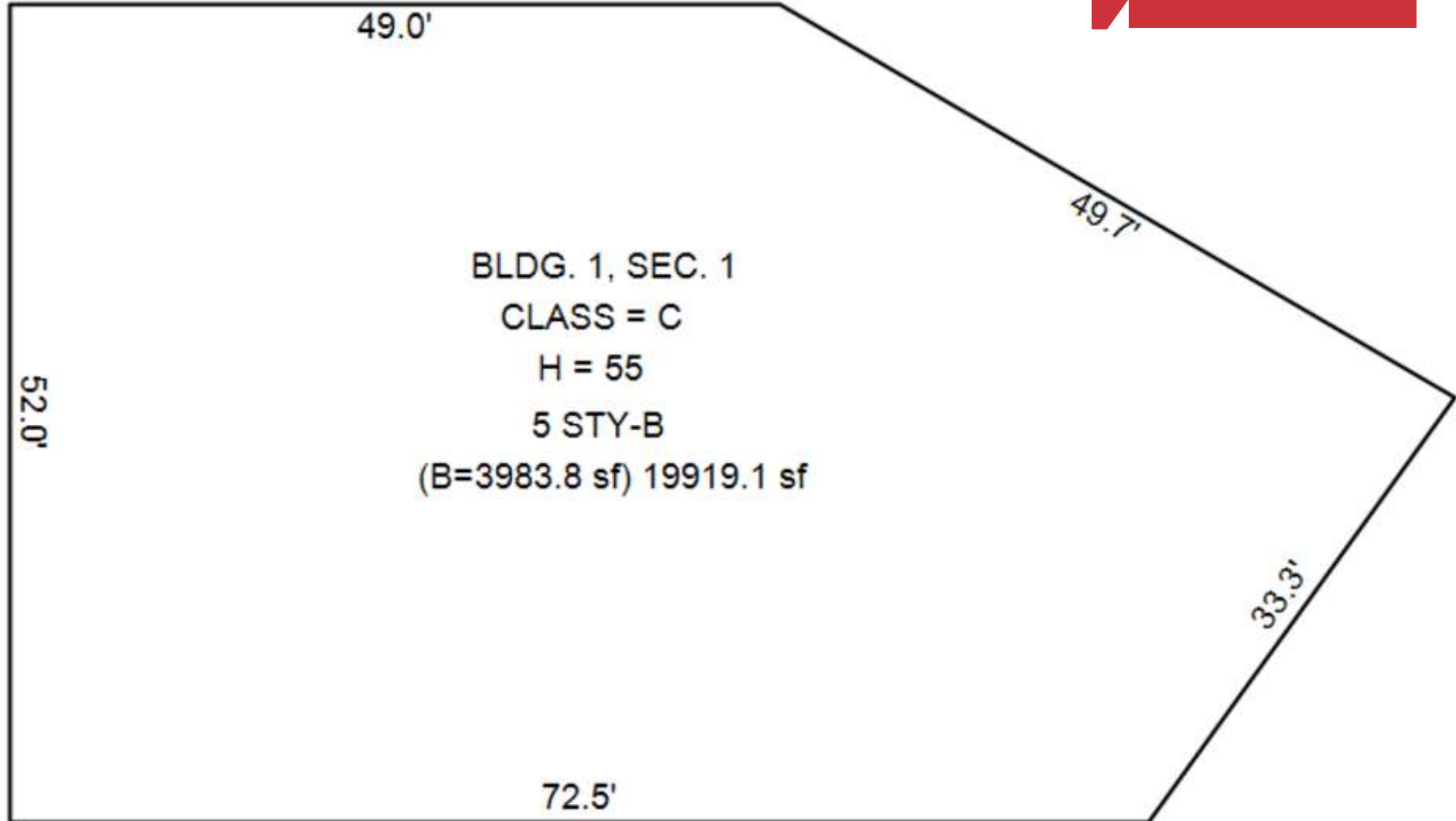


5th Floor



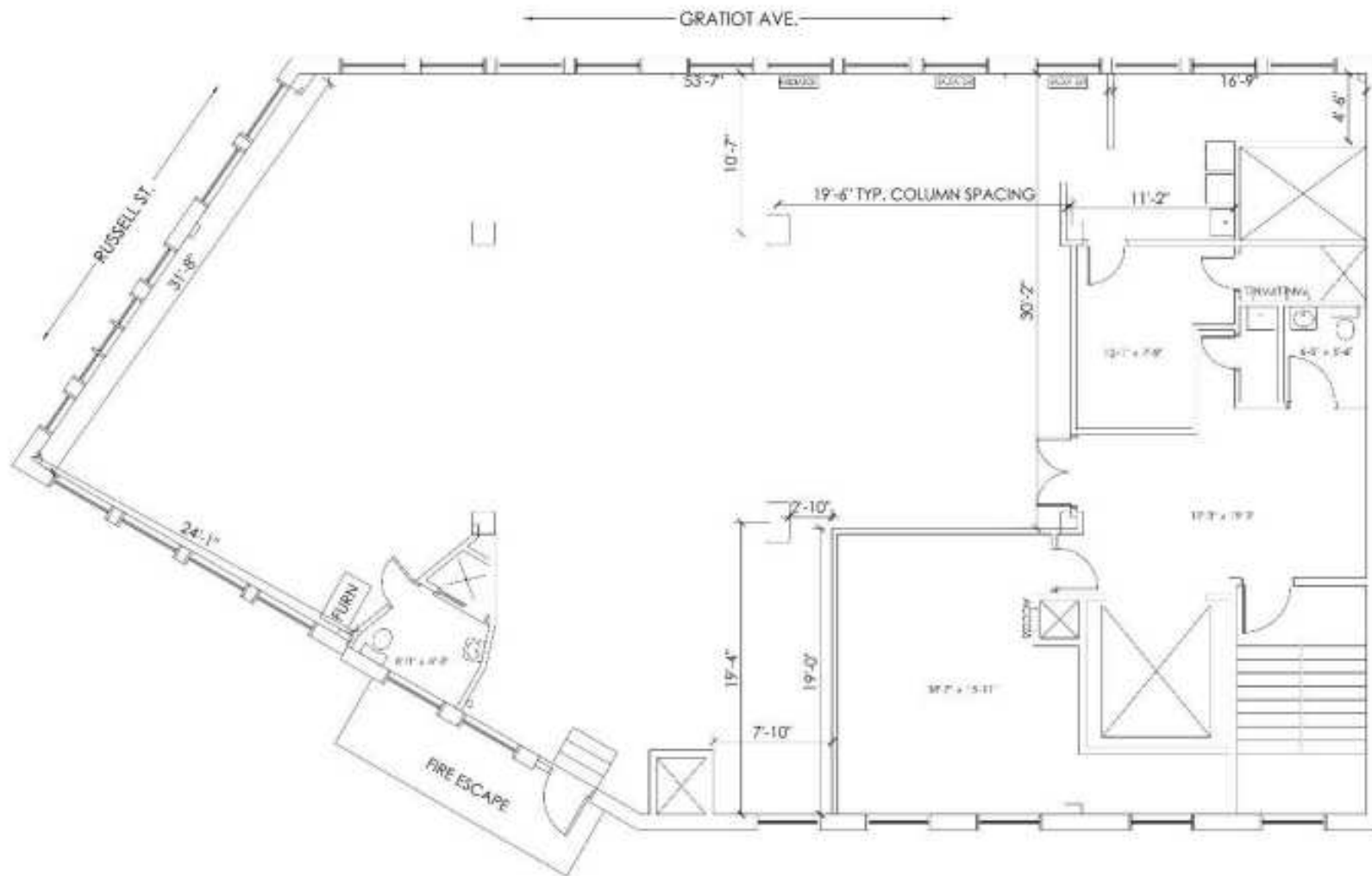
5th Floor

Additional  
Photos



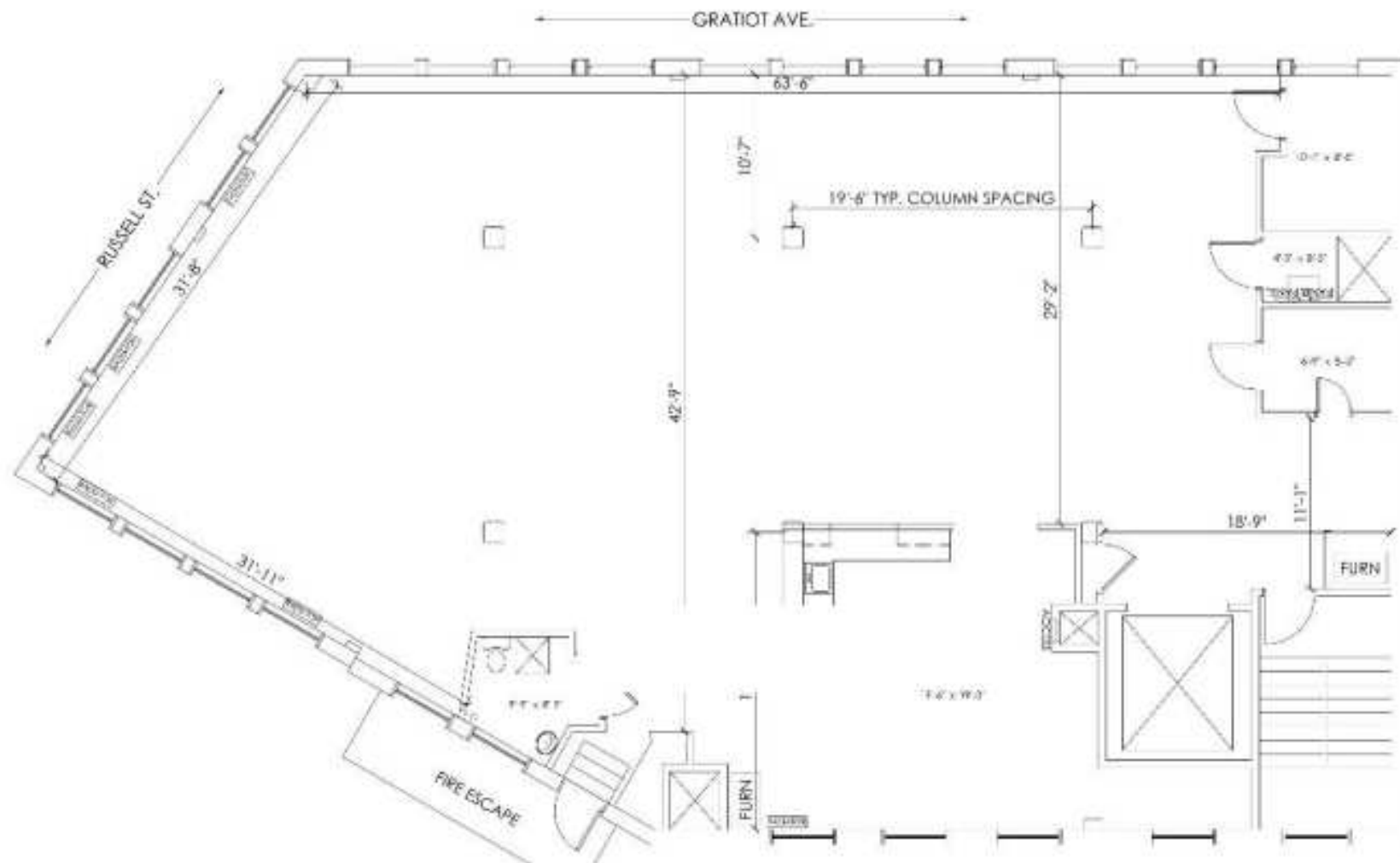
FRONT

# Floor Plan 1



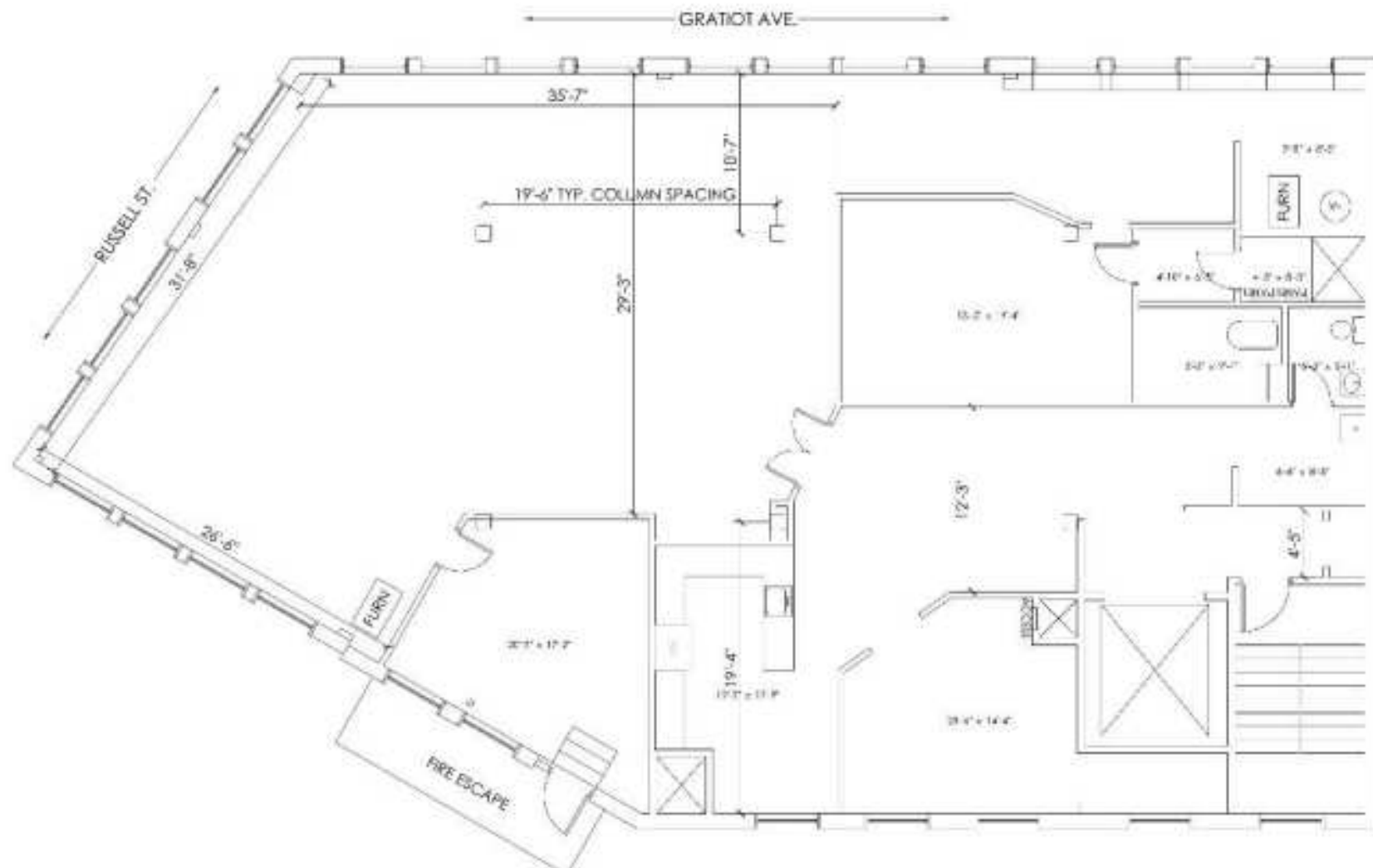


# Floor Plan 3



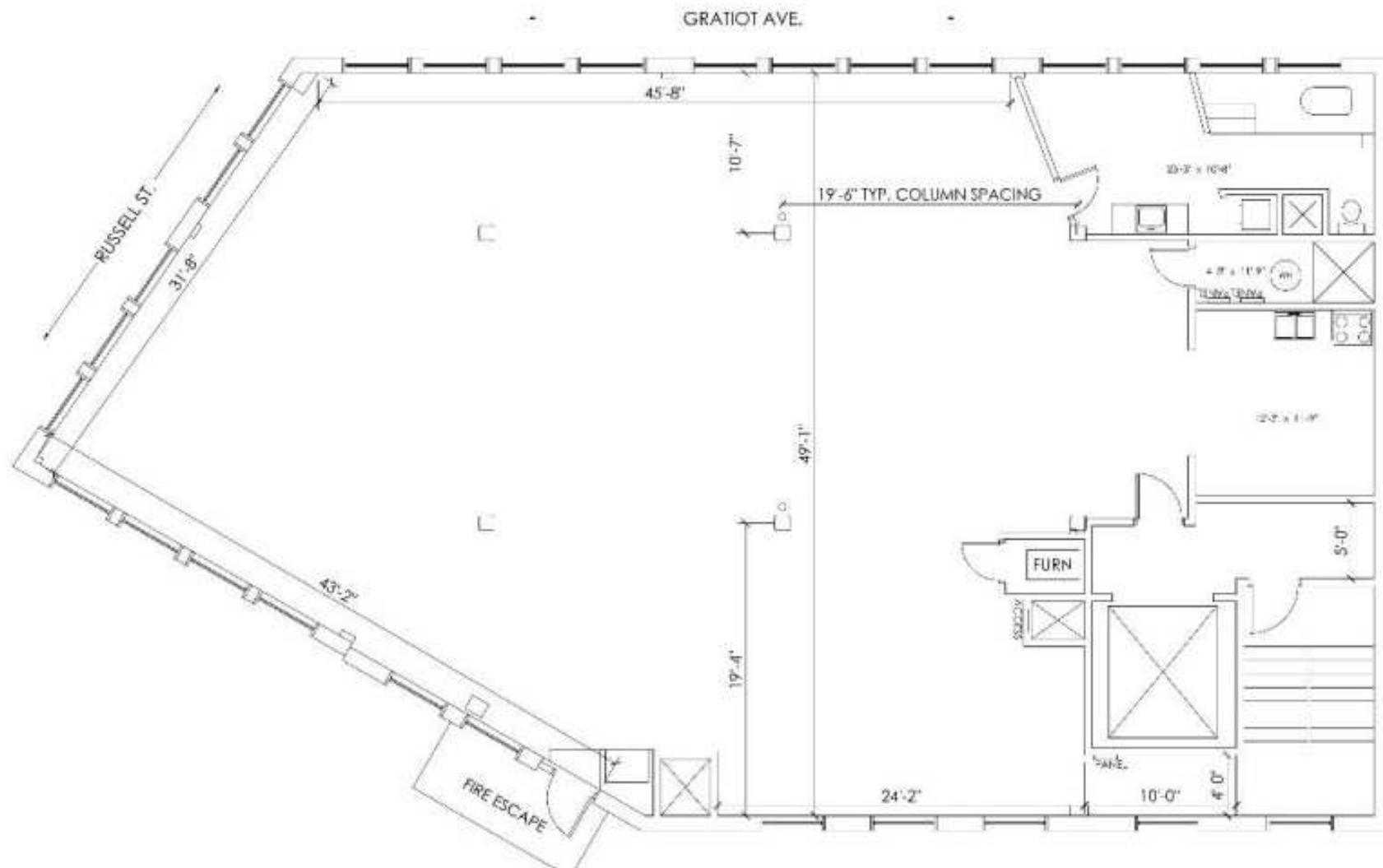


## Floor Plan 4



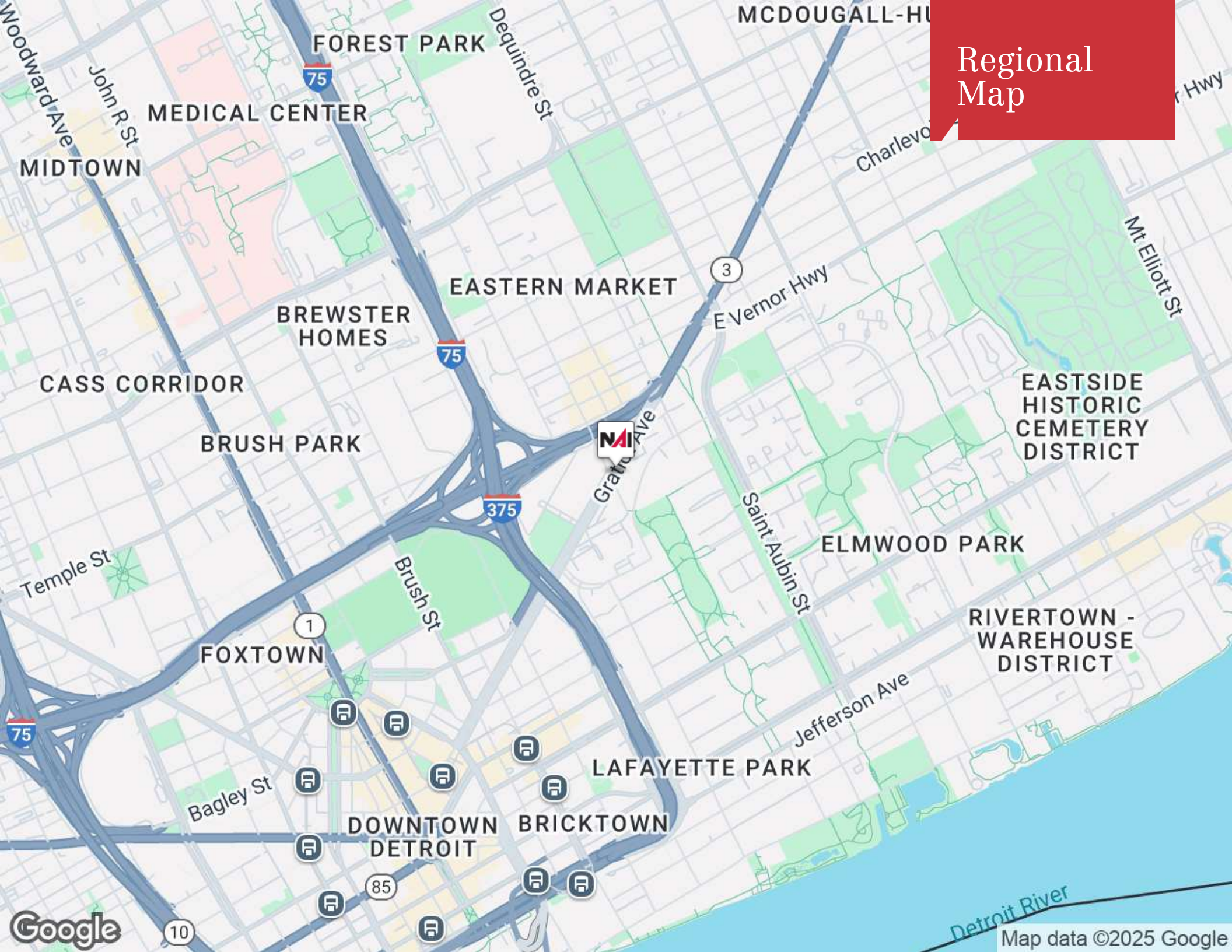


# Floor Plan 5



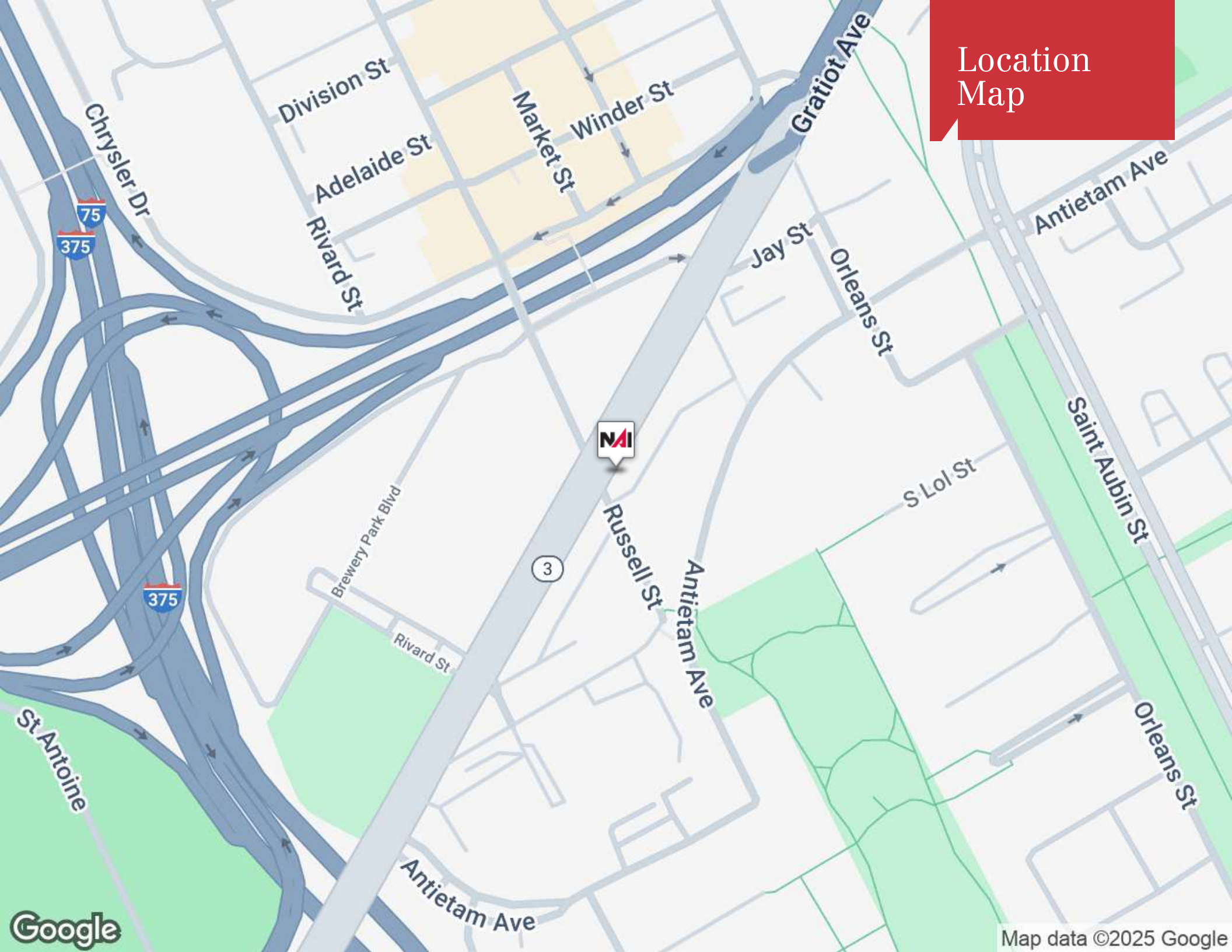


# Regional Map





Location  
Map



NAI

3

Russell St

Antietam Ave

Rivard St

Antietam Ave

Gratiot Ave

Jay St

Orleans St

Antietam Ave

Saint Aubin St

S Lol St

Orleans St

Chrysler Dr

75  
375

375

St Antoine

Google

Map data ©2025 Google



# Aerial Map





## Population

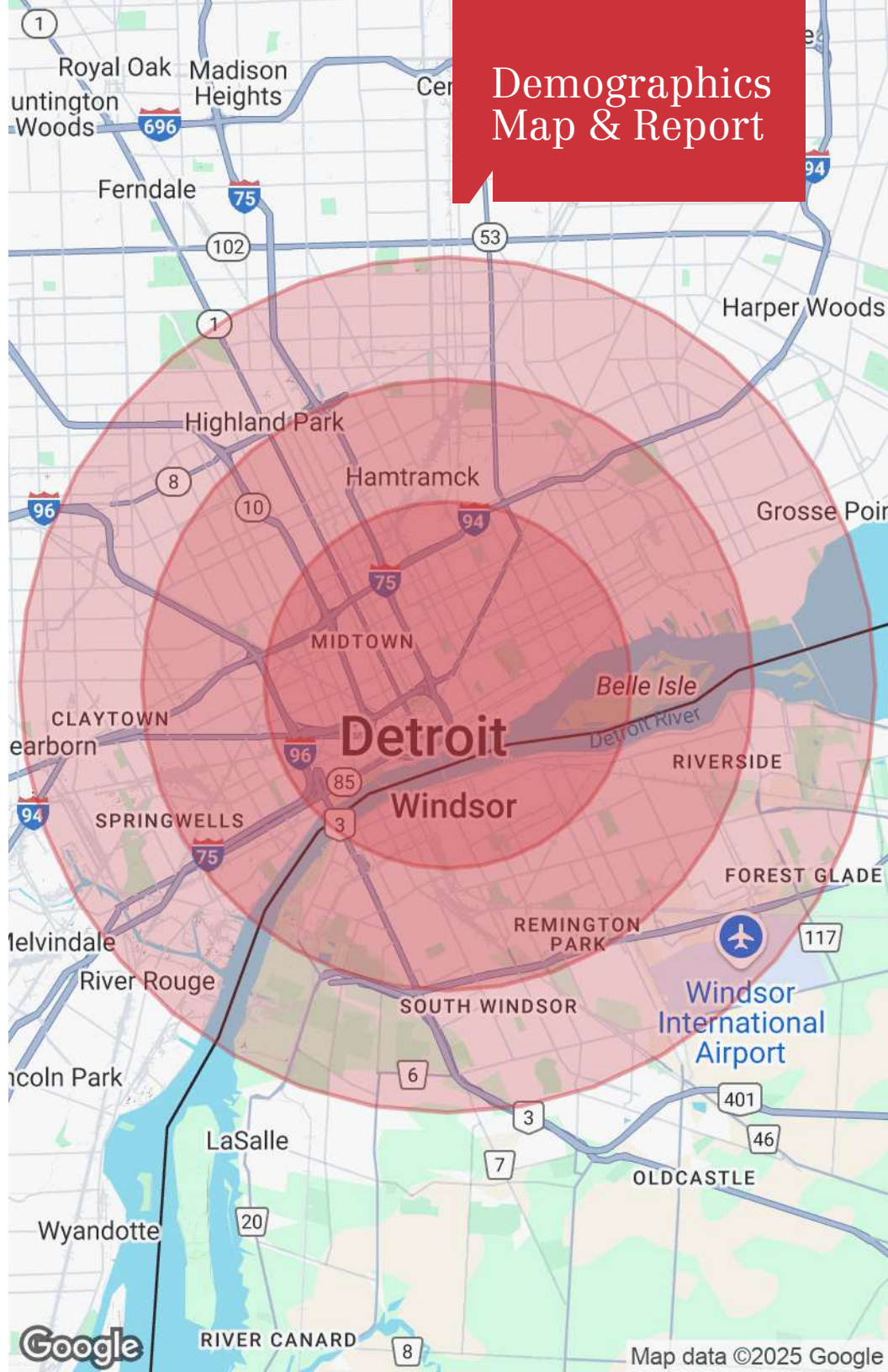
	3 Miles	5 Miles	7 Miles
Total Population	79,890	189,895	404,261
Average Age	41	38	38
Average Age (Male)	40	38	37
Average Age (Female)	42	39	38

## Households & Income

	3 Miles	5 Miles	7 Miles
Total Households	43,340	82,757	162,439
# of Persons per HH	1.8	2.3	2.5
Average HH Income	\$62,415	\$56,659	\$58,064
Average House Value	\$300,976	\$214,126	\$177,775

Demographics data derived from AlphaMap

## Demographics Map & Report



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