

2529 ORLEANS EASTERN MARKET

2529 ORLEANS , DETROIT, MI 48207



OPPORTUNITY

Located in the heart of Detroit's Eastern Market, where rich Detroit history, vibrant community and urban renaissance converge. This 70,000 square foot, 5 floor converted Detroit Brewery Company, first erected in 1864, is a rare and magnificent Romanesque Revival style gem, which features creative office, retail and flex tenants and spaces.

With only 12,237 square feet of Grey Boxed, ready for build out office / flex vacancy remaining, 2529 Orleans features a special assortment of co-tenants, including iHeart Media Detroit, officially completing its move into 13,000 square feet of spectacular ground floor office and broadcasting studio space in October 2024, making their Detroit / Eastern Market HQ relocation official. Other tenants include Rockford Construction and local coffee roasters Faust Haus. Additionally, tenants will enjoy immediate onsite access to multiple extraordinary dining and beverage selections, including a ground floor event space, a modern Mediterranean restaurant, a subterranean cocktail lounge and a rooftop patio lounge experience.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,000 - 8,000 SF
Building Size:	70,000 SF

SPACES	LEASE RATE	SPACE SIZE
Vacant Suite #1	\$25.00 SF/yr	8,000 SF
Vacant Suite #2	\$25.00 SF/yr	2,237 SF
Vacant Suite #3	\$25.00 SF/yr	2,000 SF

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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	70,000 SF
Available SF:	2,000 - 8,000 SF
Number of Units:	3
Year Built:	1864
Renovated:	2024
Market:	Detroit
Submarket:	Eastern Market

PROPERTY OVERVIEW

12,237 square feet of vacancy remaining, three available spaces—8,000 sq. ft., 2,000 sq. ft., and 2,237 sq. ft. Spaces can suit a variety of use types and can be combined or customized to suit specific tenant needs. Tenants will enjoy access to on-site dining options, a rooftop lounge, and an event space, along with the vibrant atmosphere of Eastern Market's food, retail, and cultural scene.

PROPERTY HIGHLIGHTS

- - Exceptionally Unique and Modern Office/ Flex space
- - Historic beauty with abundant natural light
- - Spaces Clean and Ready for Tenant Buildout
- - Open Layouts conducive to customization
- - Extraordinary F & B Programming / Onsite Amenities
- - Flexible lease terms available

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Vacant Suite #1 : 8000 sf

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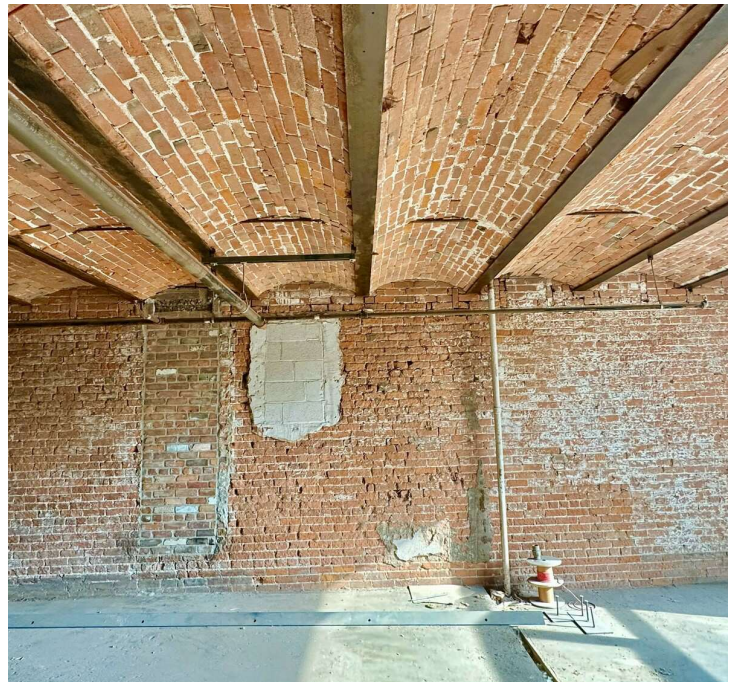
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Vacant Suite #2 : 2000 sf

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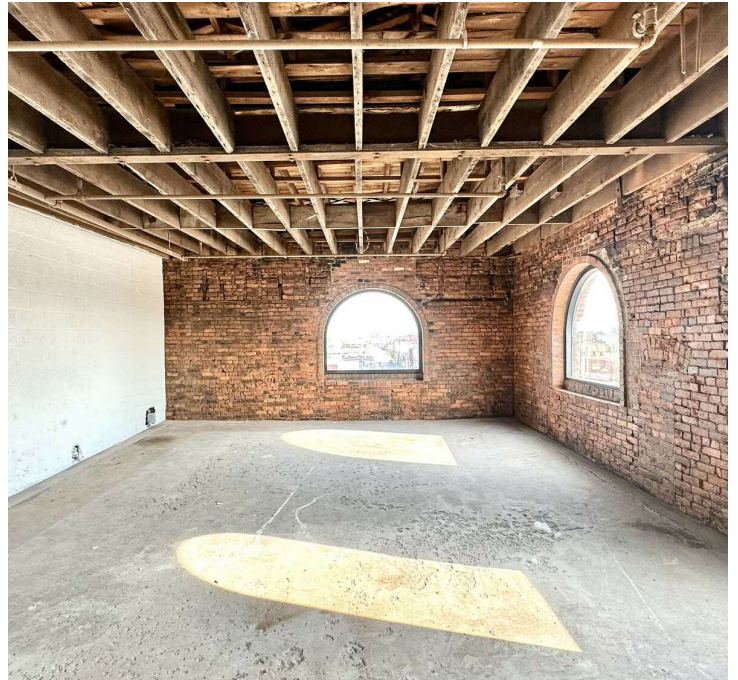
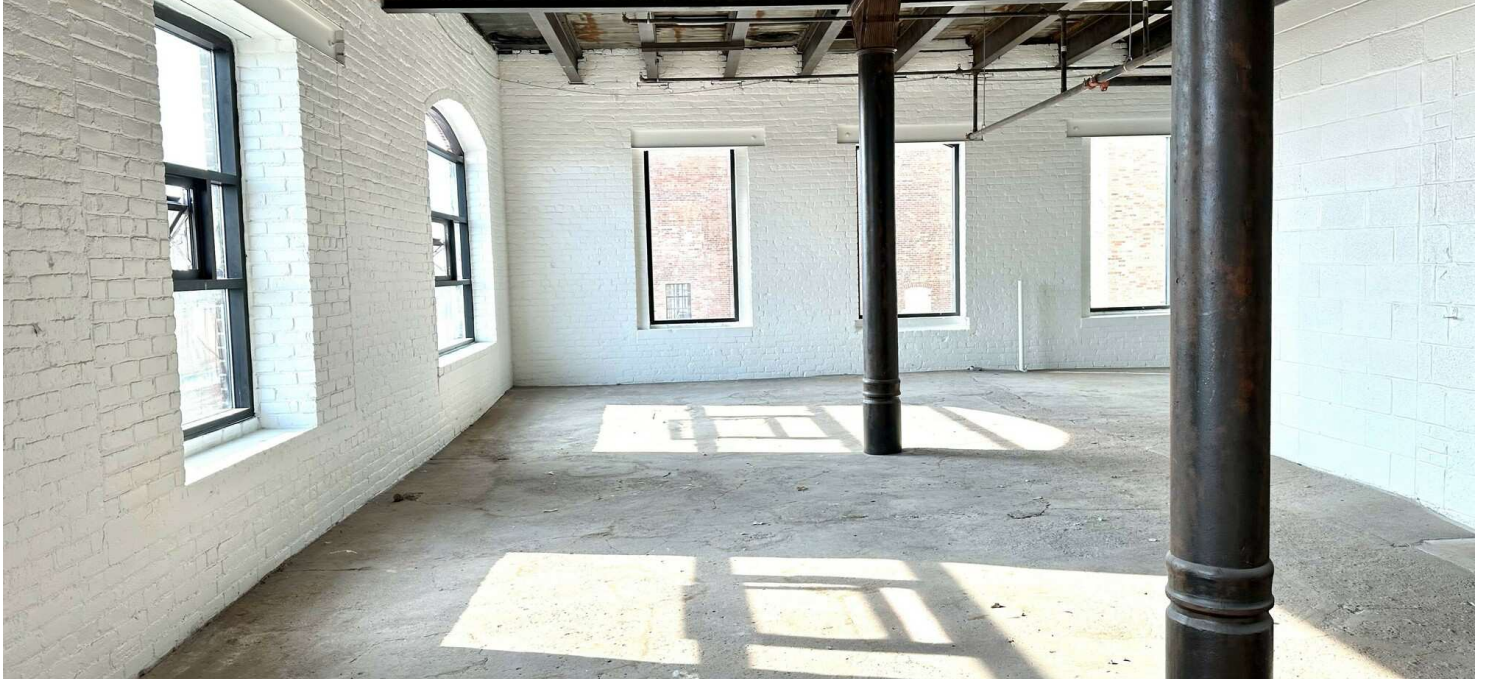
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Vacant Suite #3 : 2237 sf

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TENANT ROSTER	Suite Number	SQ FT
iHEART MEDIA	Suite 100	10866
ZOE HOSPITALITY LLC	6 Suites	25000
FAUST HAUS	Suite 150	627
ROSENTHAL FAMILY	Suite 550 East	2500
ROCKFORD CONSTRUCTION	Suite 300 West	3475
EAGLE SECURITY	Suite 450 East	2935
VACANT SUITE 1		8000
VACANT SUITE 2		2000
VACANT SUITE 3		2237
Storage Space	Storage	2030
		59670

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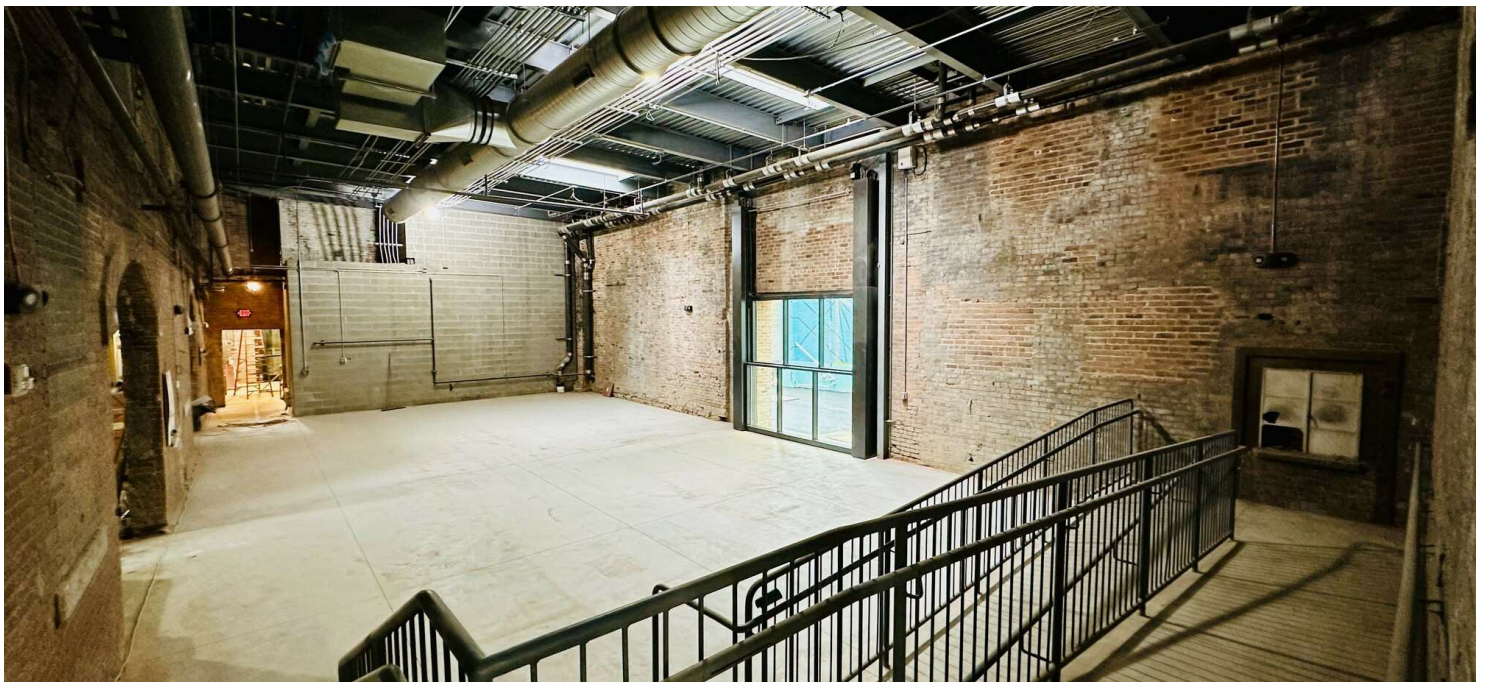
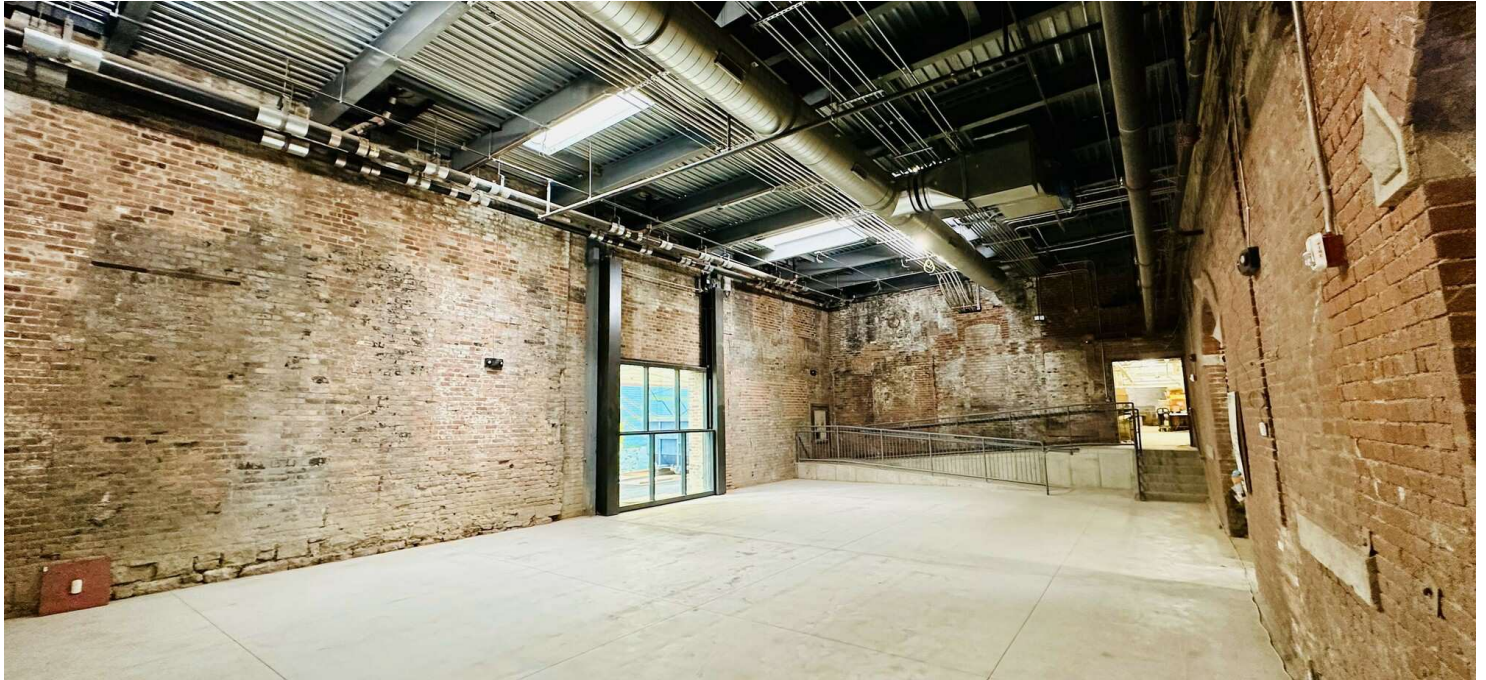
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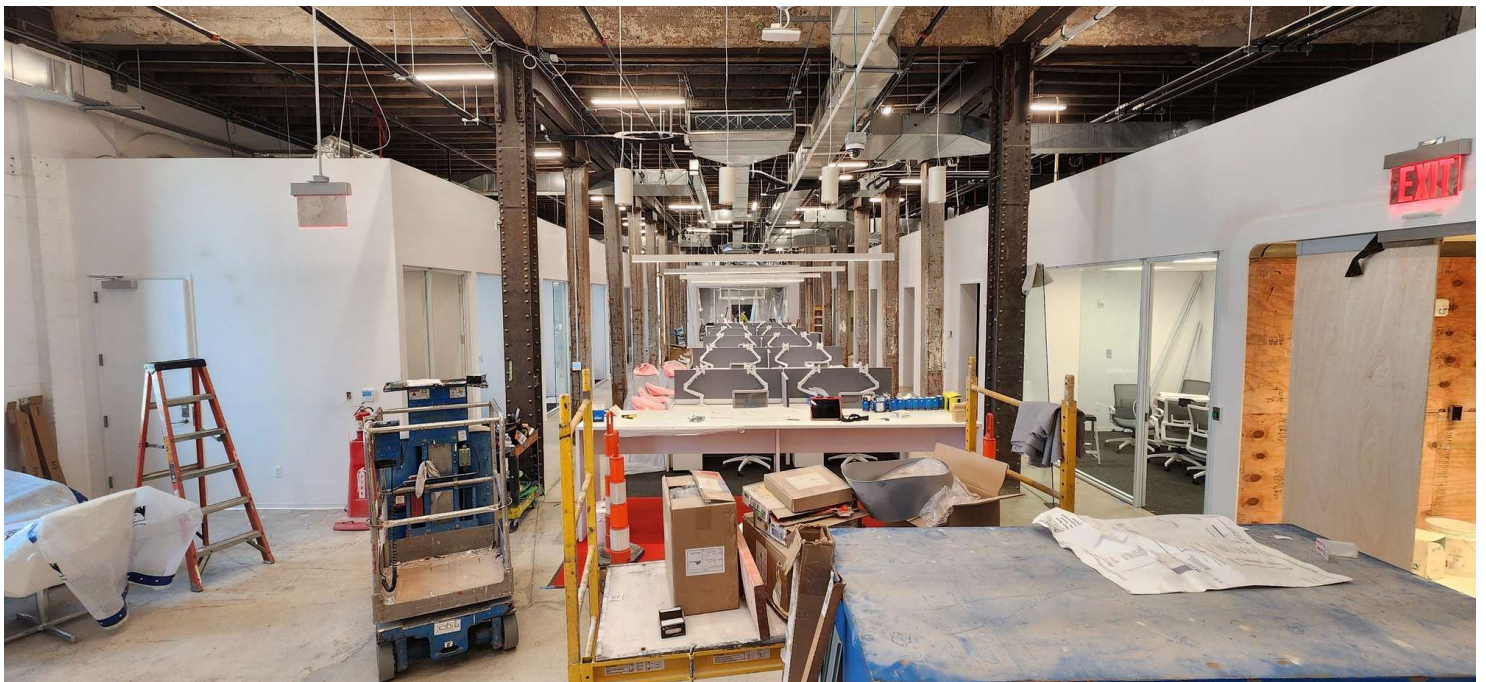
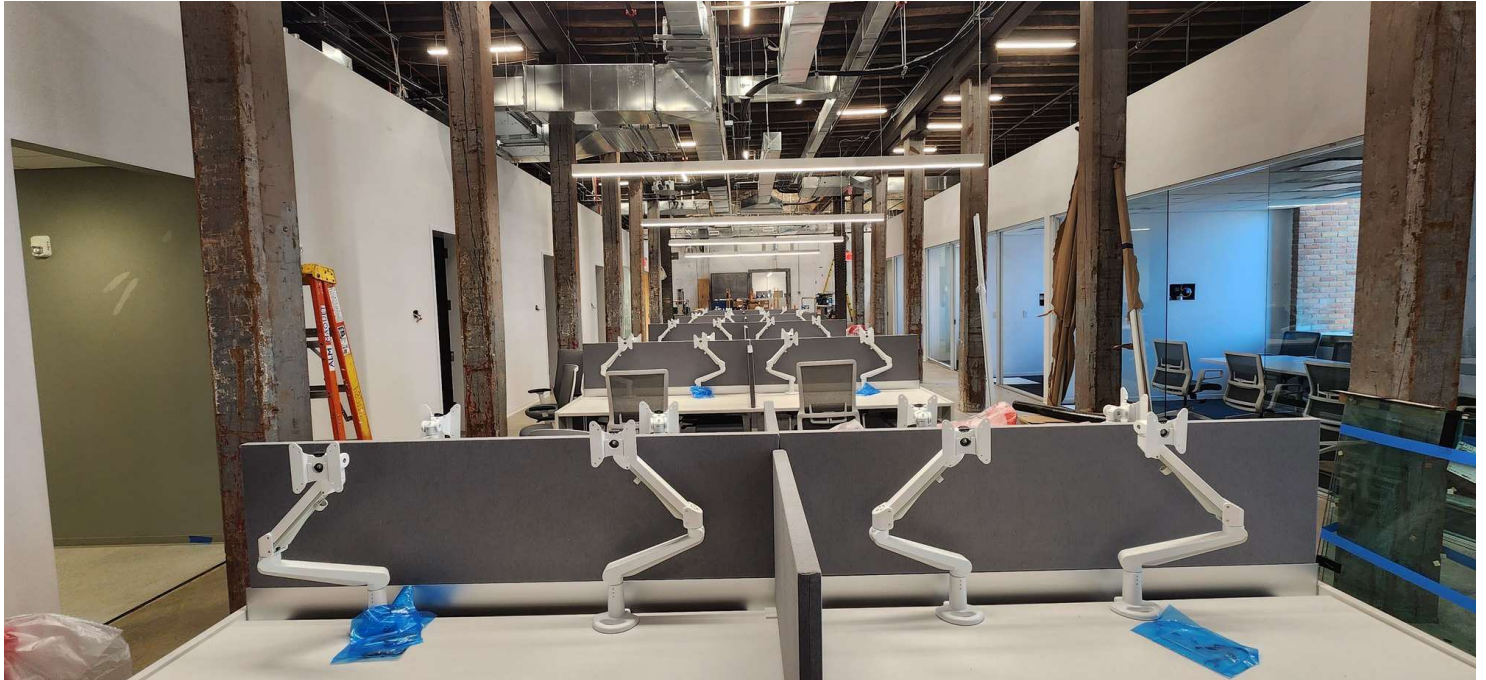
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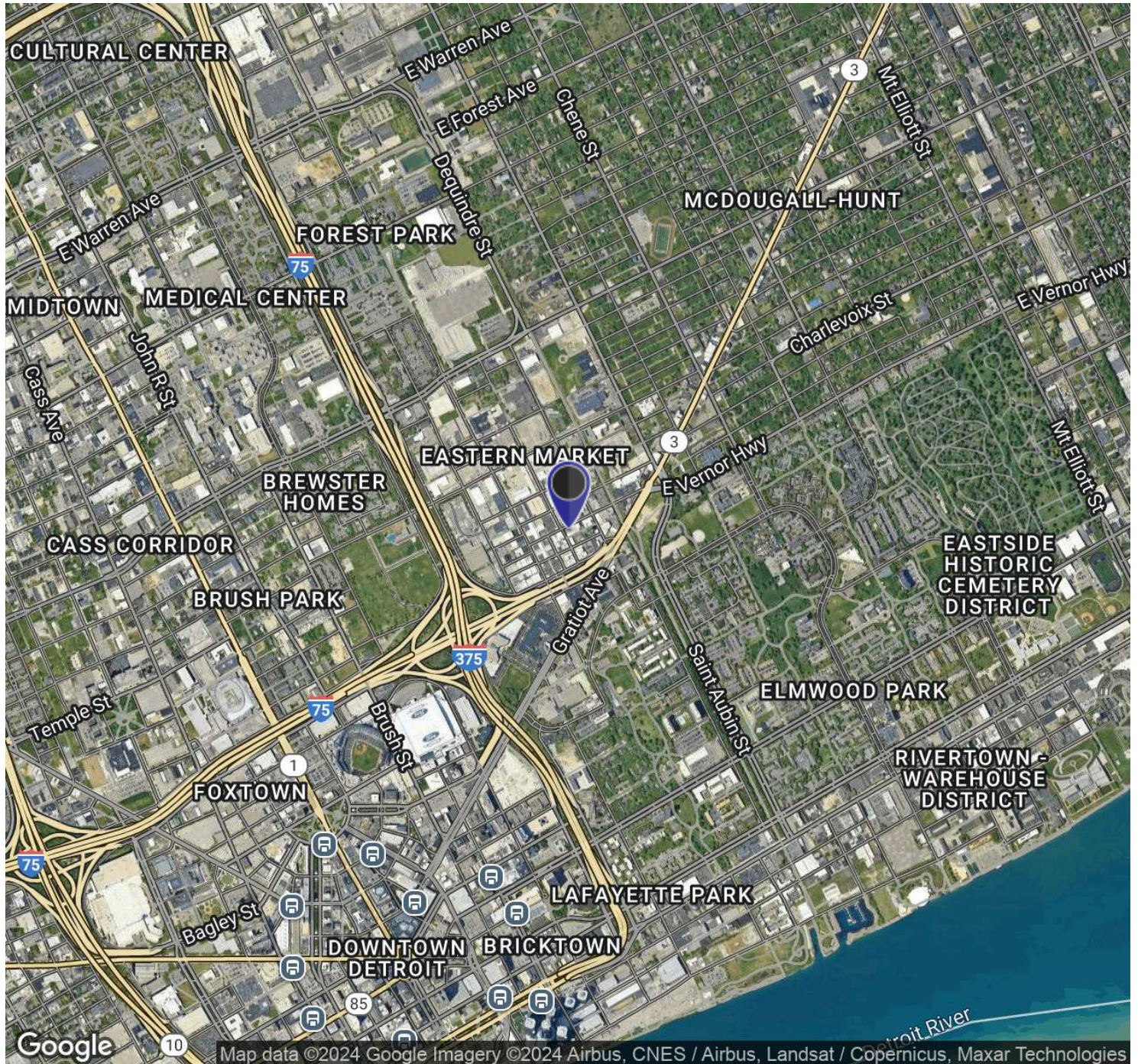
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