

TOWER at
211



New Lobby!



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).

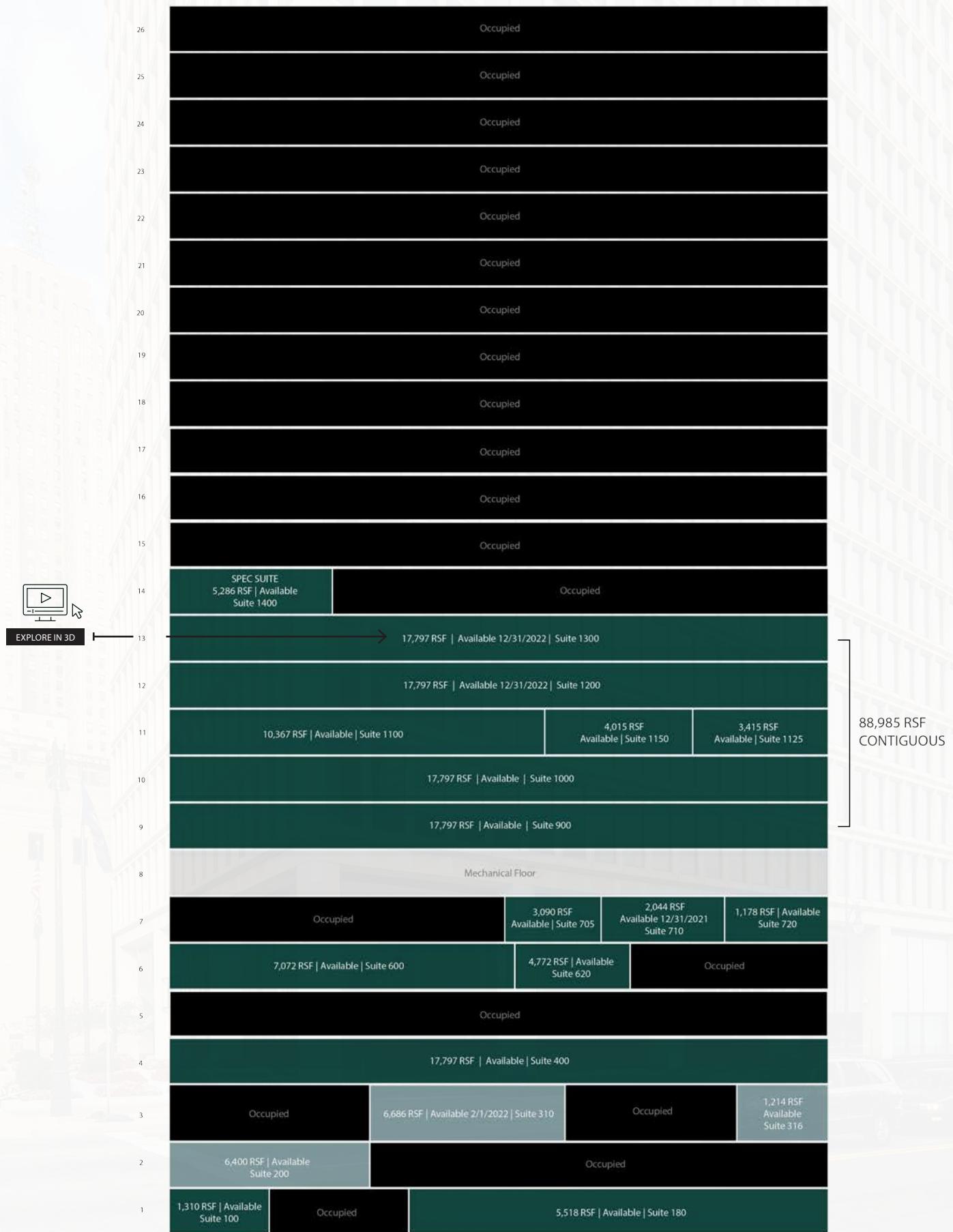
Comprised of 438,640 rentable square feet across 26 floors, the Tower at 211 is one of the few buildings in the market to offer floor-to-ceiling windows, providing ample natural light and unobstructed views, all within

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.

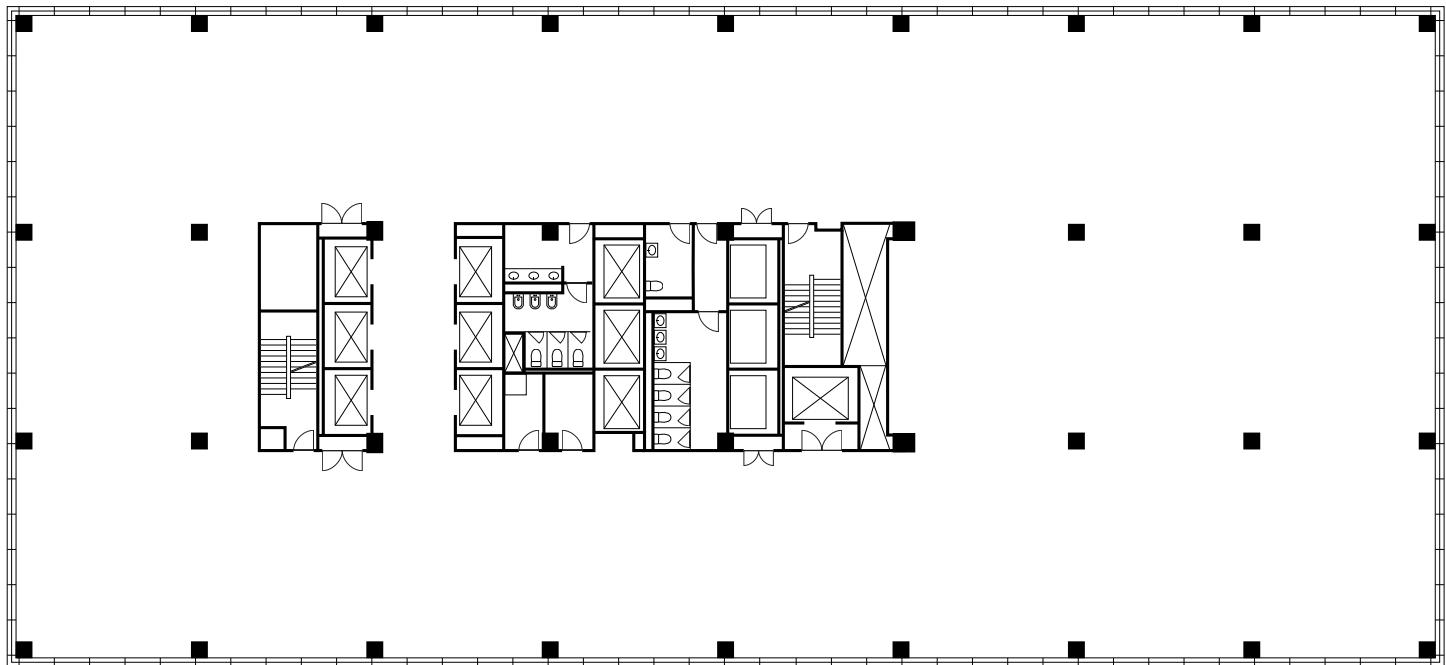


Availability

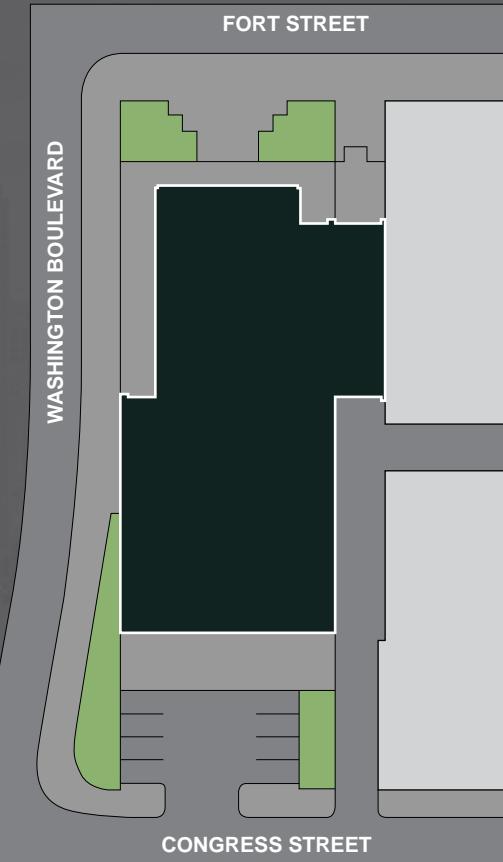


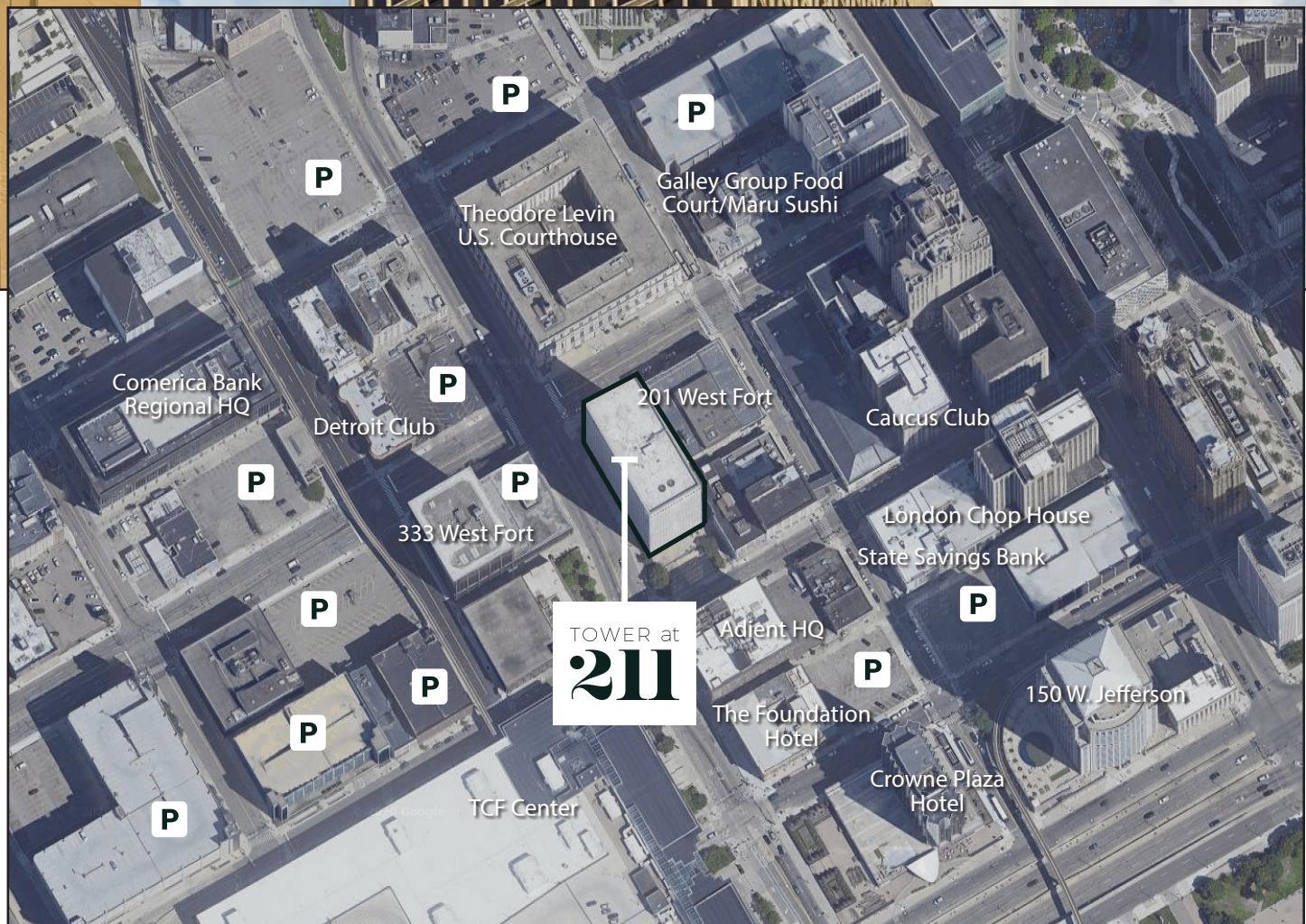
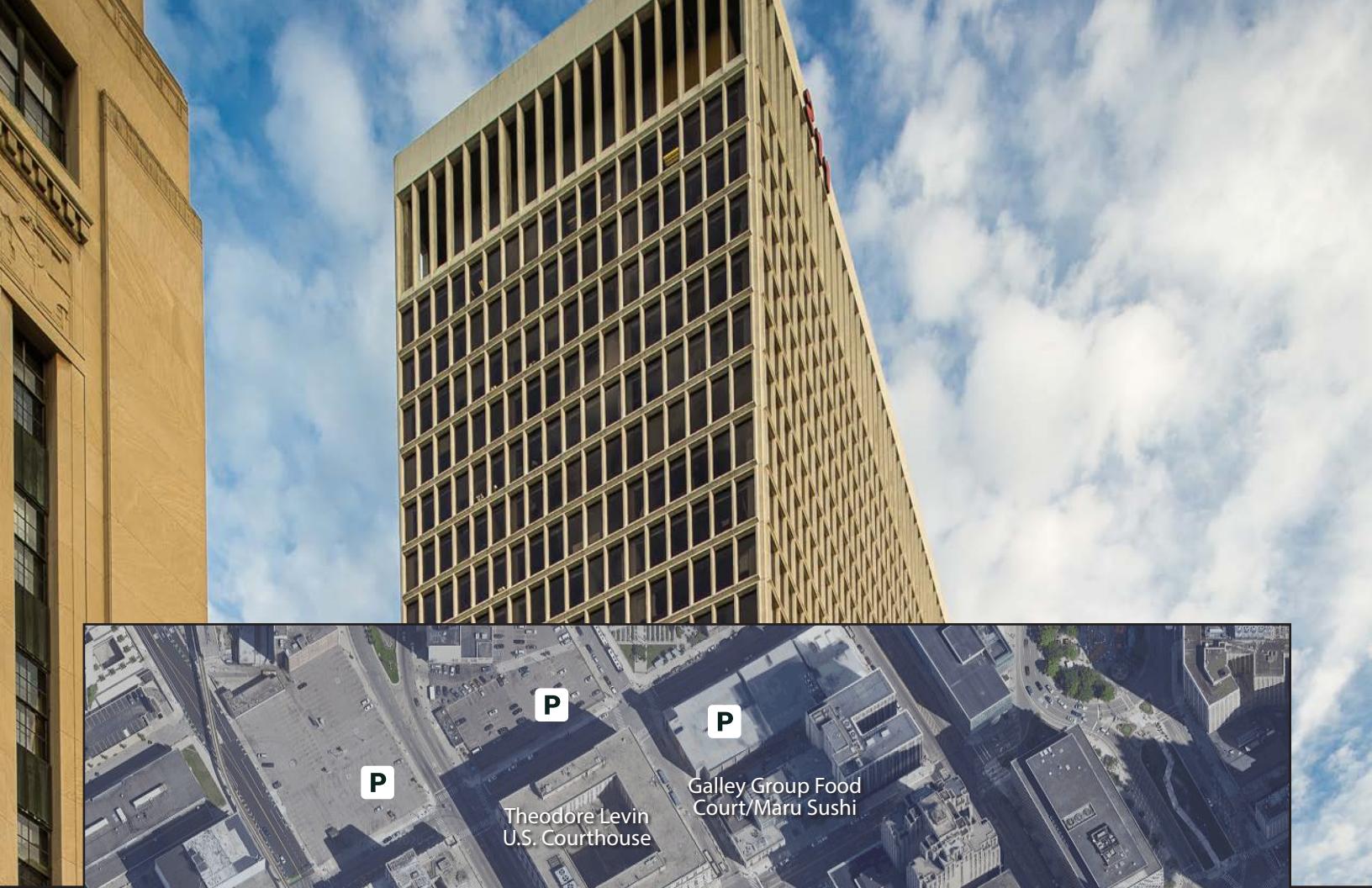
Tower at 211 Typical Floor Plate

17,797 RSF FLOOR PLATES



Site Plan



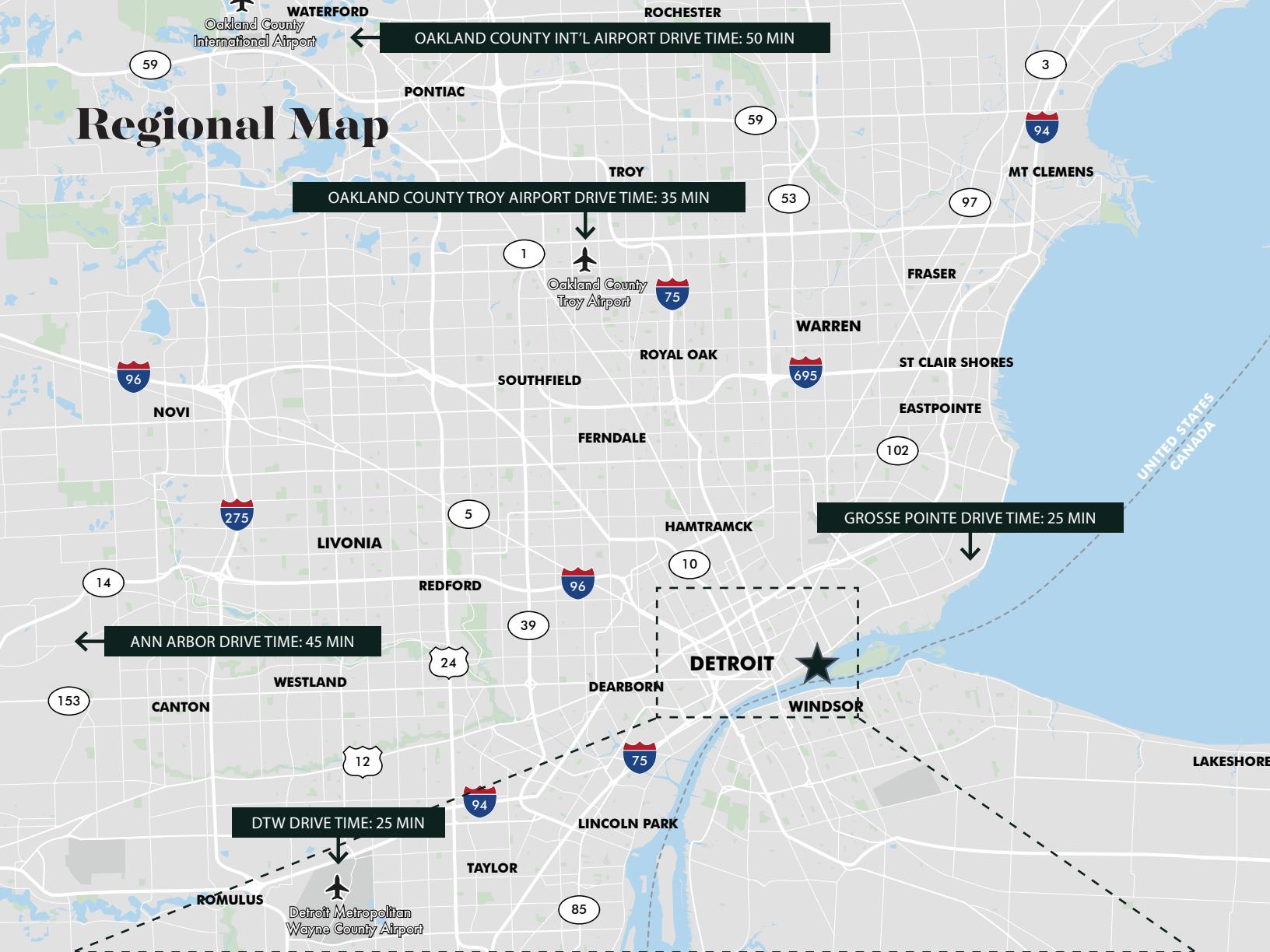


Tower at 211 Parking Map

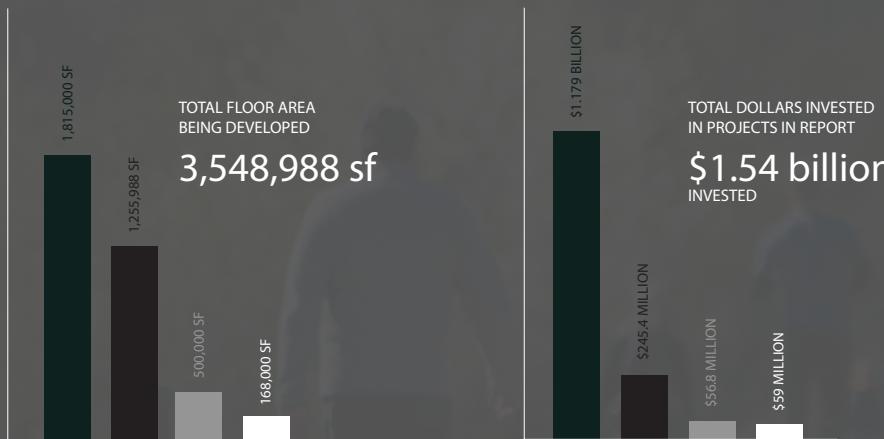
Amenities

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





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)

119%

ADDITIONAL RESIDENTIAL UNITS
PROJECTED BETWEEN 2017-2022*

175

AFFORDABLE HOUSING UNITS
(Reported)

894

RESIDENTIAL UNITS COMPLETED THIS YEAR
(Projected)

Pipeline Statistics

24

PROJECTS IN THE PIPELINE

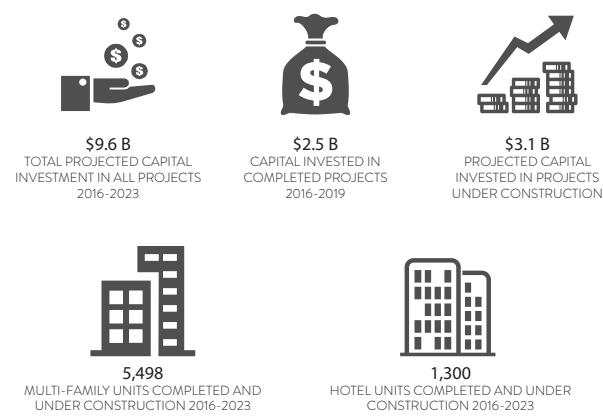
2,375

ESTIMATED NUMBER OF RESIDENTIAL UNITS
IN THE PIPELINE

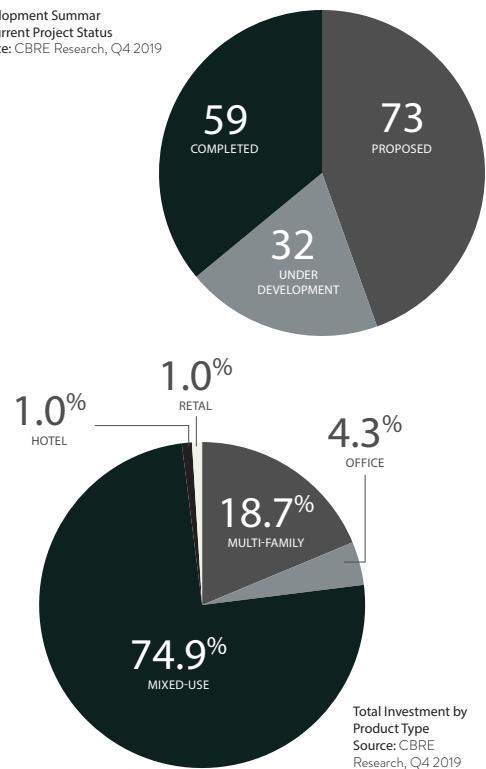
Development Continues To Gain Steam

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



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





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211

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