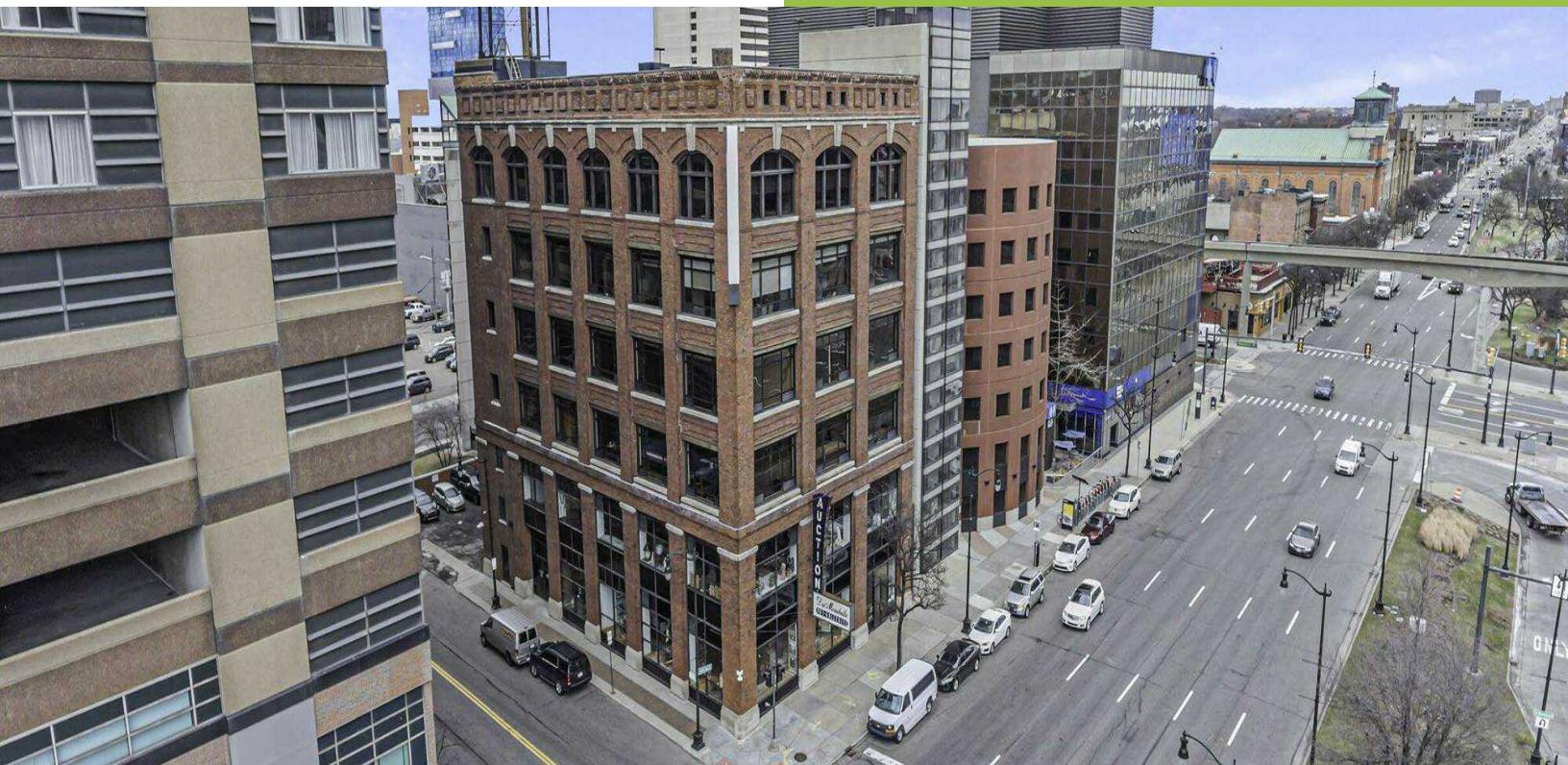


OFFICE PROPERTY // FOR LEASE

MOVE-IN READY OFFICE SPACE AT DUMOUCHELLES BUILDING IN DETROIT CBD

409 E JEFFERSON AVE
DETROIT, MI 48226



- Full floors available from 4,898 -9,801 SF
- Classic architecture with modern interiors and open floor plans
- Beautiful hardwood floors throughout
- Corner conference rooms with amazing views of Detroit Riverfront

- Large windowed offices with glass partitioned walls
- Potential building signage to enhance brand awareness
- Walking distance to sporting events and entertainment
- Easy access to The Lodge Freeway (M-10) and I-375

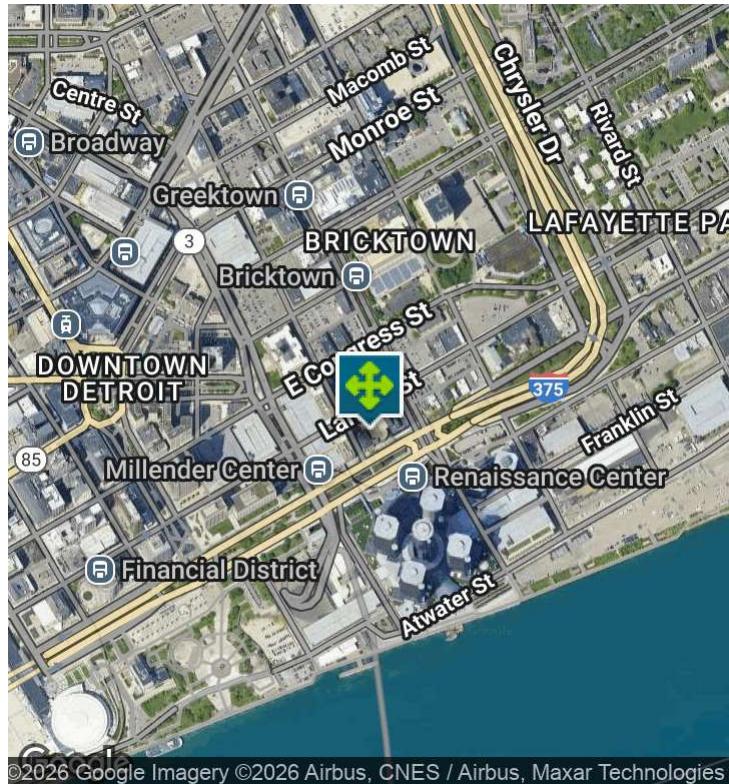
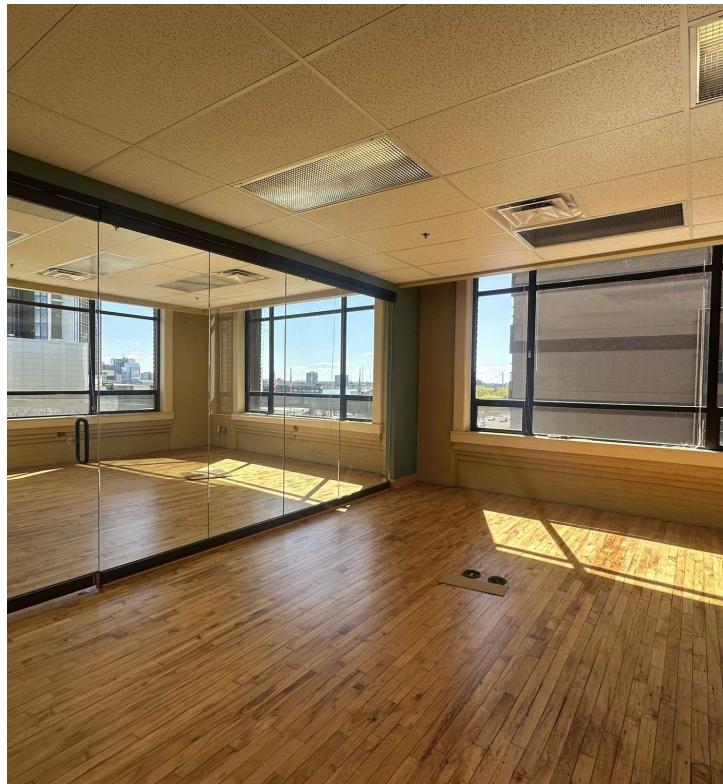


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26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$25.00 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	36,600 SF
Available SF:	4,898 - 9,801 SF
Lot Size:	9,902 SF
Year Built:	1900
Zoning:	PCA
Market:	Detroit
Submarket:	CBD
Traffic Count:	50,693

PROPERTY OVERVIEW

Welcome to 409 E Jefferson Avenue—a beautifully preserved Albert Kahn-designed office building located in the heart of Detroit's Central Business District. With two full floors available, ranging from 4,898 to 9,801 SF max contiguous, this move-in-ready space offers an inspiring blend of classic character and modern functionality. Large windows flood the open floor plans with natural light, highlighting the original hardwood floors and exposed brick walls that create a warm, creative atmosphere perfect for a variety of uses.

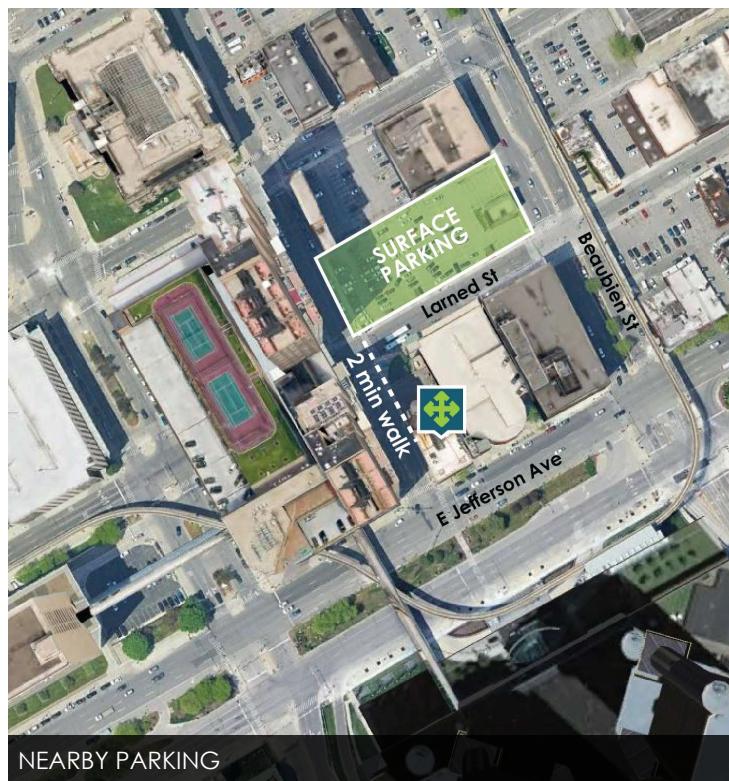
The building is shared with respected tenants, including DuMouchelles Art Gallery on the first and second floors, Chloe & Mateo PLLC on the fifth, and Perkins Law Group on the sixth, adding to the building's prestige. Tenants can explore the opportunity for prominent building signage and enjoy convenient access to parking garages and surface lots immediately next door.

409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

LOCATION INFORMATION



PROPOSED RENCEN RIVERFRONT DEVELOPMENT



NEARBY PARKING

LOCATION DESCRIPTION

Nestled at 409 E Jefferson Ave, the historic DuMouchelle building stands as a gateway to Detroit's dynamic East Riverfront, a district where heritage meets innovation. This area is undergoing a remarkable transformation with the RenCen Riverfront Development and Greektown & Randolph Streetscape Projects. This office provides the perfect blend of accessibility and walkability. With access to I-375 and The Lodge Fwy, you can get in and out of Downtown quickly and stroll to nearby retailers for ample food and amenity options.

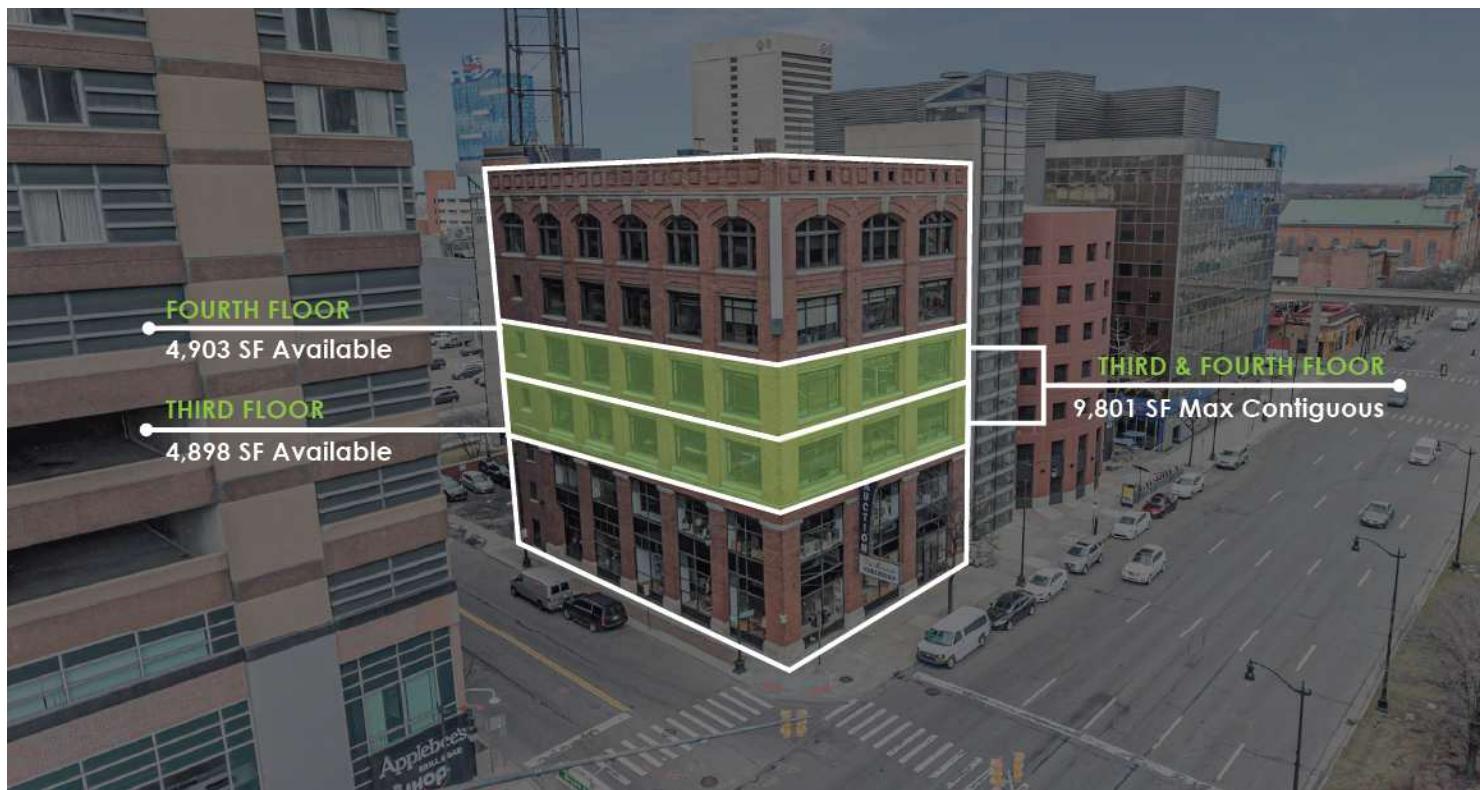
There are many parking garages and surface lots that surround this property. The closest is located on Larned Street and is just a 2 minute walk to this building.

LOCATION DETAILS

Market	Detroit
Sub Market	CBD
County	Wayne
Cross Streets	E Jefferson & Brush St
Street Parking	Yes North Side of Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-375
Nearest Airport	Detroit Metro Airport

409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,898 - 9,801 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
409 E Jefferson Ave, 3rd Floor	Available	4,898 - 9,801 SF	Modified Gross	\$25.00 SF/yr	Beautiful hardwood floors throughout
409 E Jefferson Ave, 4th Floor	Available	4,903 - 9,801 SF	Modified Gross	\$25.00 SF/yr	Beautiful hardwood floors throughout

409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

FOURTH FLOOR PHOTOS



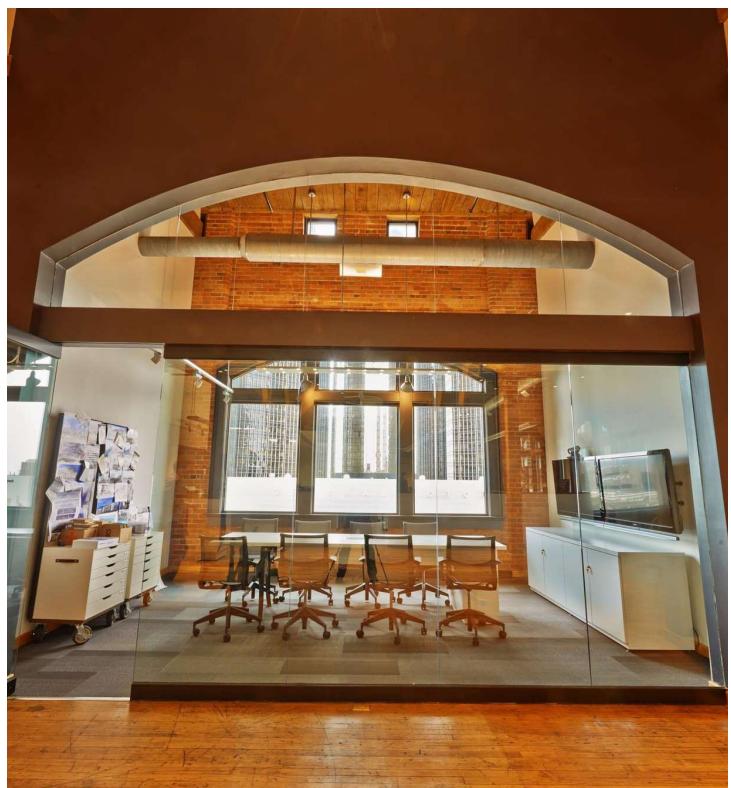
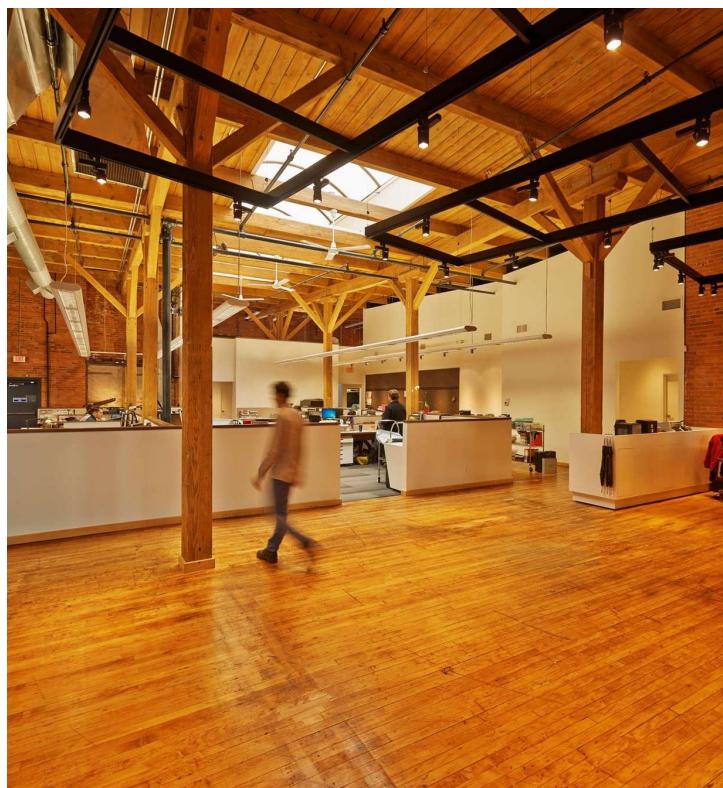
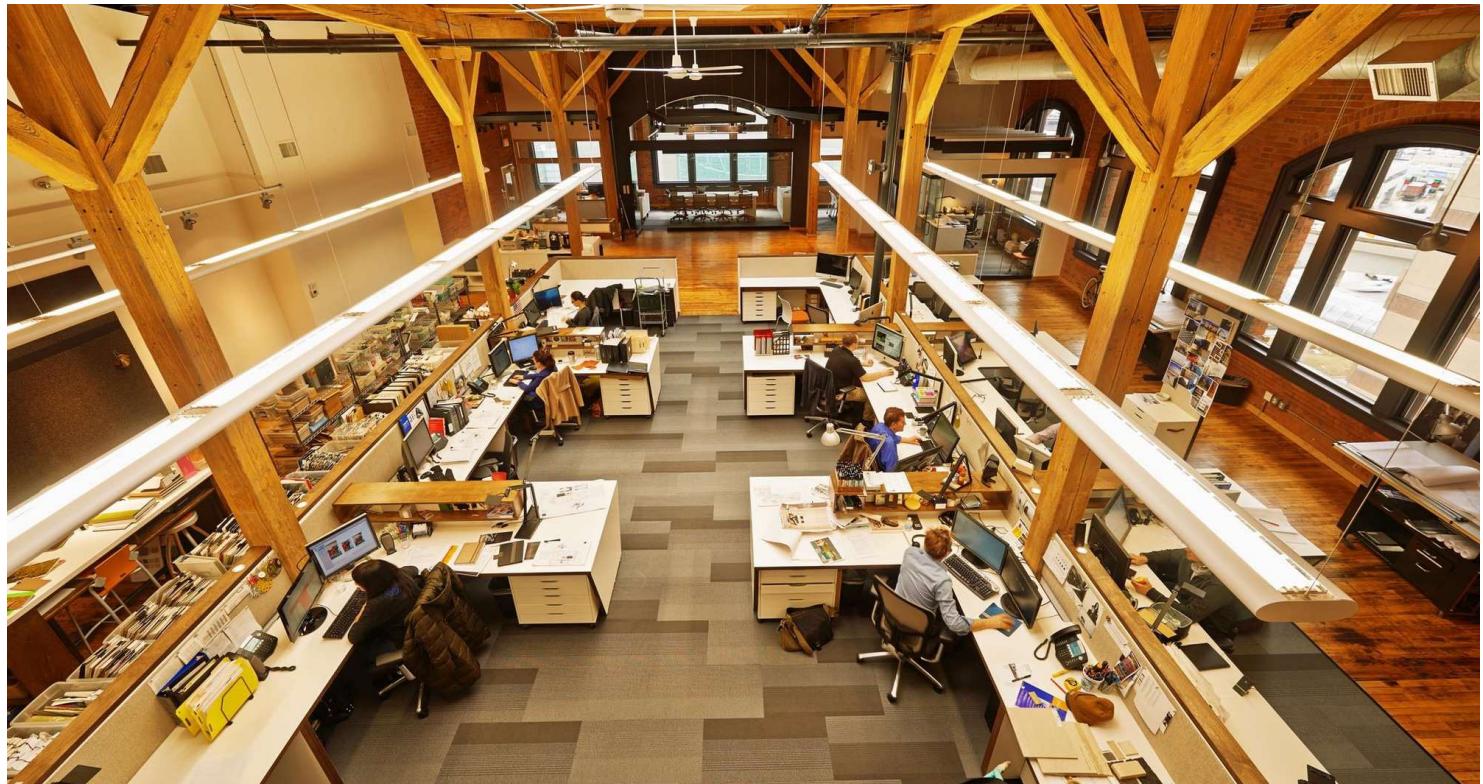
 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

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Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | **C:** 248.924.7499
mike@pacommercial.com

409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

SIXTH FLOOR PHOTOS

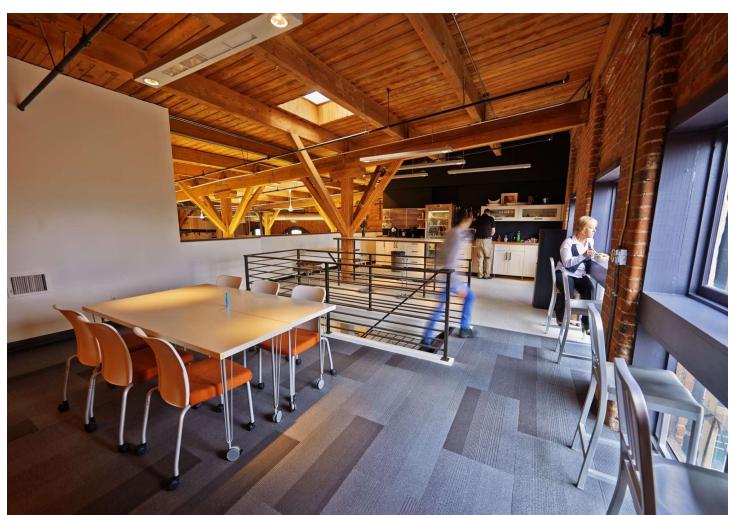
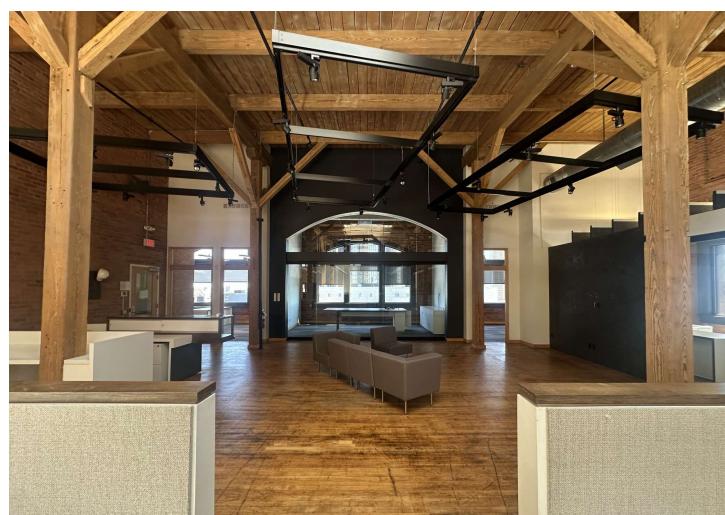
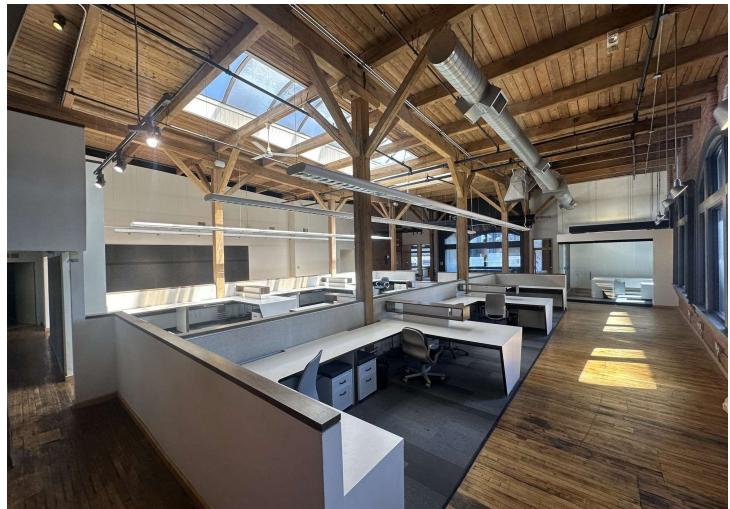
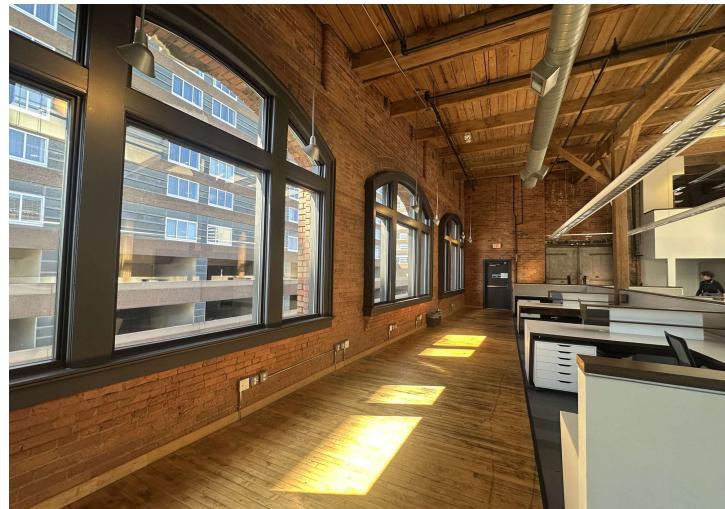


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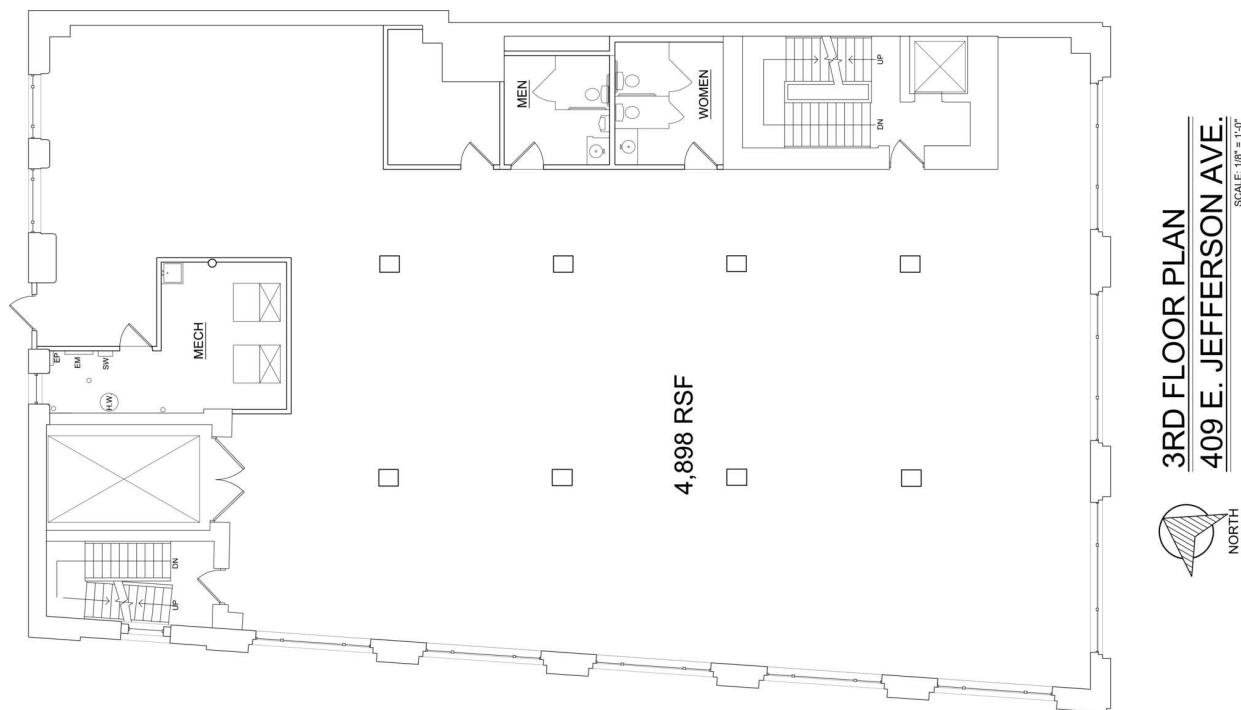
409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

SIXTH FLOOR PHOTOS

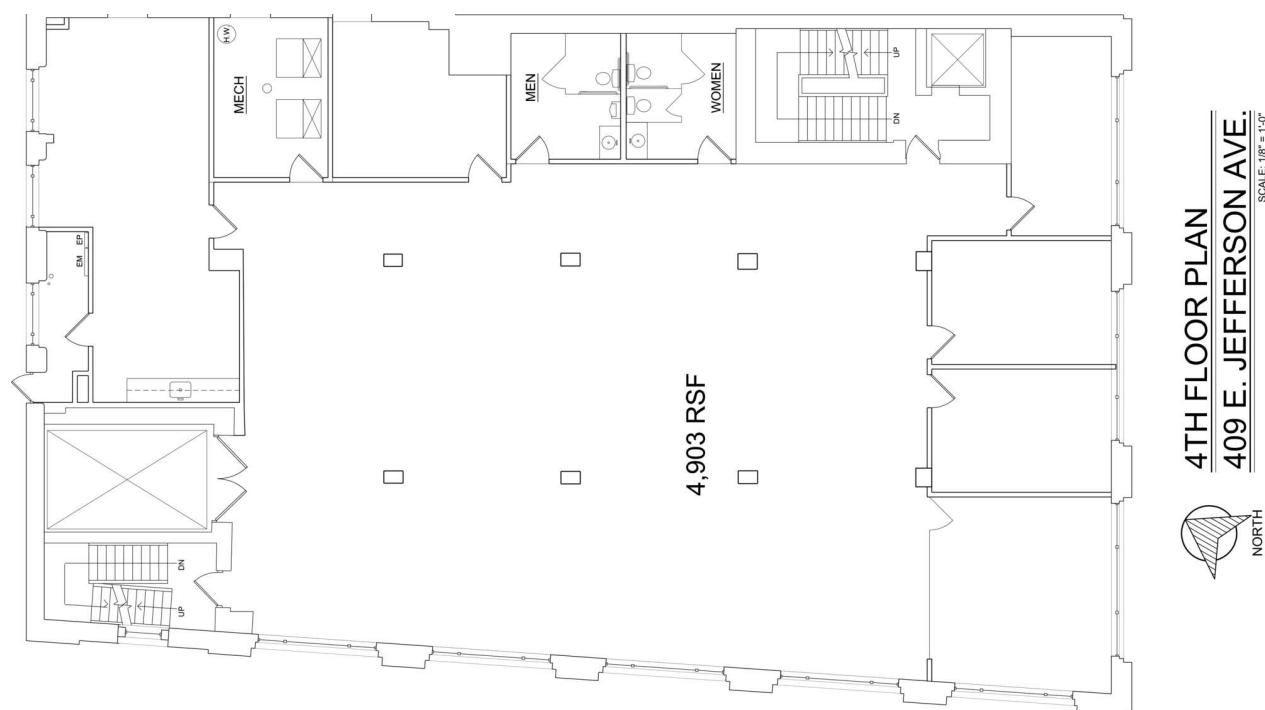


409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

FLOOR PLANS



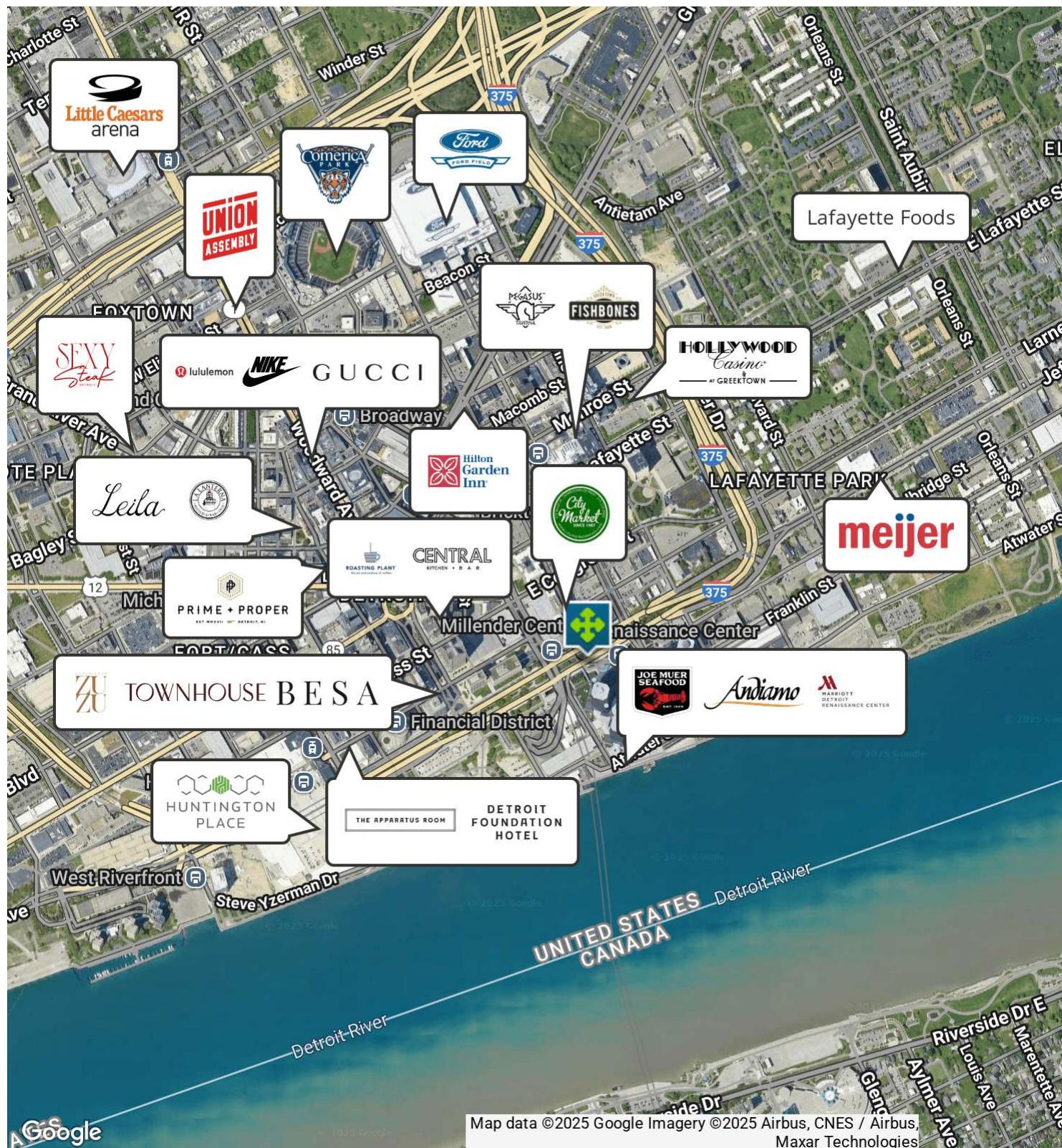
THIRD FLOOR | 4,898 SF (CAN ALSO BE COMBINED WITH FOURTH FLOOR)



FOURTH FLOOR | 4,903 SF (CAN ALSO BE COMBINED WITH THIRD FLOOR)

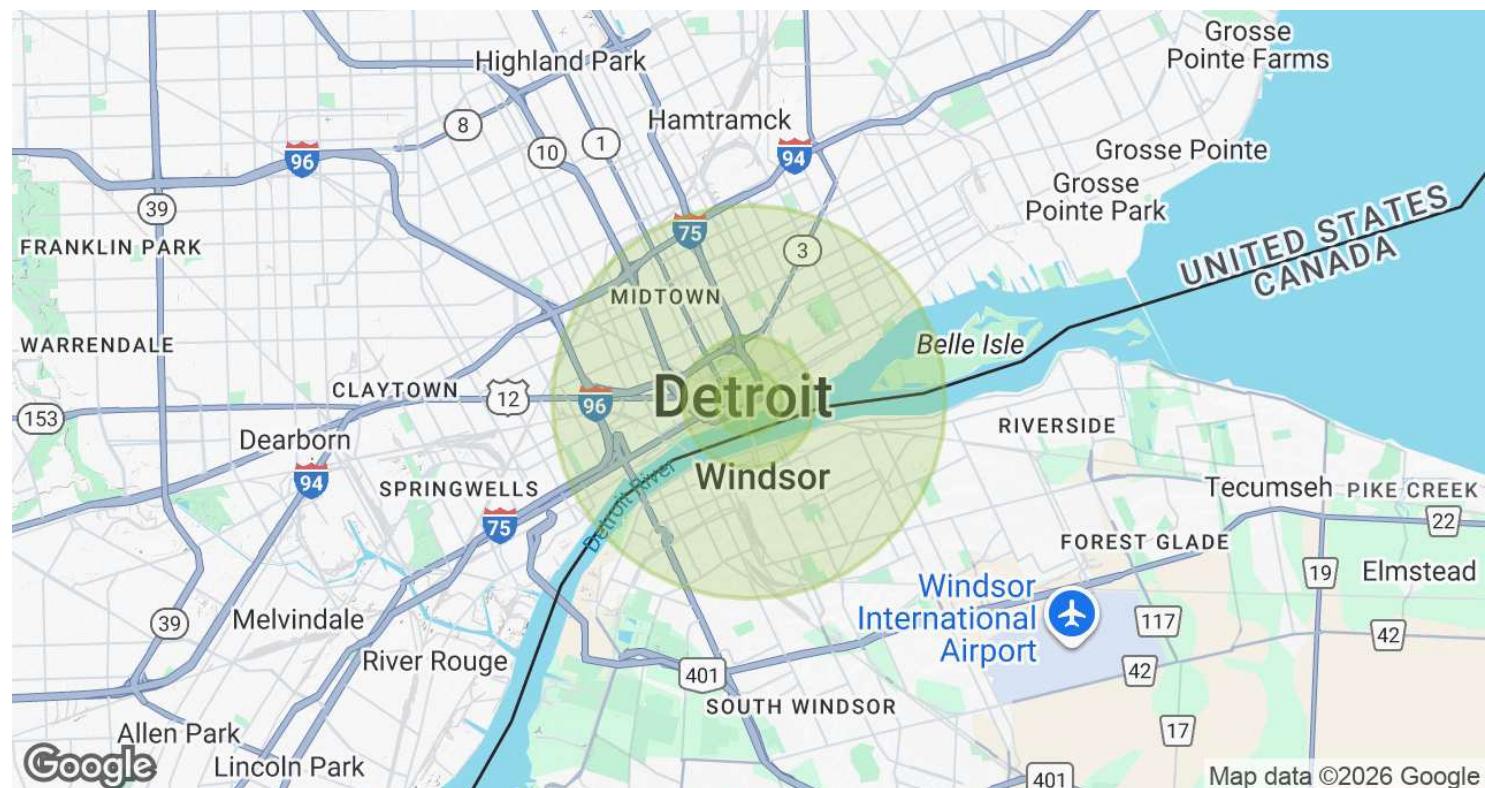
409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

RETAILER MAP



409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

DEMOGRAPHICS MAP & REPORT



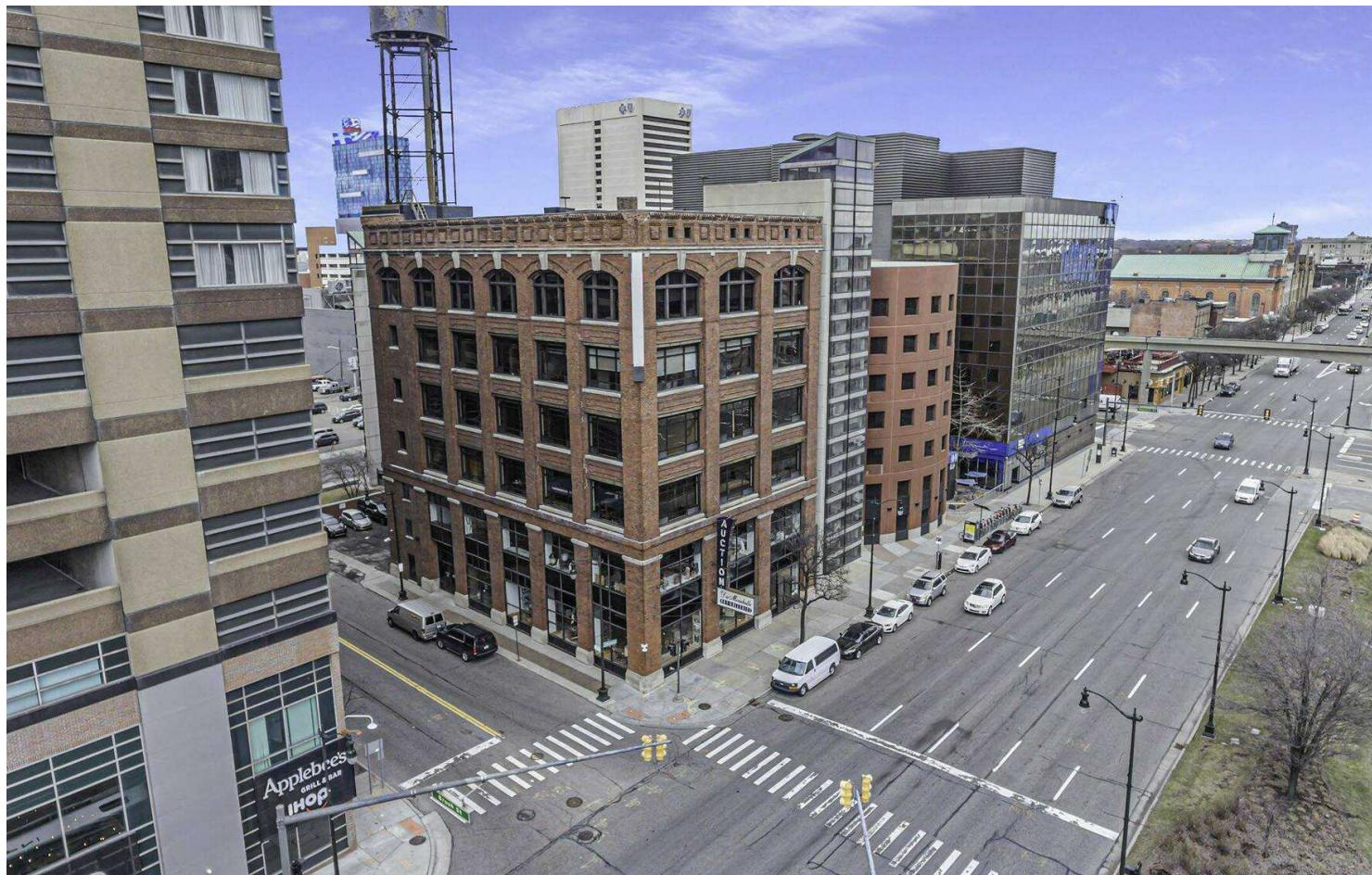
POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	4,245	13,619	65,578
Average Age	42	42	41
Average Age (Male)	42	41	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,761	9,052	35,592
# of Persons per HH	1.5	1.5	1.8
Average HH Income	\$98,394	\$88,116	\$63,282
Average House Value	\$414,765	\$411,667	\$316,220

Demographics data derived from AlphaMap

409 E JEFFERSON AVE, DETROIT, MI 48226 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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