

TOWER at 211



211 W Fort Street | Detroit, Michigan
UP TO 88,985 SF OF CONTIGUOUS AVAILABILITY
10/1,000 PARKING AVAILABLE



CBRE
FOSTER FINANCIAL

Tower at 211

The Tower at 211, located in downtown Detroit, is just a short walk to the city's focal point at Campus Martius. The walkability of the location affords Tenant's easy access to a broad array of dining, retail, and entertainment establishments throughout the Central Business District (CBD).

Comprised of 438,640 rentable square feet across 26 floors, the Tower at 211 is one of the few buildings in the market to offer floor-to-ceiling windows, providing ample natural light and unobstructed views, all within

a Class A environment. Additionally, the rectangular 18,000 RSF floor plates are extremely flexible and efficiently plan for both full-floor and multi-tenant layouts.

Located at the corner of Fort St. and Washington Blvd., the Tower at 211 provides unparalleled accessibility for employees with immediate access to 'The Lodge' (MI-10), an arterial thoroughfare which feeds directly into Interstates 75, 94, 96 and serves as a gateway to the entire Metro area.



Availability

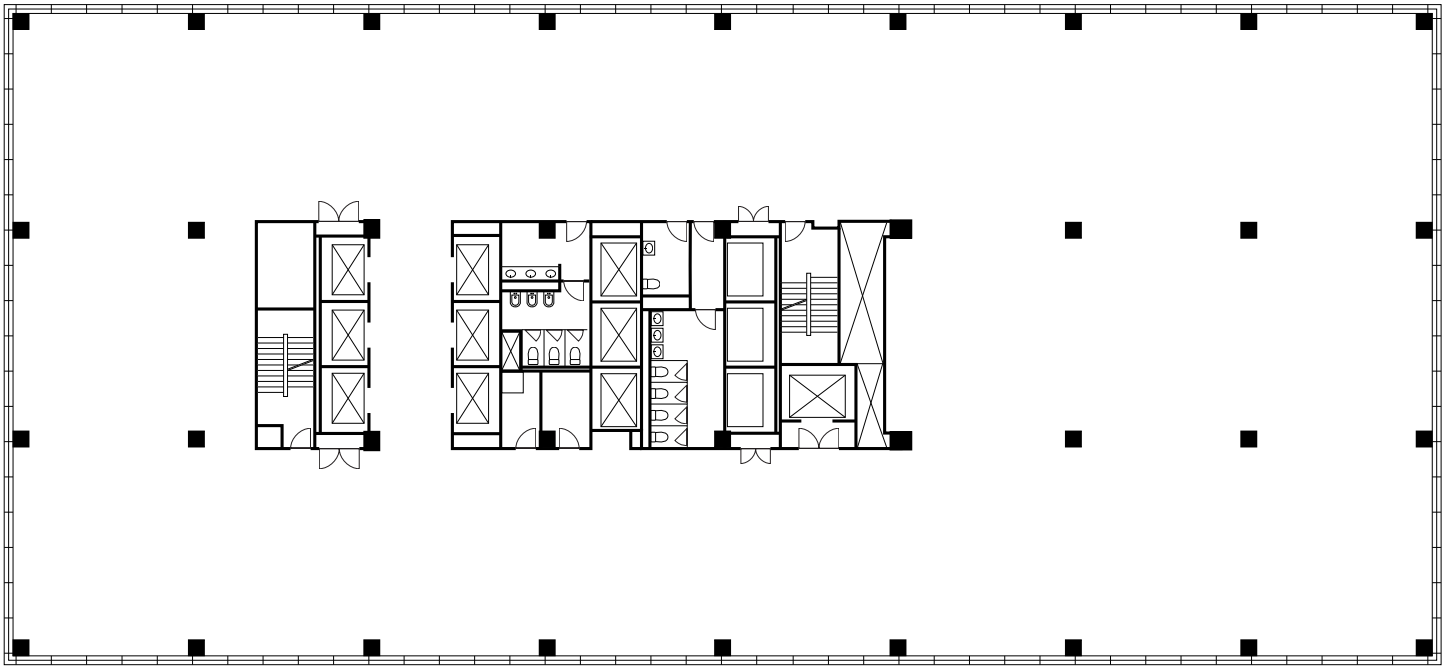


26	Occupied			
25	Occupied			
24	Occupied			
23	Occupied			
22	Occupied			
21	Occupied			
20	Occupied			
19	Occupied			
18	Occupied			
17	Occupied			
16	Occupied			
15	Occupied			
14	SPEC SUITE 5,286 RSF Available Suite 1400	Occupied		
13	17,797 RSF Available 12/31/2022 Suite 1300			
12	17,797 RSF Available 12/31/2022 Suite 1200			
11	10,367 RSF Available Suite 1100	4,015 RSF Available Suite 1150	3,415 RSF Available Suite 1125	
10	17,797 RSF Available Suite 1000			
9	17,797 RSF Available Suite 900			
8	Mechanical Floor			
7	Occupied	3,090 RSF Available Suite 705	2,044 RSF Available 12/31/2021 Suite 710	1,178 RSF Available Suite 720
6	7,072 RSF Available Suite 600	4,772 RSF Available Suite 620	Occupied	
5	Occupied			
4	17,797 RSF Available Suite 400			
3	Occupied	6,686 RSF Available 2/1/2022 Suite 310	Occupied	1,214 RSF Available Suite 316
2	6,400 RSF Available Suite 200	Occupied		
1	1,310 RSF Available Suite 100	Occupied	5,518 RSF Available Suite 180	

88,985 RSF
CONTIGUOUS

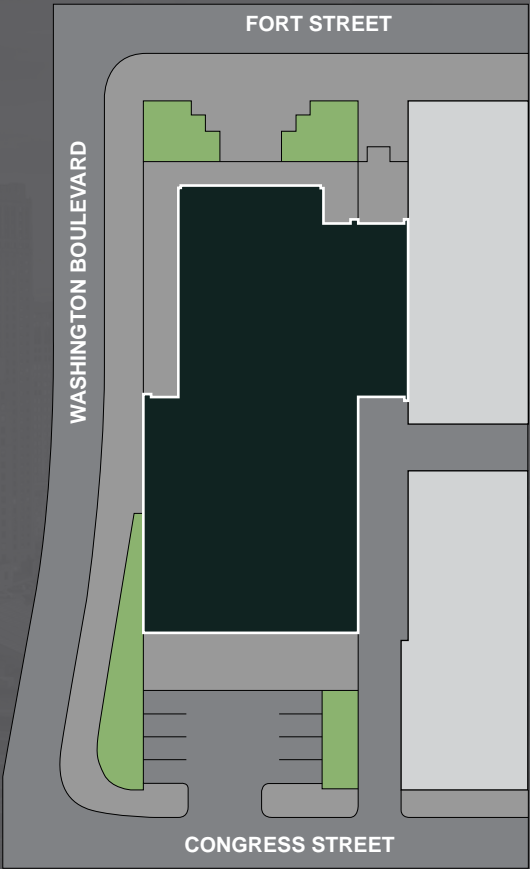
Tower at 211 Typical Floor Plate

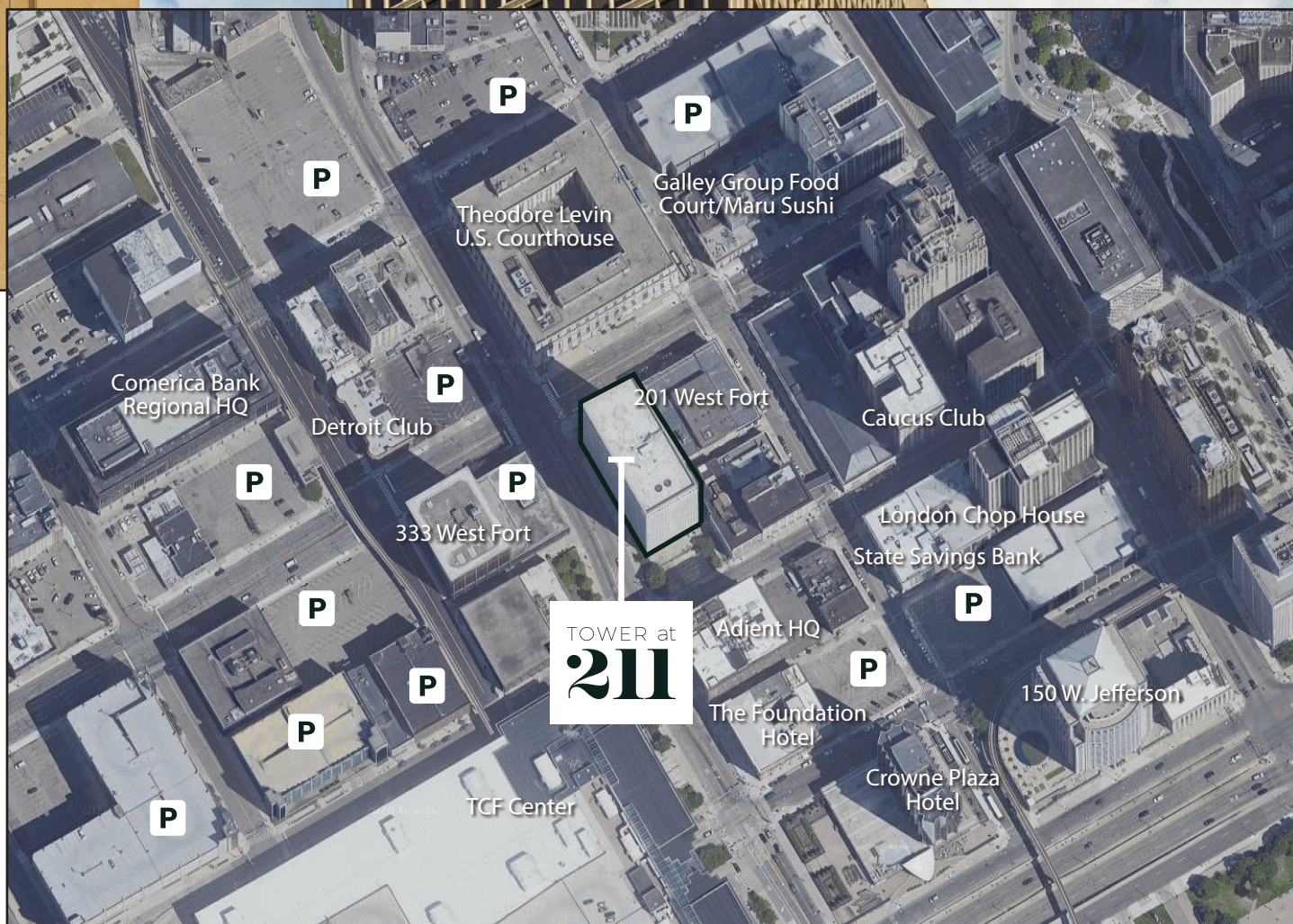
17,797 RSF FLOOR PLATES



Site Plan

TOWER at
211





Tower at 211 Parking Map

Amenities

1. BLO BLOW DRY BAR
2. ELEMENT HOTEL
3. JOHN VARVATOS
4. WRIGHT & CO.
5. CAFÉ D'MONGO'S
6. LULULEMON
7. WEWORK
8. BRAKEMAN
9. DÉTROIT IS THE NEW BLACK
10. URBAN BEAN
11. PURE BARRE
12. WARBY PARKER
13. MADEWELL
14. CORNERSTONE
15. AMERICAN CONEY
16. BOLL FAMILY YMCA
17. LOVERS ONLY
18. BONOBOS
19. SHINOLA HOTEL
20. SAN MORELLO
21. HAIR LAB BY DETROIT
22. PUNCH BOWL SOCIAL
23. BOOK CADILLAC HOTEL
24. CANNELLE
25. MOOSEJAW
26. VINCENTE'S
27. SEVEN GREENS SALAD
28. ROAST
29. NIKE
30. CITIZEN YOGA
31. THE BELT
32. THE HUDSON CAFE
33. NOJO KICKS DETROIT
34. UNDER ARMOUR
35. PRIME AND PROPER
36. AVALON BAKERY
37. WEWORK
38. HOLIDAY INN EXPRESS
39. LAFAYETTE CONEY
40. AMERICAN CONEY
41. FRESHII
42. DOUBLE TREE
43. COMERICA BANK
44. MARU SUSHI
45. DIME STORE
46. ANYTIME FITNESS
47. STARBUCKS
48. PARC
49. FORT ST. GALLERY

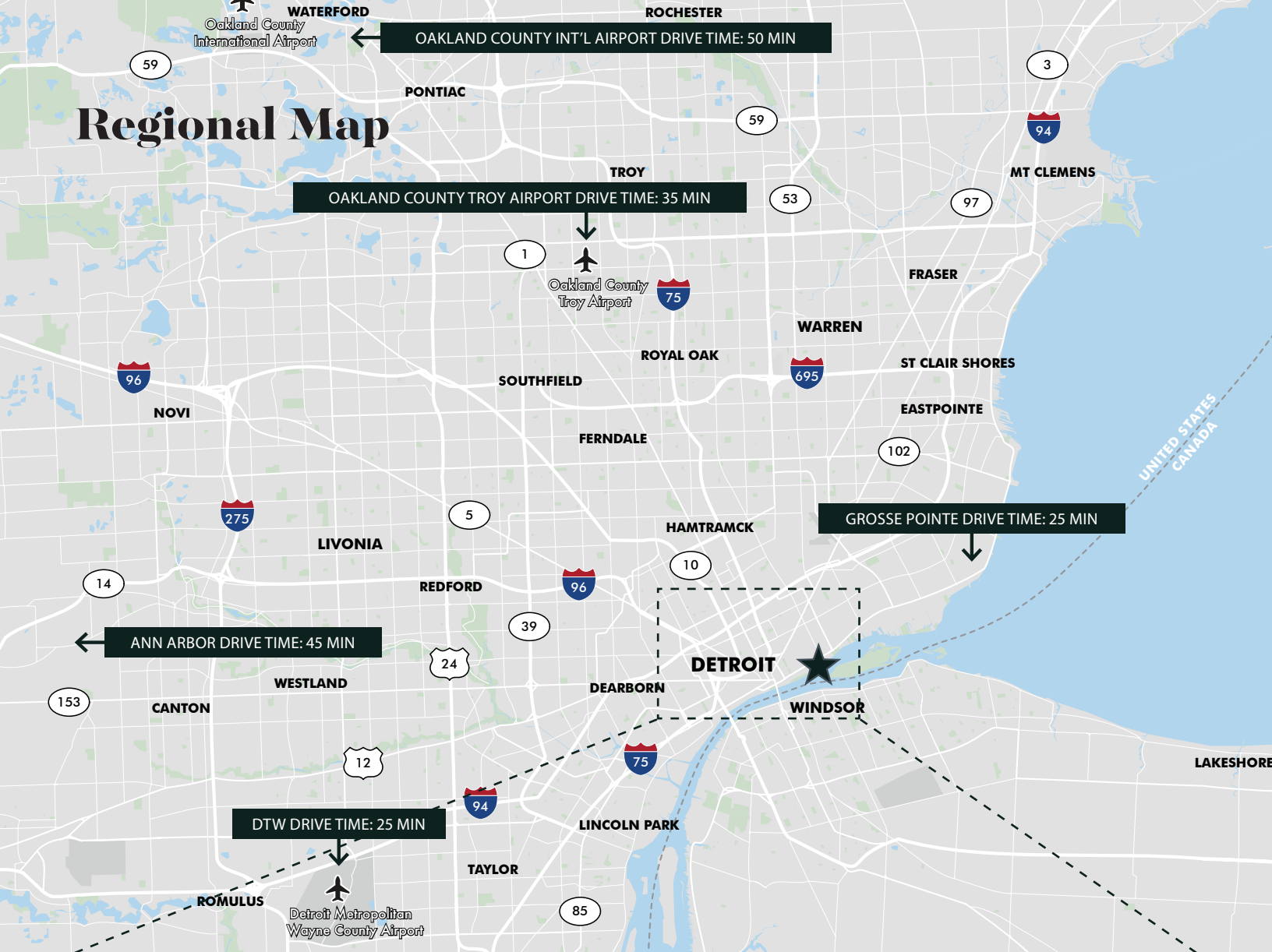
50. BON BON BON
51. FIFTH THIRD BANK
52. POTBELLY
53. CAMPUS MARTIUS
54. 7-ELEVEN
55. WHICH WICH
56. CHASE BANK
57. GRAND TRUNK
58. CENTRAL KITCHEN & BAR
59. SHAKE SHACK
60. BROME BURGER
61. BALENCE JUICE BAR
62. CAUCUS CLUB

63. JIMMY JOHNS
64. BESA
65. ROASTING PLANT
66. TRUST COCKTAILS
67. LONDON CHOP HOUSE
68. UPS
69. BANK OF AMERICA
70. TOWN HOUSE
71. FOUNDATION HOTEL
72. APPARATUS ROOM
73. PNC
74. DOMINOS PIZZA
75. TCF CENTER

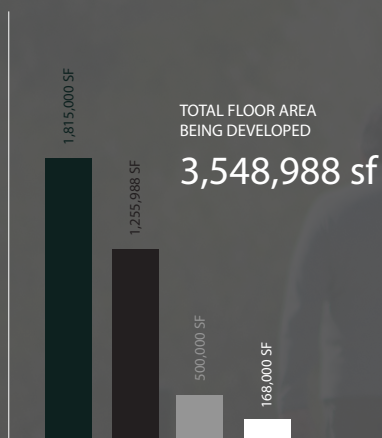
76. CROWN PLAZA
77. COURTYARD
78. MARRIOTT
79. BOYDE AESTHETIC CENTER
80. GO! SY THAI
81. BIRD BEE
82. LA LANTERNA
83. EATÓRI
84. THE TEN NAIL BAR
85. CITY BARK
86. DESSERT OASIS
87. DETROIT BIKES



Regional Map



Downtown Detroit by the Numbers



Current Projects

21

TOTAL CURRENT DEVELOPMENTS

Regional Map

1,041

TOTAL RESIDENTIAL UNITS
(Completed in 2018 or currently under construction)

175

AFFORDABLE HOUSING UNITS
(Reported)

119%

ADDITIONAL RESIDENTIAL UNITS
PROJECTED BETWEEN 2017-2022*

894

RESIDENTIAL UNITS COMPLETED THIS YEAR
(Projected)

Pipeline Statistics

24

PROJECTS IN THE PIPELINE

2,375

ESTIMATED NUMBER OF RESIDENTIAL UNITS
IN THE PIPELINE

Development Continues To Gain Steam

Throughout Greater Downtown Detroit, there are an estimated 164 projects since 2016 that have been completed, are currently under construction, or are proposed. Of these projects, 64 are considered to be new construction, 88 are conversions, and 12 are a combination of new, ground-up construction and conversions.

Development Statistics



\$9.6 B
TOTAL PROJECTED CAPITAL
INVESTMENT IN ALL PROJECTS
2016-2023



\$2.5 B
CAPITAL INVESTED IN
COMPLETED PROJECTS
2016-2019



\$3.1 B
PROJECTED CAPITAL
INVESTED IN PROJECTS
UNDER CONSTRUCTION



3.6 M
RETAIL SQ. FT. COMPLETED
AND UNDER CONSTRUCTION
2016-2023



5,498
MULTI-FAMILY UNITS COMPLETED AND
UNDER CONSTRUCTION 2016-2023

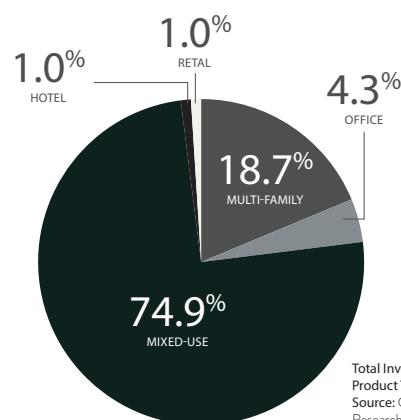
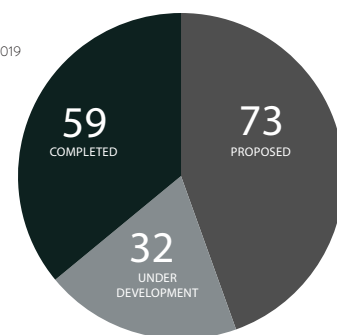


1,300
HOTEL UNITS COMPLETED AND UNDER
CONSTRUCTION 2016-2023



1.3 M
OFFICE SQ. FT. COMPLETED AND
UNDER CONSTRUCTION 2016-2023

Development Summary
by Current Project Status
Source: CBRE Research, Q4 2019



Total Investment by
Product Type
Source: CBRE
Research, Q4 2019



TOWER at 211

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