



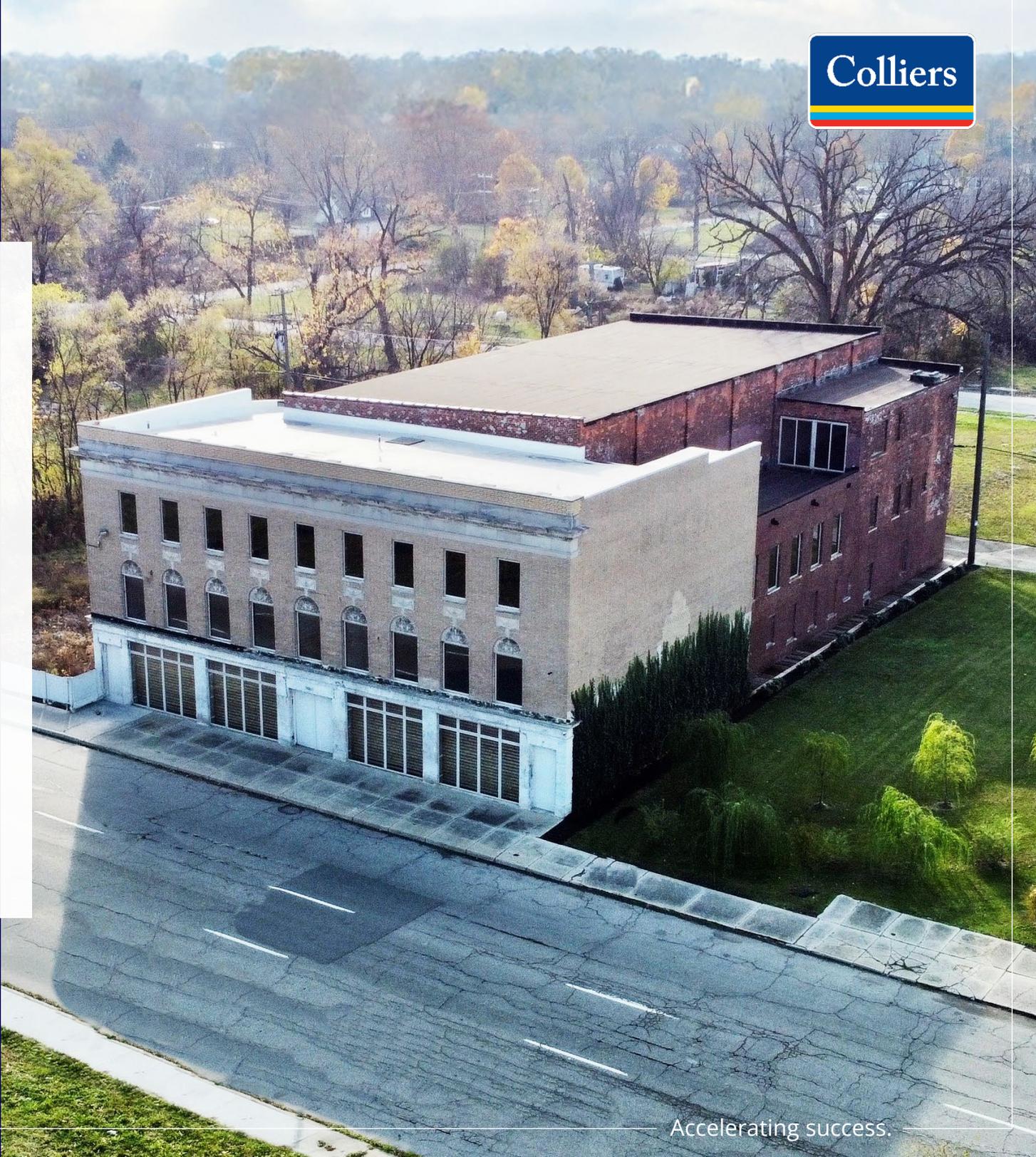
# For Sale or Lease

5961 14<sup>th</sup> Street  
Detroit, MI

31,441 SF Multifamily  
Mixed Use Redevelopment



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# Property Overview

## New Surrounding Developments



\$2.5 Billion Henry Ford Hospital Expansion. This will include more than 1 million square feet of space for a new patient tower and a new medical research facility, as well as apartments, retail, and commercial space.



\$55 Million Motown Museum Expansion. The new 40,000-square-foot space will consist of interactive exhibits, a theater, a retail experience, and many other amenities.



A \$20 Million Mixed-Use development will have 81 Residential Units and 38,000 square feet of retail space, which will include a market, restaurant, and retail storefronts.



The historic Lee Plaza high rise that was constructed in the 1920's to be an upscale apartment building with hotel services. Today it is undergoing a \$79 Million renovation and will be developed into 180 residential units and retail.



Potential Townhouse, Apartments, and Commercial Developments on 15th and 16th Street at McGraw Avenue.

This 31,441 square foot, three-story building, formerly known as Finn Hall in the early to mid-1900s and a prominent landmark in Detroit, has undergone extensive renovations.

The property is now adaptable for the development of up to 50 residential apartments, with the potential to expand to 100 units by utilizing the adjacent land. Additionally, the site offers the opportunity for a mixed-use redevelopment, incorporating a retail component. Situated in an area where the City of Detroit is offering various incentives to buyers and developers, this property presents significant potential for growth and revitalization.

- 31,441 SF Building with 3 levels and 3 Staircases, well designed to be utilized as one use or multiple uses
- Excellent Opportunity for Multi-Family, Mixed Use, or Retail Redevelopment
- Located in a developing and growing area of Detroit, less than a mile from Henry Ford Hospital and its new \$3.1 Billion Expansion.
- Many New Developments in the area, close to Downtown and Midtown

# Basement Floor Plan



Lobby Area – 434 SF

Hall Area – 327 SF

Yoga Hall – 448 SF

SPA / Sauna – 741 SF

Fitness Area – 921 SF

Restroom – 163 SF

Storage – 653 SF

Tech Area – 456 SF

Entrance Area – 122 SF

**Total 4,266 SF**

# 1<sup>st</sup> Floor Plan



Retail 1 – 1,192 SF

Retail 2 – 1,187 SF

Apt. 101 – 663 SF

Apt. 102 – 376 SF

Apt. 103 – 440 SF

Apt. 104 – 440 SF

Apt. 105 – 440 SF

Apt. 106 – 386 SF

Apt. 107 – 309 SF

Apt. 108 – 441 SF

Apt. 109 – 429 SF

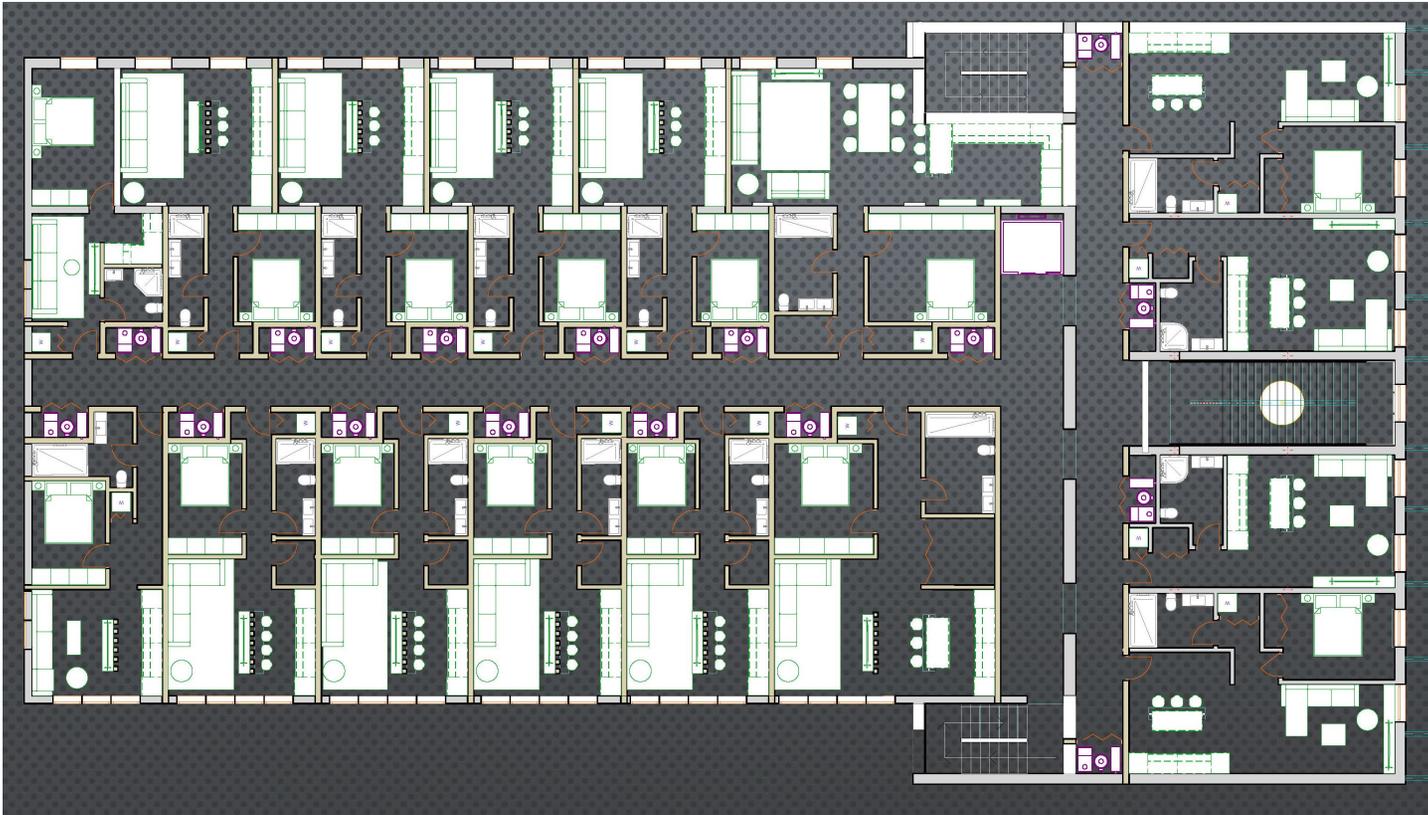
Apt. 110 – 427 SF

Apt. 111 – 424 SF

Apt. 112 – 741 SF

**Total 7,903 SF**

# 2<sup>nd</sup> Floor Plan



Apt. 201 – 525 SF

Apt. 202 – 360 SF

Apt. 203 – 360 SF

Apt. 204 – 525 SF

Apt. 205 – 663 SF

Apt. 206 – 440 SF

Apt. 207 – 440 SF

Apt. 208 – 440 SF

Apt. 209 – 440 SF

Apt. 210 – 386 SF

Apt. 211 – 309 SF

Apt. 212 – 441 SF

Apt. 213 – 429 SF

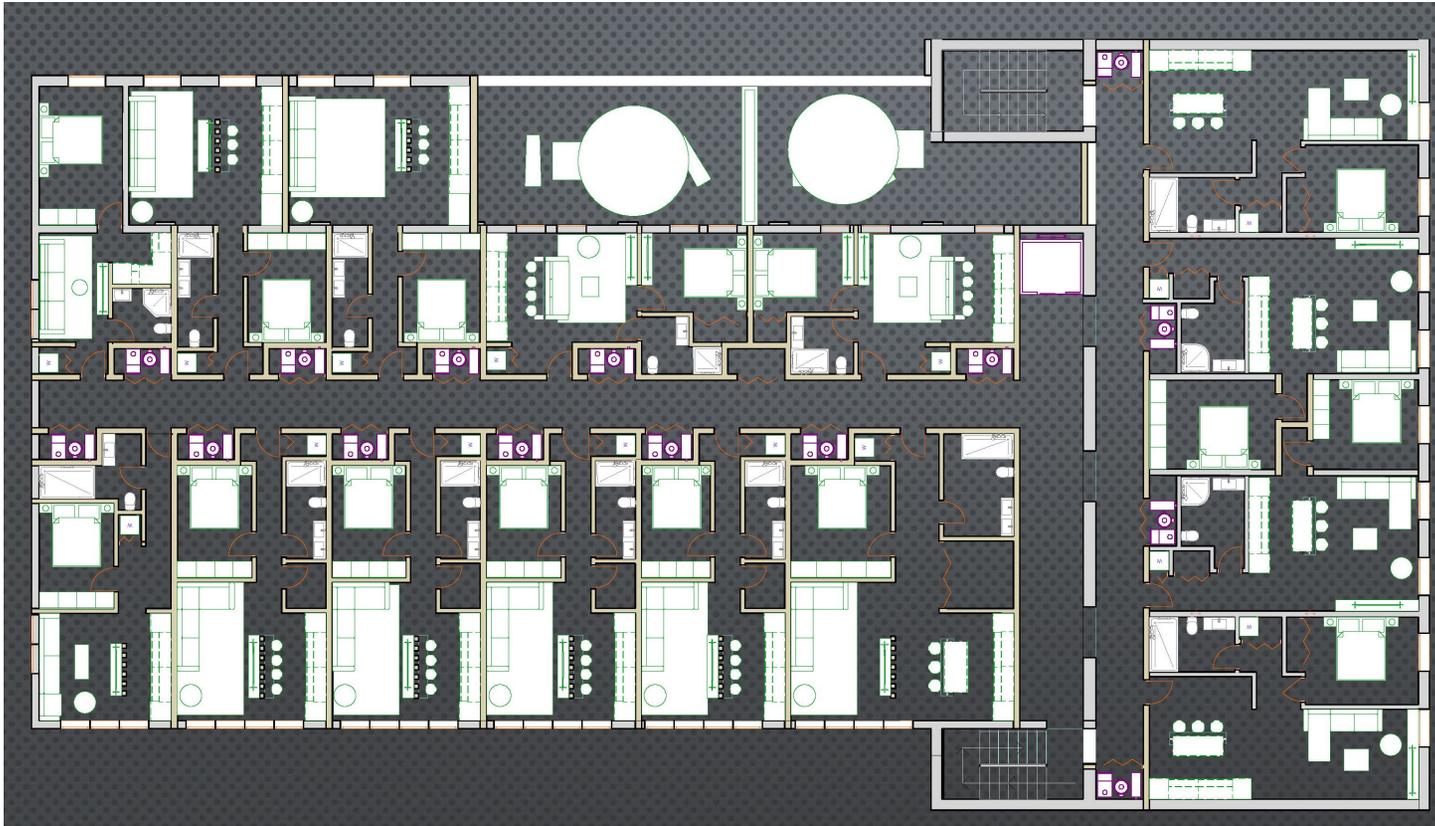
Apt. 214 – 427 SF

Apt. 215 – 424 SF

Apt. 216 – 741 SF

**Total 7,360 SF**

# 3<sup>rd</sup> Floor Plan



Apt. 301 – 525 SF

Apt. 302 – 508 SF

Apt. 303 – 489 SF

Apt. 304 – 525 SF

Apt. 305 – 663 SF

Apt. 306 – 440 SF

Apt. 307 – 440 SF

Apt. 308 – 440 SF

Apt. 309 – 440 SF

Apt. 310 – 386 SF

Apt. 311 – 309 SF

Apt. 312 – 441 SF

Apt. 313 – 484 SF

Apt. 314 – 362 SF

(+Balcony – 406 SF)

Apt. 315 – 359 SF

(+Balcony 403 SF)

**Total 6,818 SF**

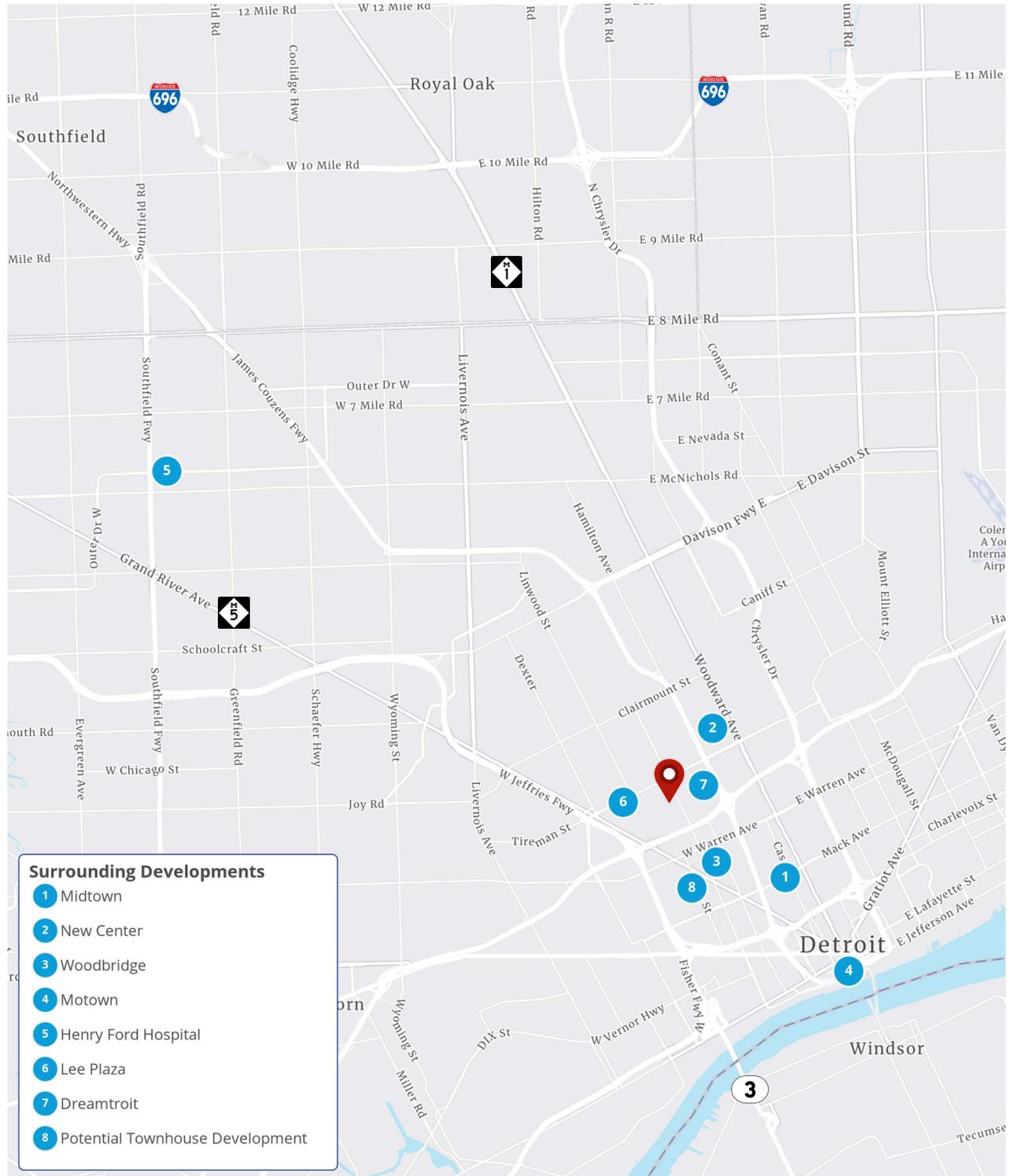
# Location

The Property is located just East of New Center Area, and Northeast of Midtown, and just North of Woodbridge.

*New Center* is a unique and vibrant district off Woodward Avenue and immediately North of Midtown. It is home to the Fisher Building and the Fisher Theater. The legacy of Albert Kahn and so many other neighborhood notables are reason enough to visit here. Less known is the rich and growing mix of goods and services. New Center is once again emerging as a destination for great shopping, blending long-time neighborhood stalwarts (some dating from the late 1800s) with exciting new independent merchants.

*Midtown* is a vibrant blend of history, luxury and modest townhouses and lofts, restaurants, galleries and the Cultural Center—all making this a very attractive place to be. Many Detroit cultural, educational, medical and service institutions are located here, including Wayne State University, the Detroit Institute of Arts, Detroit Medical Center, College for Creative Studies, and the Detroit Public Library.

*Woodbridge*, an area just a few minutes from Downtown, New Center and Midtown, Woodbridge is continually evolving. While primarily a residential neighborhood with many large historic homes, the area is also home to a growing number of art institutions — including the Contemporary Art Institute of Detroit.





# Detroit is Evolving & Growing

Over the past decade, the City of Detroit has emerged as among the strongest growing cities with the transformation of the Downtown, Midtown, Corktown, and New Center area. Companies from throughout the country have opened their offices in Detroit and more than 180 new restaurants have opened locations just in the Downtown and Midtown areas. Its population has seen a sharp increase, as well as the real estate prices and rental rates.

All of the professional sports teams are now located in Detroit – Detroit Lions, Tigers, Pistons, and the Red Wings.

## Some of the notable recent developments:

*Districts Detroit* - \$100MM was spent on Little Caesars Area, which is home of the Detroit Red Wings and Pistons with retail, apartments, hotels, and office space around the arena.

*Joe Lewis Greenway* - 27.5 - Mile loop around the City and through neighboring cities for pedestrians and cyclists. The project is projected to be \$240MM when fully completed.

*RiverWalk* - A \$75MM project to transform 22 acres to a riverfront promenade stretch to include parks, playgrounds, water garden, and a sports pavilion.

*Rehab of the Former Fisher Body Plant* - This will be developed into 433 Apartments, 28,000 square feet of commercial and retail space, and 15,000 square feet of coworking space.

# Sample Property Renderings



# Property Photos



# Area Amenities



# Area Amenities





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5961 14<sup>th</sup> Street  
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Located at Corner of  
14<sup>th</sup> Street & McGraw Avenue



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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*

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