



CREATIVE  
COMMERCE  
CAMPUS  
DETROIT



Rendered Image

PRESENTED BY

Colliers

# MULTI-DISCIPLINARY INNOVATION CAMPUS FOR LEASE

1155 Taylor Street, Detroit, Michigan

# THE OPPORTUNITY

Colliers International, LLC is pleased to present the **Creative Commerce Campus Detroit (C3D)**. Creative Commerce Campus Detroit is a 38-acre campus for businesses that think differently. C3D is a home for companies that are driven by innovation and fueled by imagination. Shape the future at C3D.

- Conveniently Located off the Lodge Freeway (M-10) – Minutes from Detroit’s CBD.
- Adjacent to historic Boston Edison neighborhood and Henry Ford Health Systems, one of Detroit’s largest employers.
- Quick access to all major freeways which allows tenants to pull from a wide talent pool of employees from all surrounding cities including: Royal Oak, Dearborn, Novi, Ann Arbor & Auburn Hills.
- Flexible Campus with possibilities of becoming a multilayered hub; Research and Development, Office Space, Logistics, etc.
- Tenants who commit early have the ability to influence material selection and façade design of the soon-to-be landmark beacon in Detroit.

<b>ADDRESS:</b>	1155 Taylor Street, Detroit MI
<b>CAMPUS SIZE:</b>	38 Acres
<b># OF BUILDINGS:</b>	11
<b>AVAILABILITY:</b>	20,000 to 2 Million SF
<b>EXISTING SPACES:</b>	Quick Delivery Space 865,754 SF
<b>PARKING:</b>	8 Spaces per 1,000 SF

# THE LOCATION

## LESS THAN 1 MILE FROM THE SITE

### BOSTON EDISON

*grand historic district • 98% occupied*

### LODGE - M10 FREEWAY

*190,000+ vehicles per day*

### HENRY FORD HOSPITAL

*\$500M planned expansion • 9,000+ employees*

### COLLEGE CREATIVE STUDIES

*#3 US design school • 1,400 students*

## 1.5 - 4 MILES FROM THE SITE

### WAYNE STATE UNIVERSITY

*Top research university • 30,000 students*

### DETROIT MEDICAL CENTER

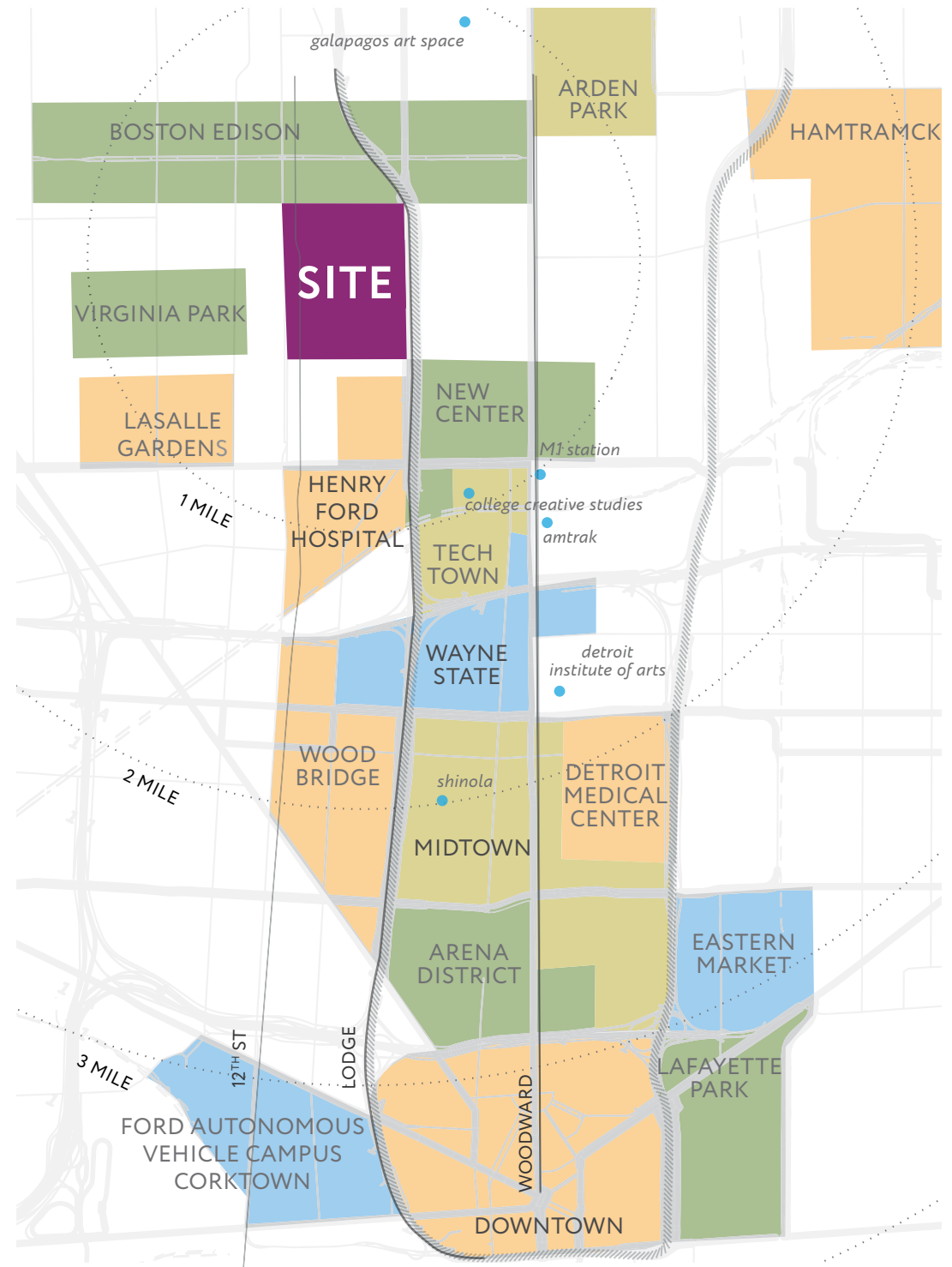
*12,000+ employees*

### ARENA DISTRICT

*\$1.2B development including entertainment, office and retail*

### DOWNTOWN

*150,000+ daytime population, Bedrock owns 100+ properties*





CREATIVE  
COMMERCE  
CAMPUS  
DETROIT

BOSTON-EDISON  
HISTORIC DISTRICT

VIRGINIA PARK

NEW CENTER

CBD

ROSA PARKS BOULEVARD

JOHN C LODGE FREEWAY

WOODWARD AVENUE



# PROPERTY OVERVIEW



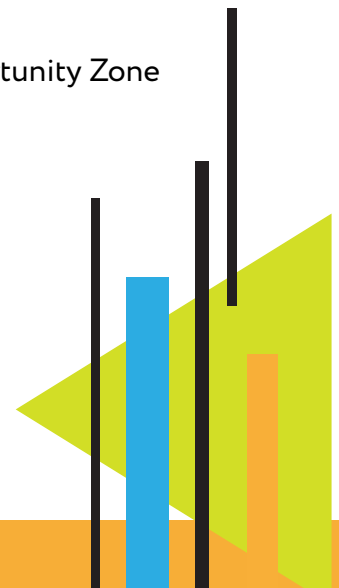
#### SITE OVERVIEW KEY

- Underground Tunnels
- Current Buildings
- Campus Outline

- For Lease – Multiple Existing Buildings with competitive rates
- Incredible Exposure off heavily traveled Lodge Freeway
- Building Signage off the Lodge Freeway
- Minutes to downtown Detroit
- Ample on-site gated parking
- Walkable campus with large variety of building types, floorplate sizes and diverse aesthetics
- Located in a Opportunity Zone

#### SITE OVERVIEW KEY

- Underground Tunnels
- Current Buildings
- Campus Outline



ROSA PARKS BOULEVARD

EXISTING BUILDINGS

HUTCHINS  
160,255 SF

CLAIRMOUNT STREET

POWER HOUSE  
29,597 SF

MAIN BUILDING  
462,605 SF

PAVILION 6  
32,944 SF

PAVILION 7  
12,978 SF

CROSMAN  
69,628 SF

PAVILION 5  
17,709 SF

PAVILION 4  
19,958 SF

PAVILION 2  
25,418 SF

PAVILION 1  
25,418 SF

10 JOHN C LODGE FREEWAY




CREATIVE  
COMMERCE  
CAMPUS  
DETROIT

MULTI-DISCIPLINARY  
INNOVATION CAMPUS FOR LEASE



Rendered Image

“The buildings are beautiful and there’s plenty of parking. Perched next to the Lodge Freeway a few miles from downtown, its location couldn’t be better.” - 



# MORE ABOUT THE CAMPUS

- Create a long lasting impact on local community, the city of Detroit.
- Large Tenant Improvement packages available.
- Ability to accommodate a variety of uses.
- Prime location to attract employees from neighboring communities and universities, such as University of Michigan, Oakland University, Michigan State University, Wayne State University, University of Detroit Mercy, College of Creative Studies.
- Employees can live, work, and play within in minutes of campus.
- Opportunity to brand a headquarter campus.





# DETROIT OVERVIEW

The recovery and revitalization of Detroit's real estate market is one of the most exciting stories in Michigan over the last 5+ years. Spearheaded by Dan Gilbert's Quicken Loans family of companies, Downtown Detroit's turnaround has brought new life and energy to the city.

- The new, younger office crowd has brought about new restaurants and retail, including Shake Shack, lululemon, H&M, Under Armour, Nike, and many more.
- With residential occupancy rates in the upper 90th percentile throughout greater downtown, the positive momentum shows no sign of slowing down.
- Over the course of the last 5 years, large companies have gobbled up large chunks of space throughout greater downtown resulting in a vacancy rate of only 7.4%.
- With a growing desire to have a Detroit address and attract strong talent, companies need to start searching elsewhere for large blocks of space and C3D will be the landing spot for many of these large companies.



## COMPANIES THAT NOW CALL DETROIT HOME



# DETROIT OVERVIEW

Not only do teams from all 4 major sports call downtown Detroit home, but the stadiums and arenas are situated within just a 6 block radius, which is more dense than any other city in North America that features 4 professional teams. In addition to home games, local Detroiters and visitors alike can experience a variety of concerts and events at Comerica Park (home of the Major League Baseball team Detroit Tigers), Ford Field (home of the NFL's Detroit Lions) and Little Caesars Arena (home of the NHL's Detroit Red Wings and the NBA's Detroit Pistons).



**347K** people in Michigan employed in advanced manufacturing.



**5,000** engineers graduating each year from Michigan's universities.



**89K+** industrial and mechanical engineers in Michigan.



**20K** jobs added in downtown Detroit by Ally Financial, Microsoft, Quicken Loans, and other Fortune 500 firms since 2010.



**85+** workforce training programs, industry groups, and major federal initiatives in the Detroit region.



**#2 The National Innovation Power Ranking** for the area's University Research Corridor, partnership between WSU, MSU, and U of M.

# DRIVE TIME



# REGIONAL OVERVIEW

- 11 county region – anchored by city of Detroit
- 7,000+ square miles
- 5.4 million people
- 2.67 million workforce
- 300,000 businesses
- 10 Fortune 500 companies
- Epicenter of North American Auto Industry
- Home to over 90,000 engineers
- Median Household Income 2018: \$59,485
- In 2018, Michigan’s real Gross Domestic Product (GDP) reached \$468 billion, ranking the 13th largest GDP in the U.S. The five-year and one-year growth lagged slightly behind the national average.

## LARGEST MICHIGAN EMPLOYERS

RANK	COMPANY NAME	CITY	# EMPLOYEES IN MICHIGAN	RANK	COMPANY NAME	CITY	# EMPLOYEES IN MICHIGAN
1	FORD MOTOR CO.:	Dearborn	46,000	11	U.S. POSTAL SERVICE:	Detroit	10,900
2	UNIVERSITY OF MICHIGAN:	Ann Arbor	35,350	12	DETROIT MEDICAL CENTER:	Detroit	9,947
3	FCA US LLC:	Auburn Hills	34,452	13	CITY OF DETROIT:	Detroit	9,749
4	GENERAL MOTORS CO.:	Detroit	32,770	14	STATE OF MICHIGAN:	Detroit	9,532
5	BEAUMONT HEALTH:	Southfield	27,491	15	BCBS OF MICHIGAN/BLUE CARE NETWORK:	Detroit	7,431
6	HENRY FORD HEALTH SYSTEM:	Detroit	26,929	16	DTE ENERGY CO.:	Detroit	7,009
7	U.S. GOVERNMENT:	Detroit	18,893	17	ILITCH COMPANIES:	Detroit	6,680
8	ROCK VENTURES:	Detroit	17,887	18	WAYNE STATE UNIVERSITY:	Detroit	5,913
9	TRINITY HEALTH :	Livonia	16,403	19	DETROIT PUBLIC SCHOOLS COMMUNITY DISTRICT:	Detroit	5,850
10	ASCENSION MICHIGAN:	Warren	12,616	20	MCLAREN HEALTH CARE CORP.	Grand Blanc	5,621

# TRANSPORTATION

- Metro Detroit has an extensive toll-free expressway system administered by the Michigan Department of Transportation.
- The Detroit Region's transportation infrastructure is world class with six international border crossings, making it one of the largest foreign trade zones in North America.
- Detroit Metro Airport is the 10th busiest airport in the United States and is a well-developed, intermodal facility.



- The region is supported by six interstates, I-94, I-75, I-275, I-69, I-96 and I-696. I-75 reaches from the Upper Peninsula to the tip of Florida.
- In addition to the well-routed transportation throughout the state via road and air, Michigan is serviced by four major Class I Railroads – ranked 12th nationally among the 50 states.





CREATIVE  
COMMERCE  
CAMPUS  
DETROIT

# CREATIVE COMMERCE CAMPUS DETROIT

## 38-Acre Campus for Companies that Think Differently



Randall Book  
randall.book@colliers.com  
Mobile 248 330 8281

Patrich Jett, SIOR  
patrich.jett@colliers.com  
Mobile 734 769 5002