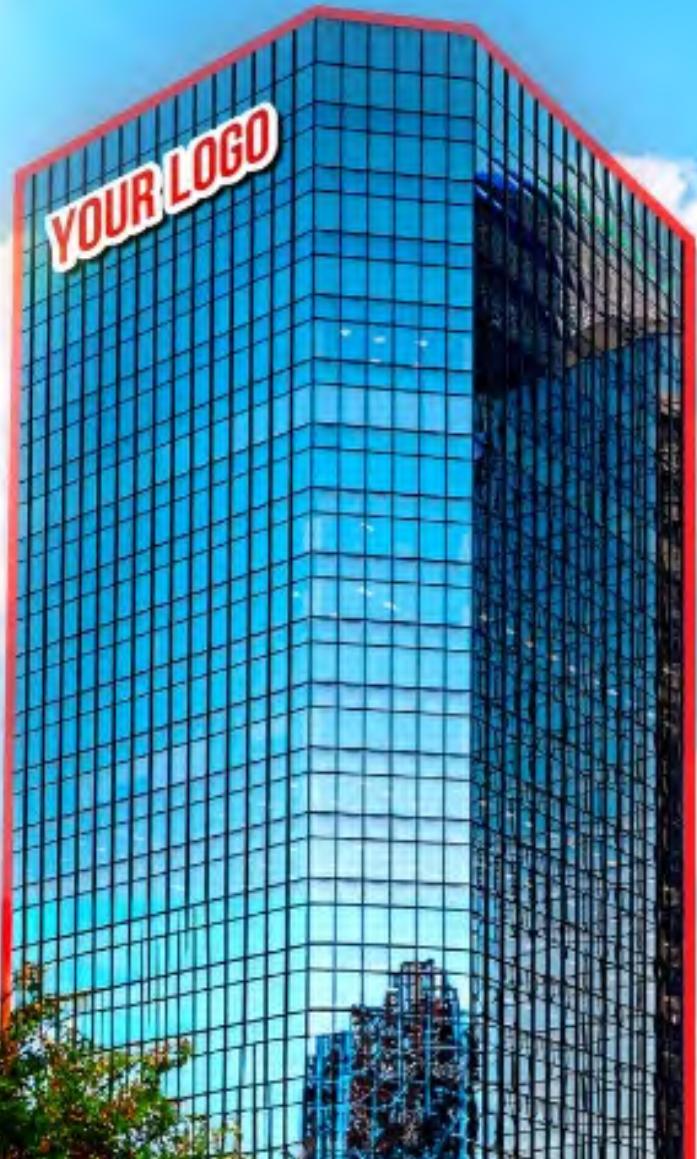




**FRIEDMAN**  
REAL ESTATE ➤



# RIVER EAST

## 600 Renaissance Center

Detroit, MI

**STEVE EISENSHTADT**  
Senior Vice President  
Brokerage Services  
**P** 248.324.2000  
**E** [steve.eisenstadt@freg.com](mailto:steve.eisenstadt@freg.com)

**AJ BOWER**  
Senior Associate  
Advisory & Brokerage Services  
**P** 616.340.2553  
**E** [andrew.bower@freg.com](mailto:andrew.bower@freg.com)

# MEET OUR **TEAM**

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## **STEVE EISENSTADT**

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# ABOUT 600 RIVER EAST

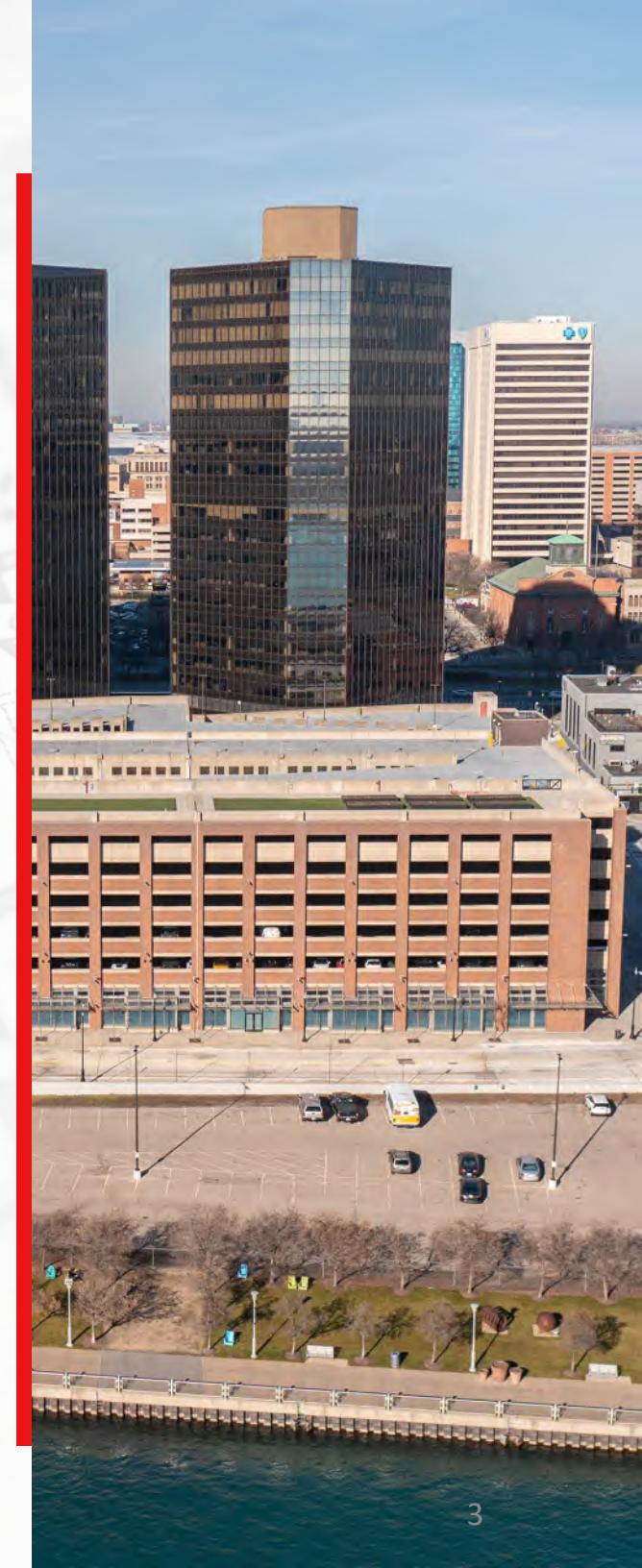
## Highlights

- Iconic Detroit Class A Office Building For Lease
- Incredible 360-degree views of Downtown Detroit and Detroit River
- Move-in-ready office spaces available
- 443 allocated parking spaces (on-site garages and surface) with ample additional parking
- State-of-the-art security with 24-Hour guard and badge access to the office floors
- Campus amenities include banking, fitness center, pharmacy, post office, on-site daycare and Marriott Hotel
- Campus dining options include Andiamo, Highlands, Starbucks, Panera Bread, Potbelly and more
- Within close proximity to Hart Plaza, Detroit River Walk, Belle Isle, Campus Martius, and the Dequindre Cut
- Aggressive lease rates starting at \*\$18.00/SF MG + E

\*The quoted lease rate is for as-is space and is subject to the length of the lease, leasehold improvements, etc.

BUILDING INFORMATION	
<b>Type:</b>	Office   Medical   Retail
<b>Year Built:</b>	1981
<b>Year Renovated:</b>	2005
<b>Stories:</b>	21

SITE INFORMATION	
<b>Land Size:</b>	1.25 Acres
<b>Zoning:</b>	Planned Dev. District
<b>Parking Spaces:</b>	443
<b>Parking Type:</b>	Structure & Surface



# VIRTUAL WALKTHROUGH



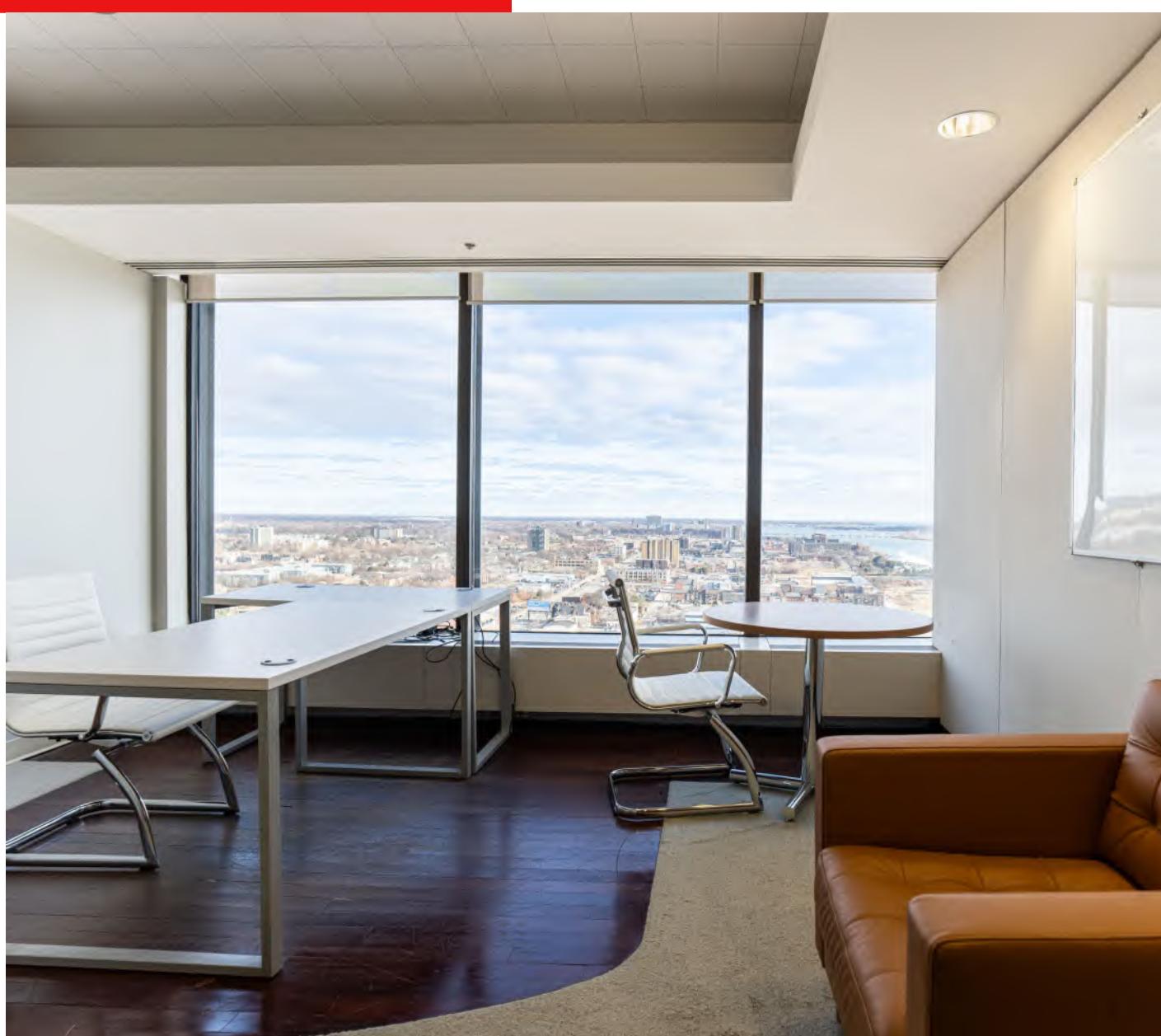
See all that 600 River East has to offer in this short informational video.

# INCREDIBLE RIVERFRONT VIEWS

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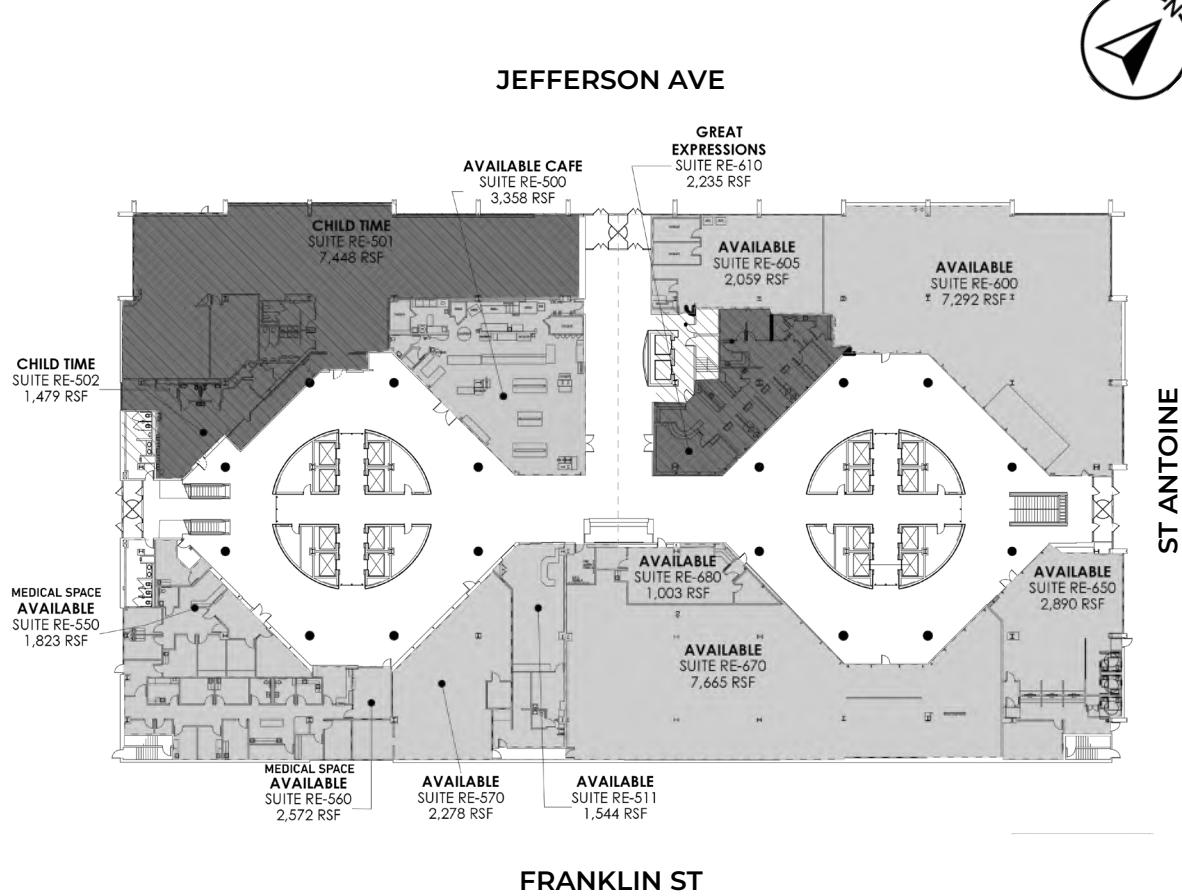
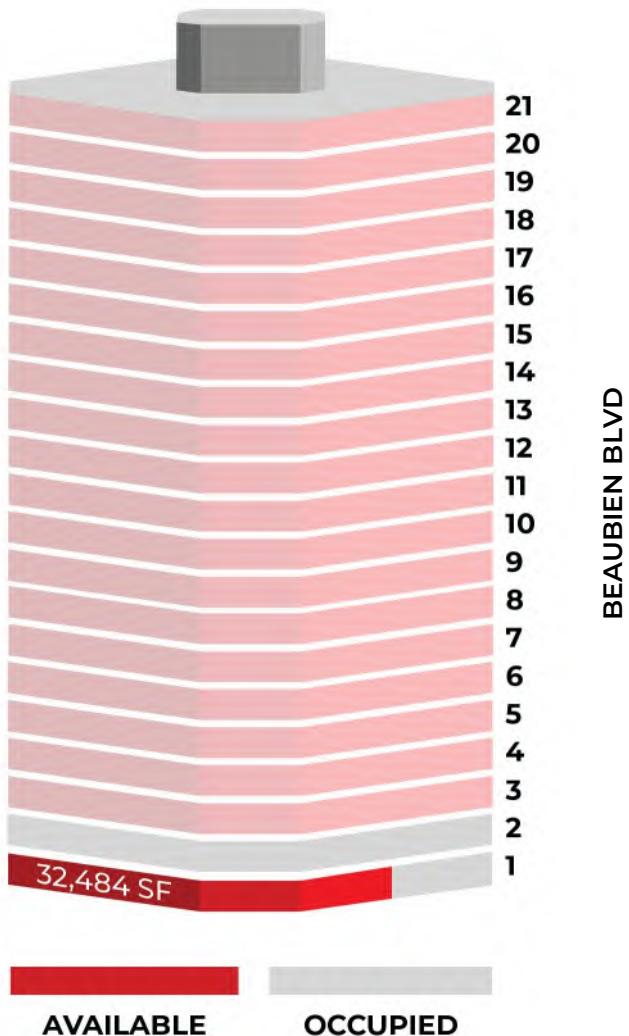


# INCREDIBLE SKYLINE VIEWS



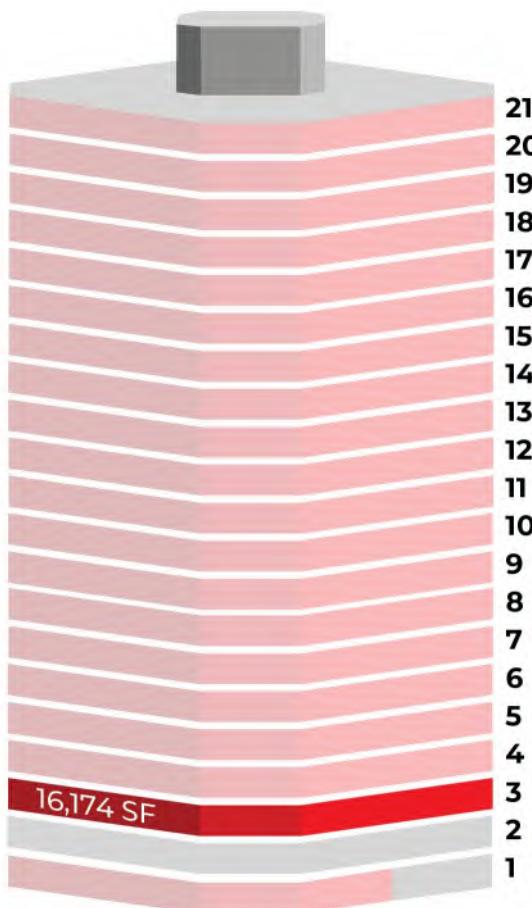
# LEASING AVAILABILITY

Main Lobby – 32,484 SF Avail.



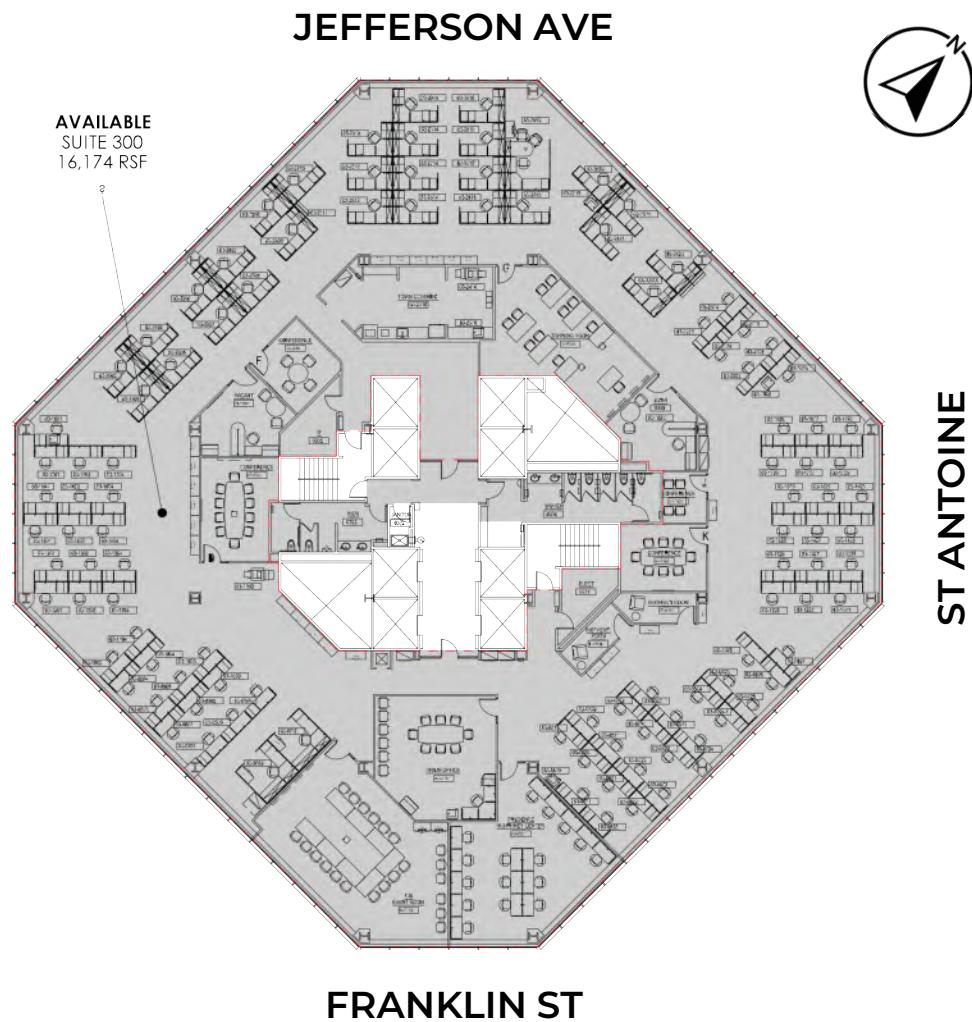
# LEASING AVAILABILITY

**SUITE 300 – 16,174 SF**



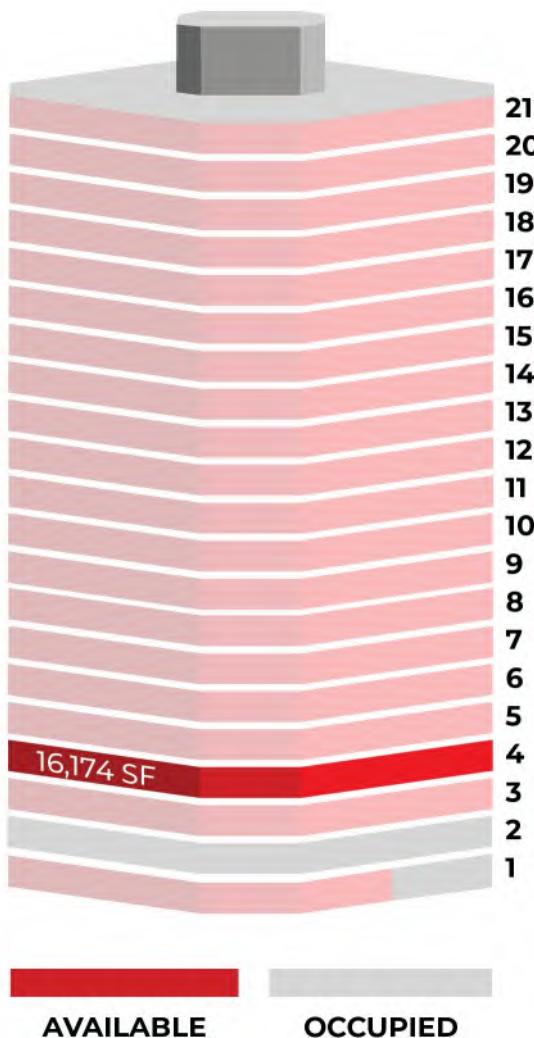
**AVAILABLE**

**OCCUPIED**

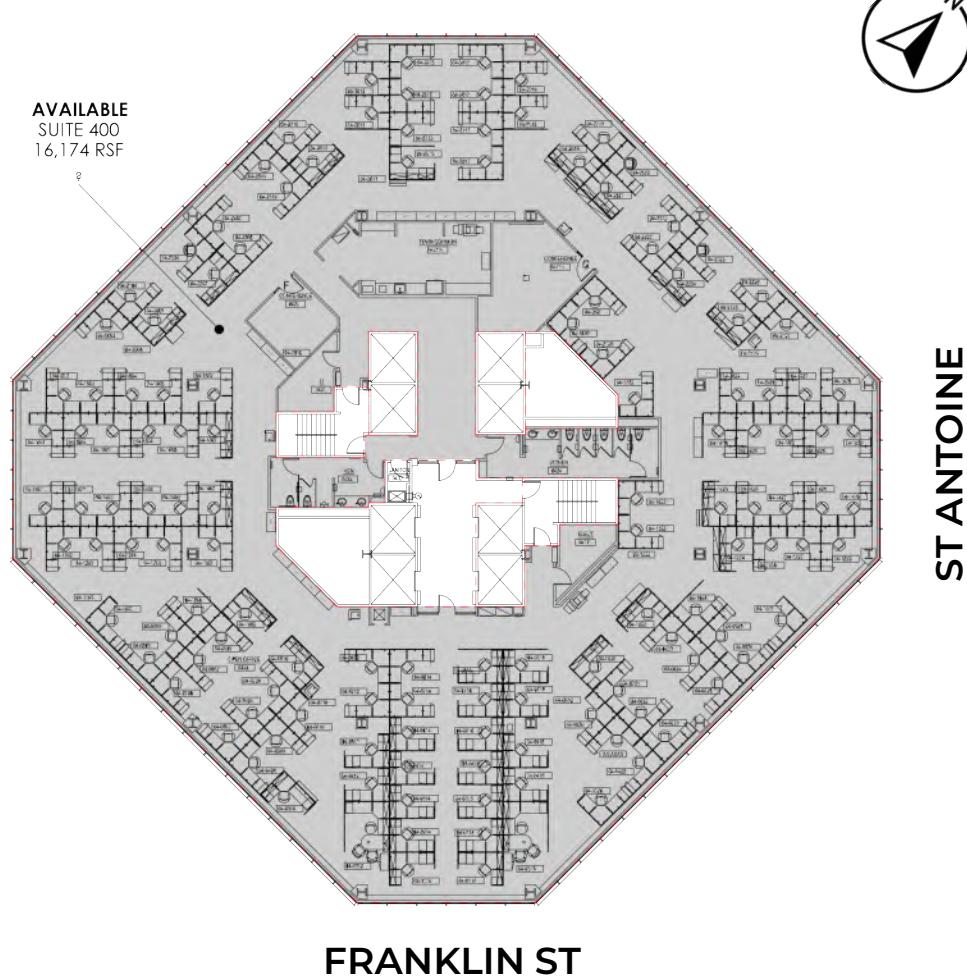


# LEASING AVAILABILITY

SUITE 400 – 16,174 SF

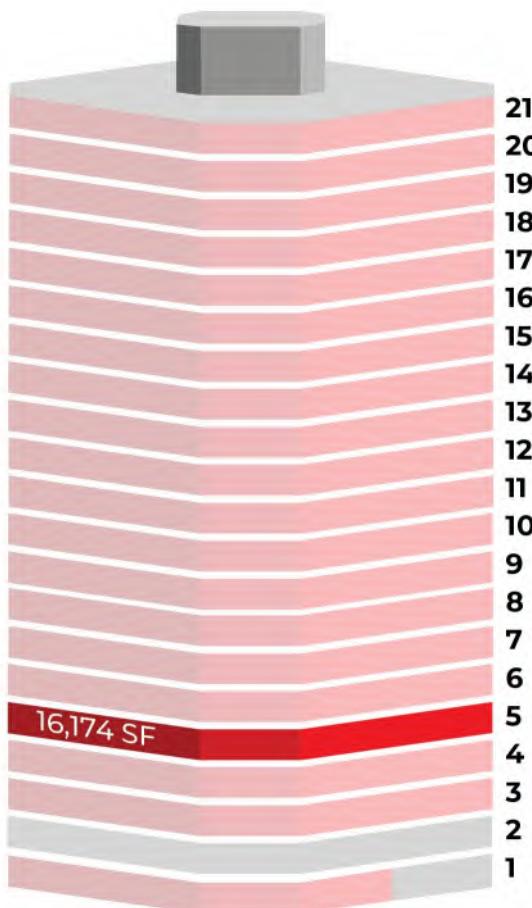


JEFFERSON AVE



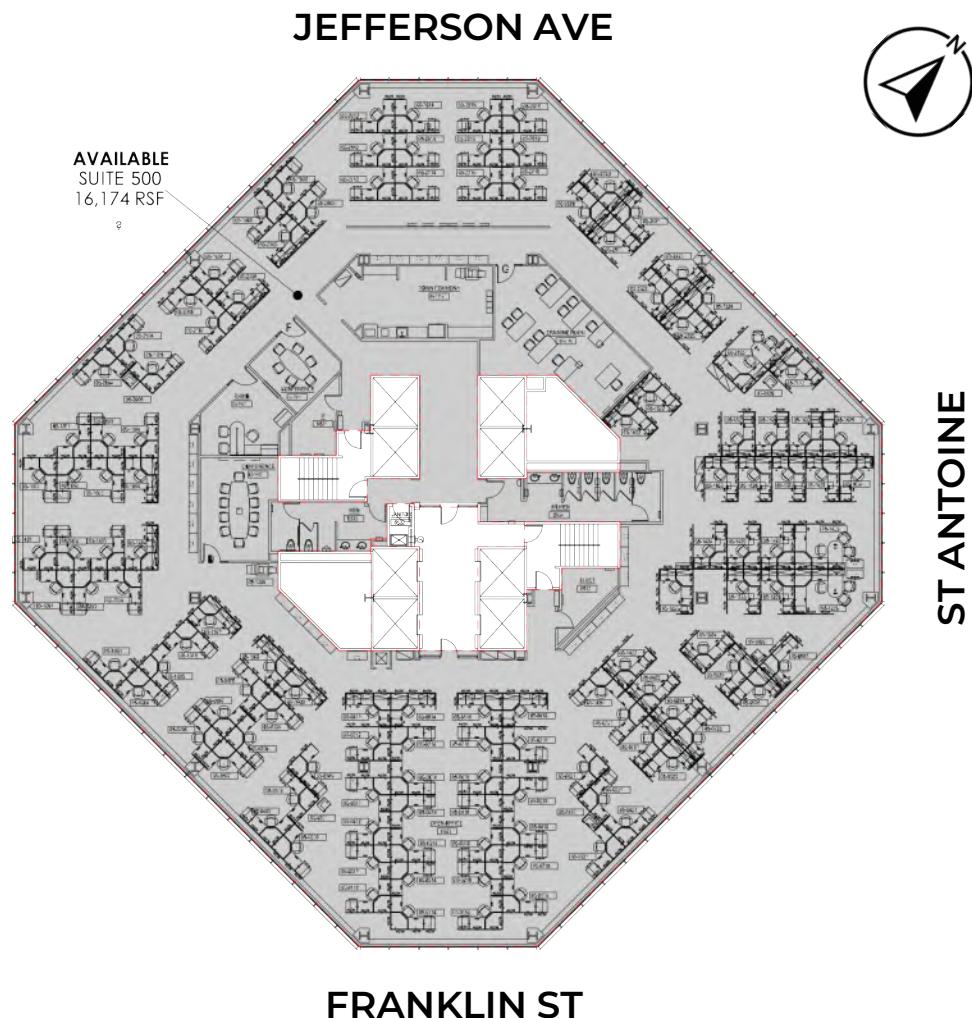
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**SUITE 500 – 16,174 SF**



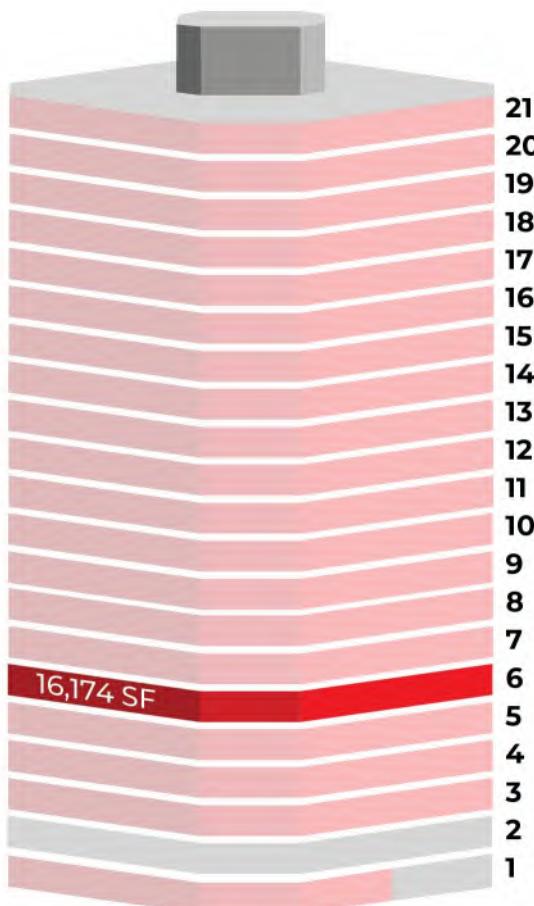
AVAILABLE

OCCUPIED



# LEASING AVAILABILITY

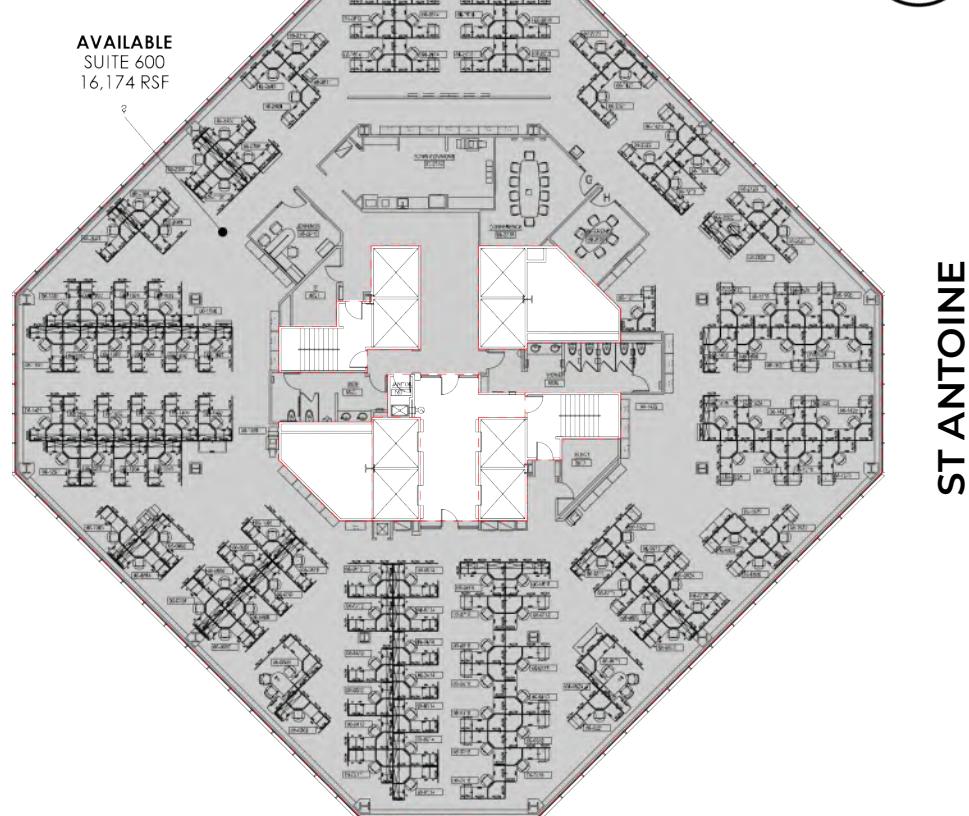
**SUITE 600 – 16,174 SF**



AVAILABLE

OCCUPIED

**JEFFERSON AVE**

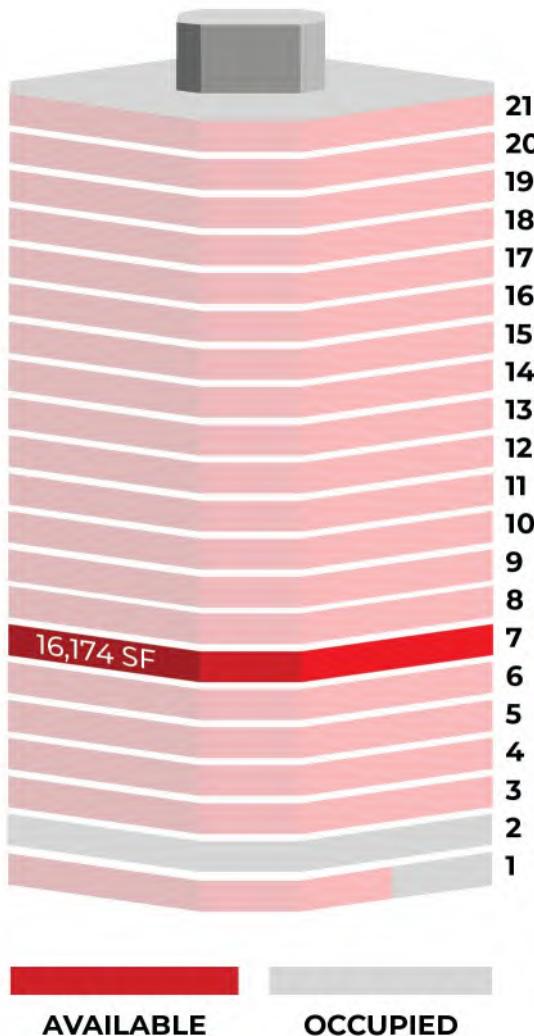


**FRANKLIN ST**

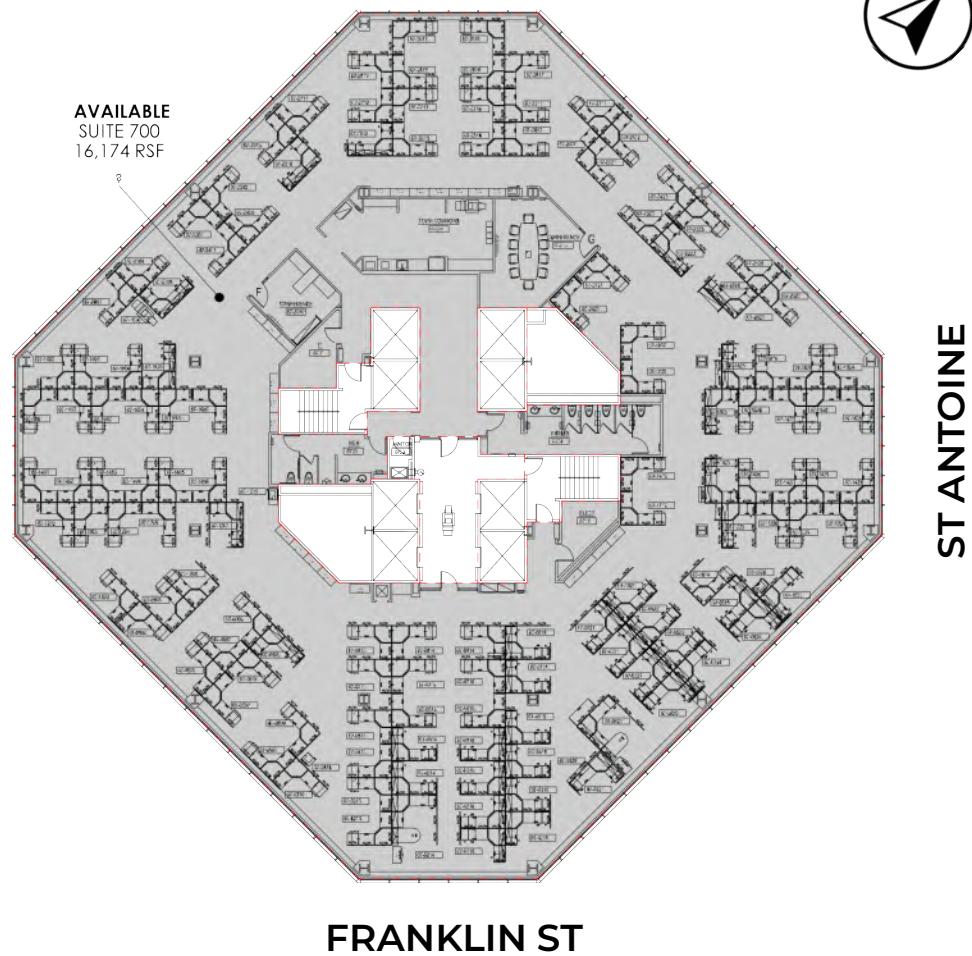
**ST ANTOINE**

# LEASING AVAILABILITY

**SUITE 700 – 16,174 SF**

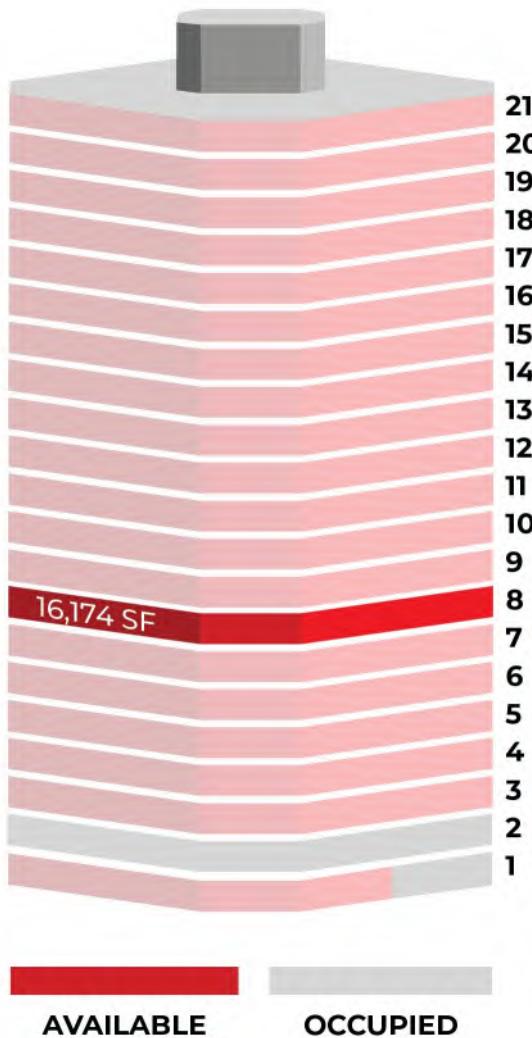


**JEFFERSON AVE**

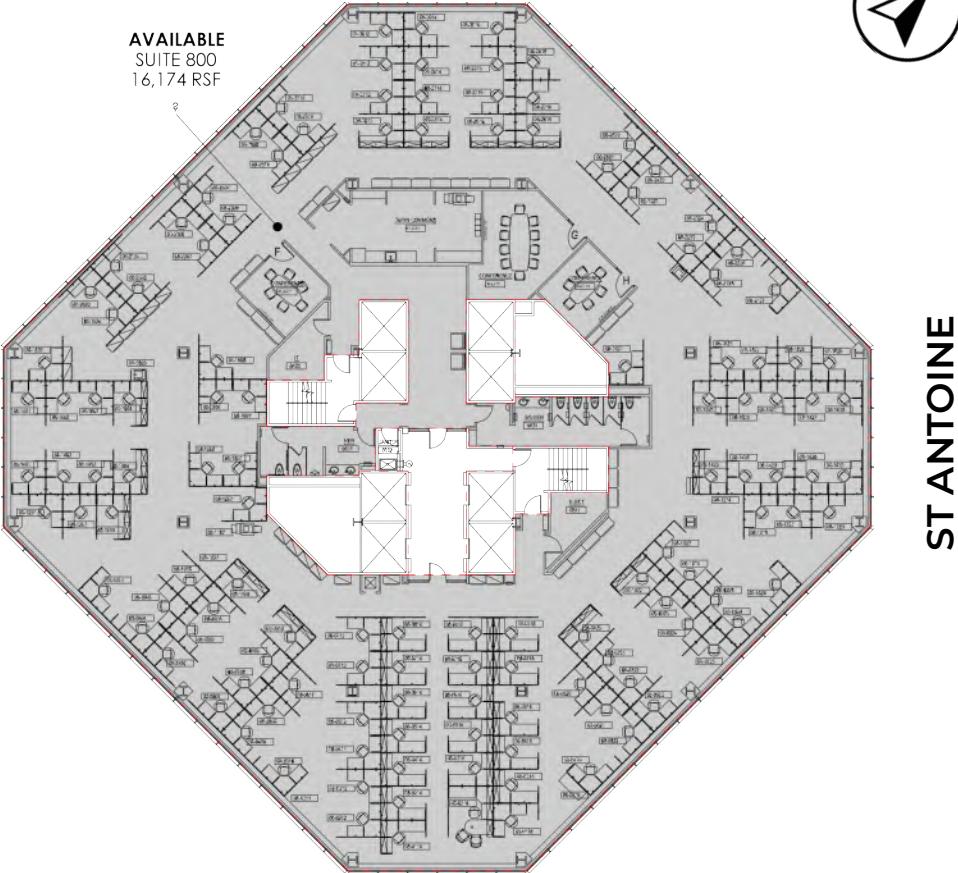


# LEASING AVAILABILITY

SUITE 800 – 16,174 SF



JEFFERSON AVE



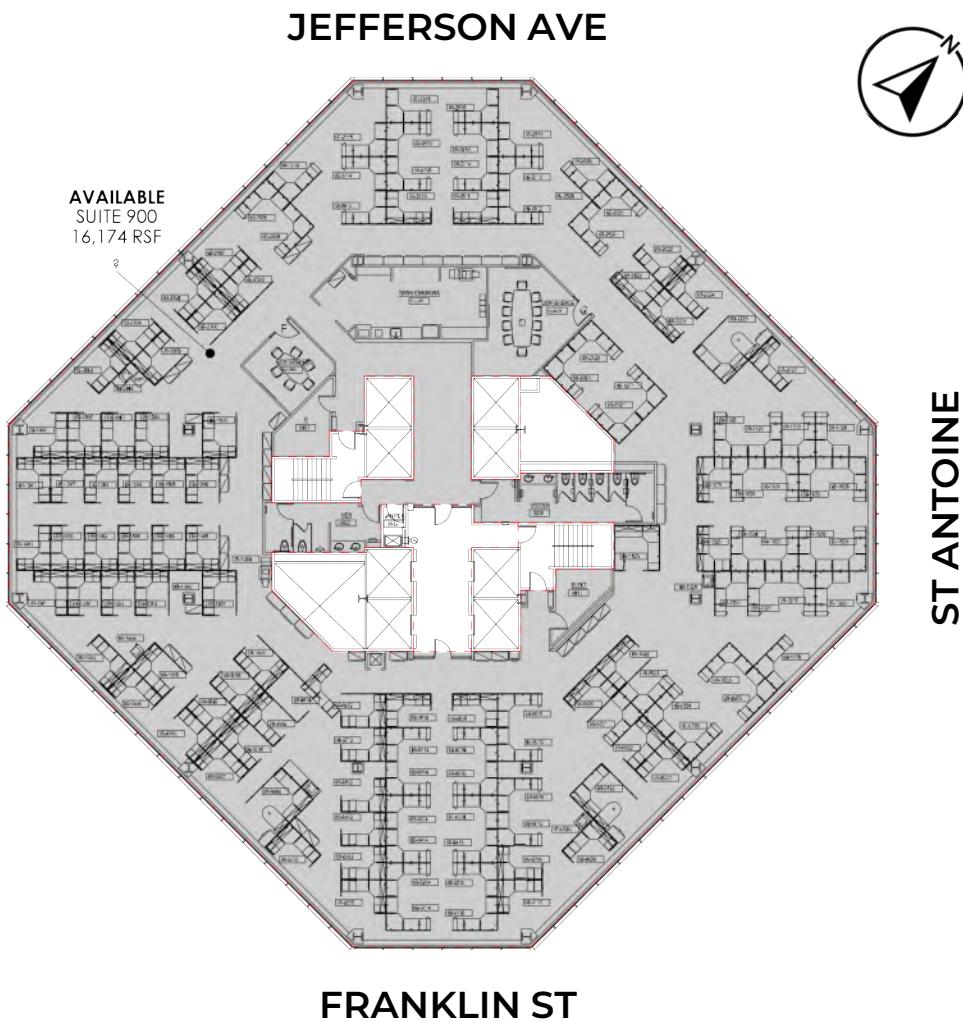
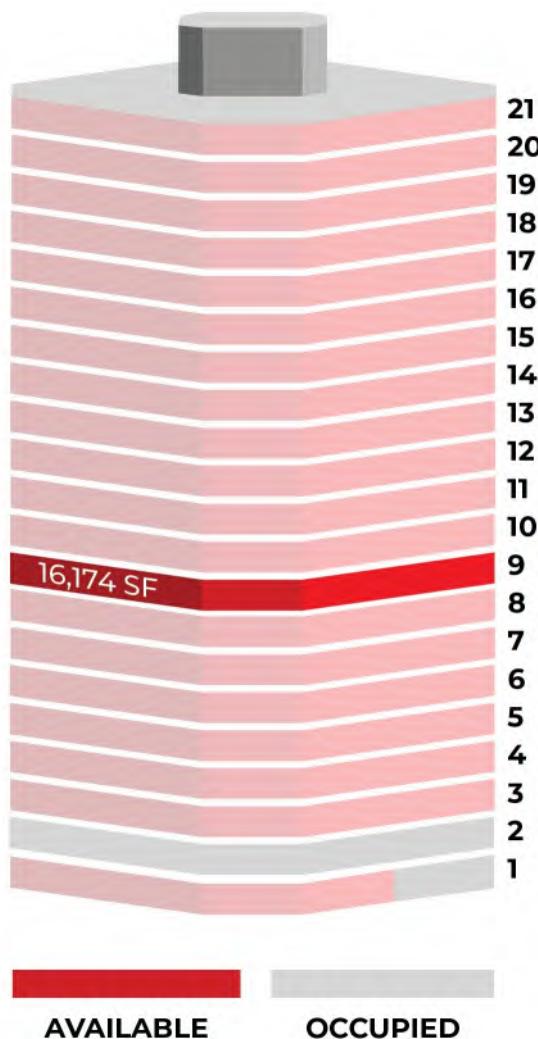
FRANKLIN ST

AVAILABLE

OCCUPIED

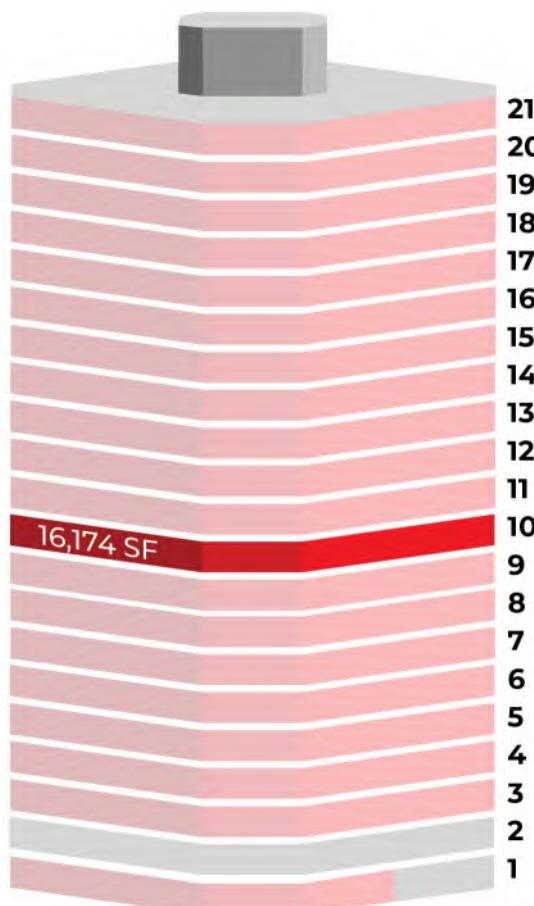
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SUITE 900 – 16,174 SF



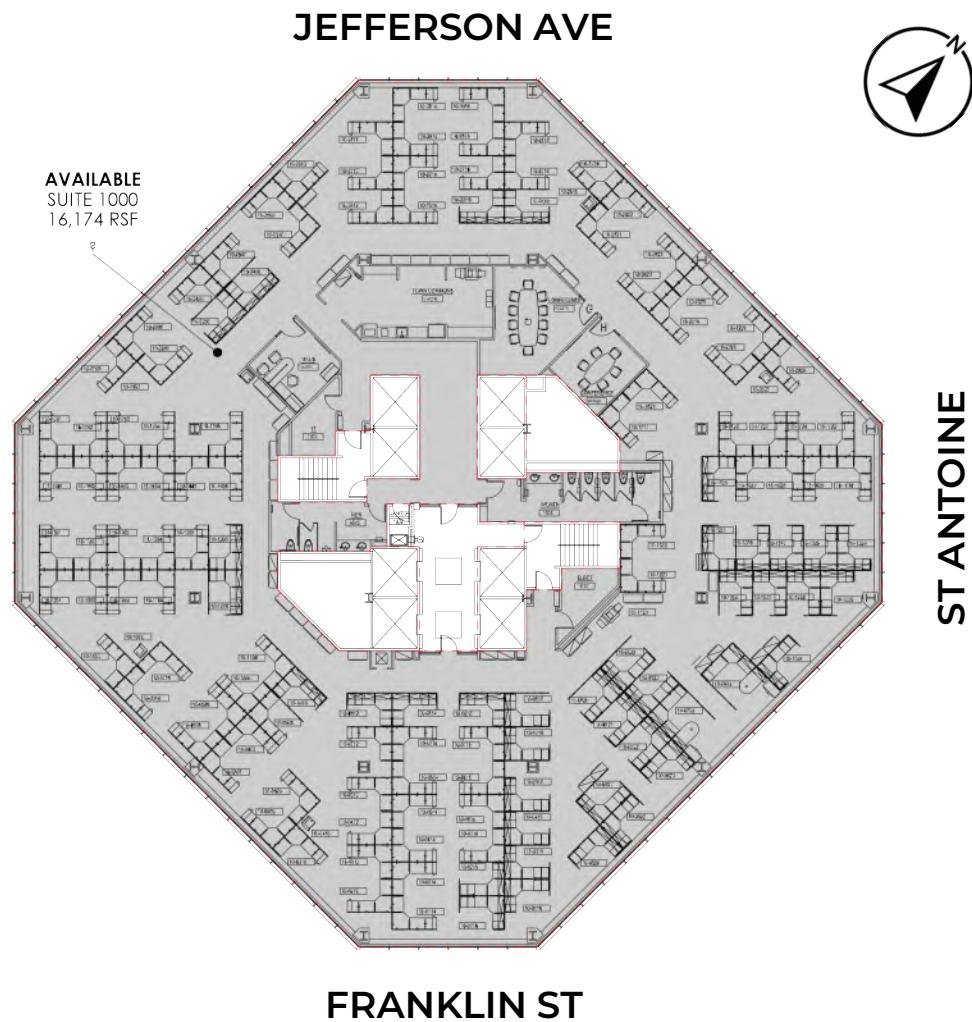
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**SUITE 1000 – 16,174 SF**



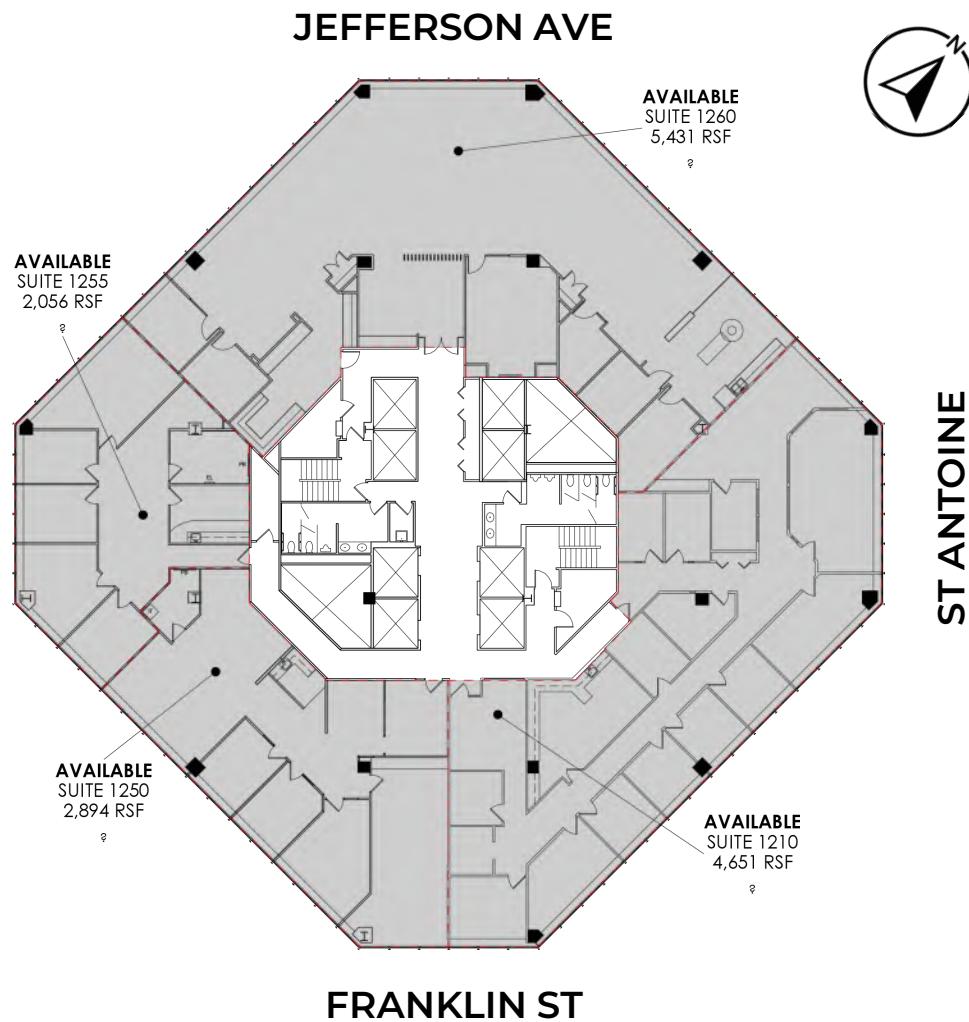
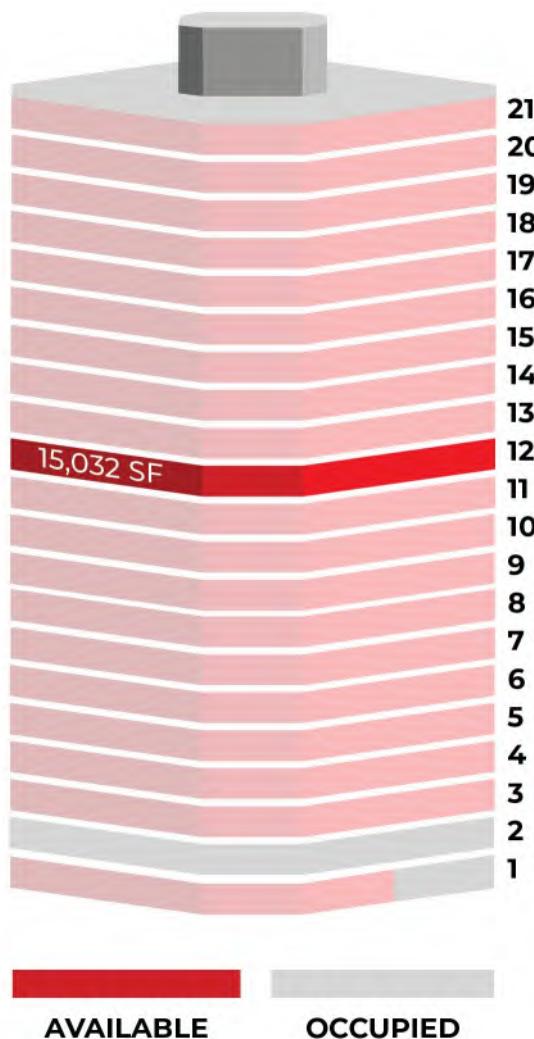
AVAILABLE

OCCUPIED



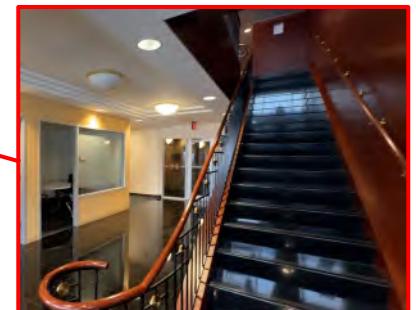
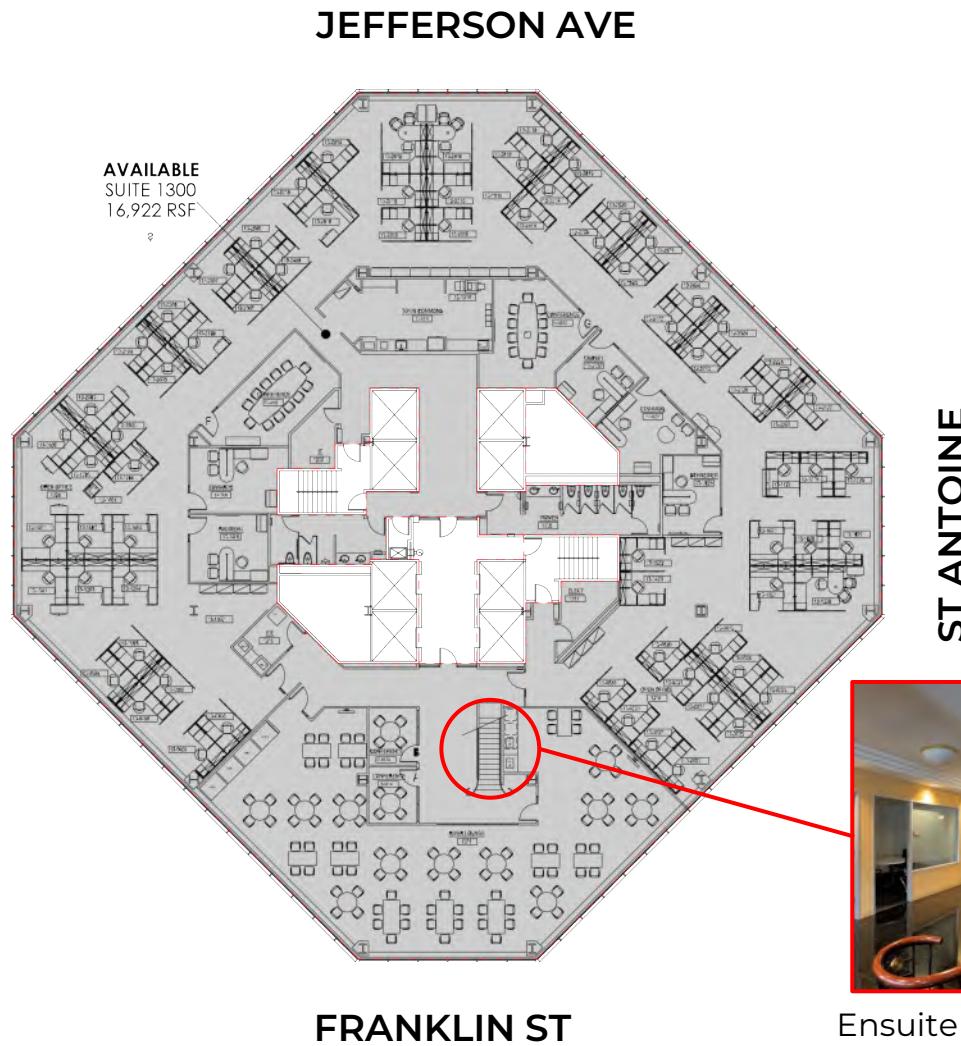
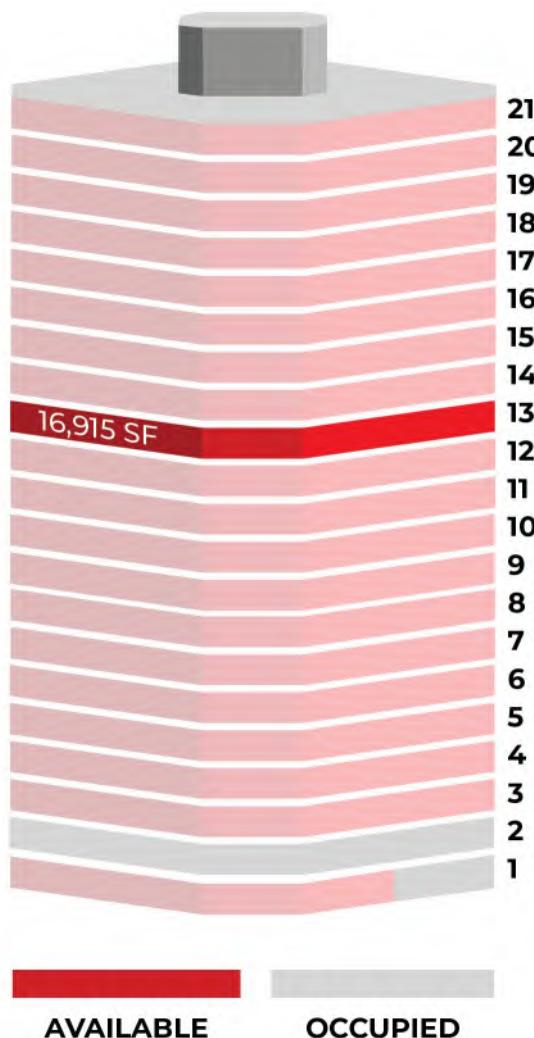
# LEASING AVAILABILITY

FLOOR 12 – 15,032 SF



# LEASING AVAILABILITY

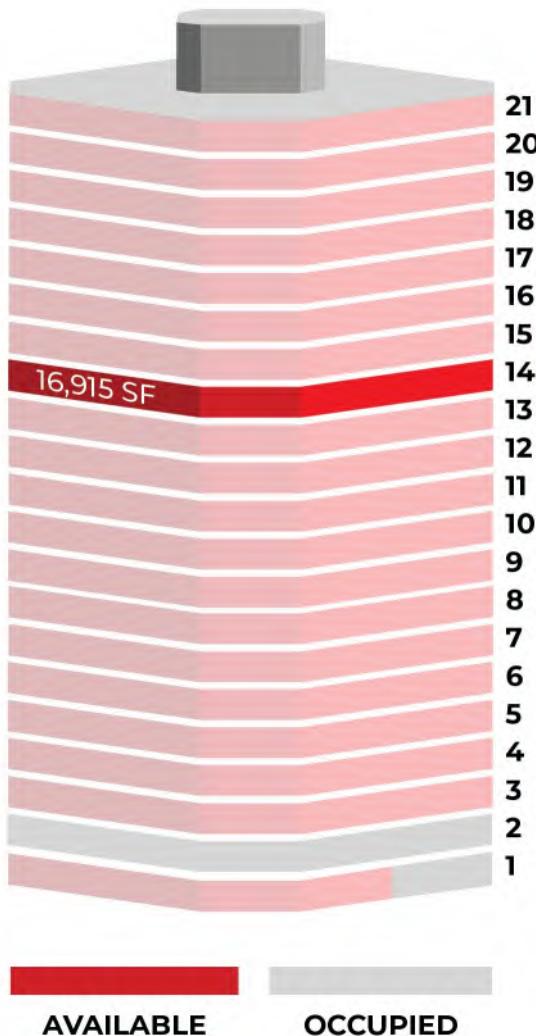
**SUITE 1300 – 16,915 SF**



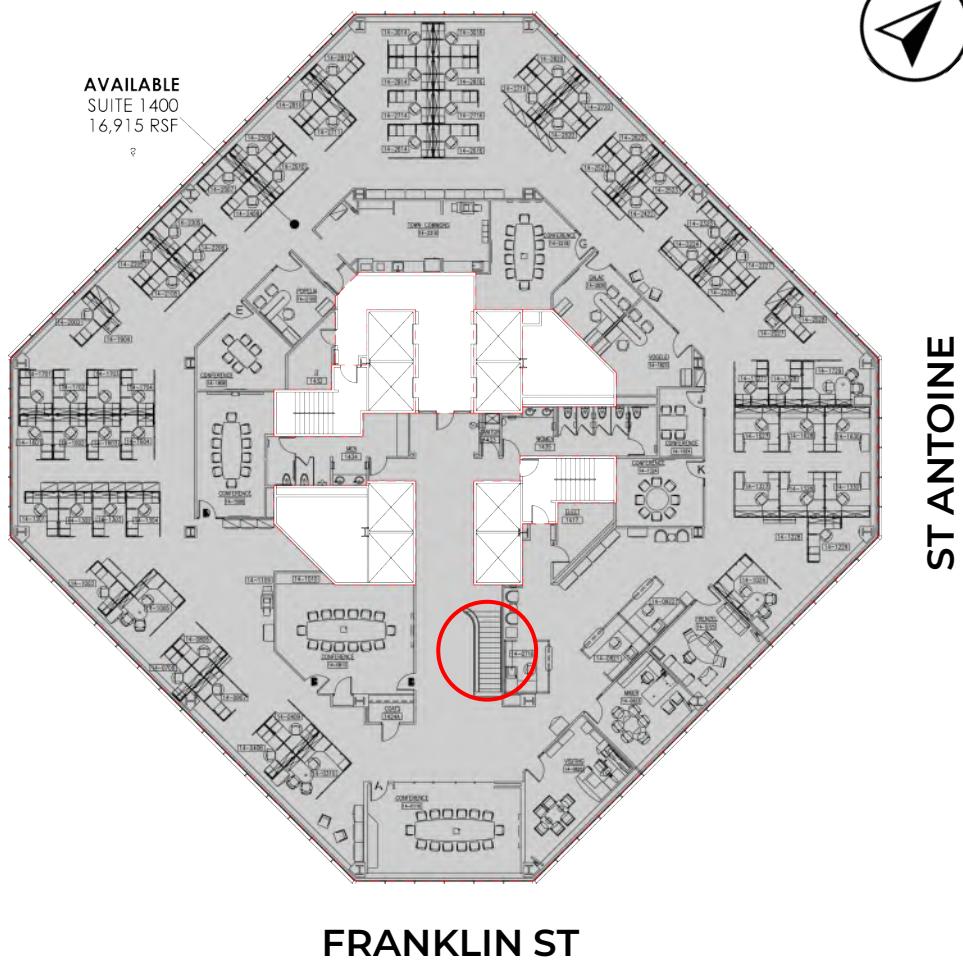
Ensuite staircase between  
the 13<sup>th</sup> and 14<sup>th</sup> floors

# LEASING AVAILABILITY

**SUITE 1400 – 16,915 SF**

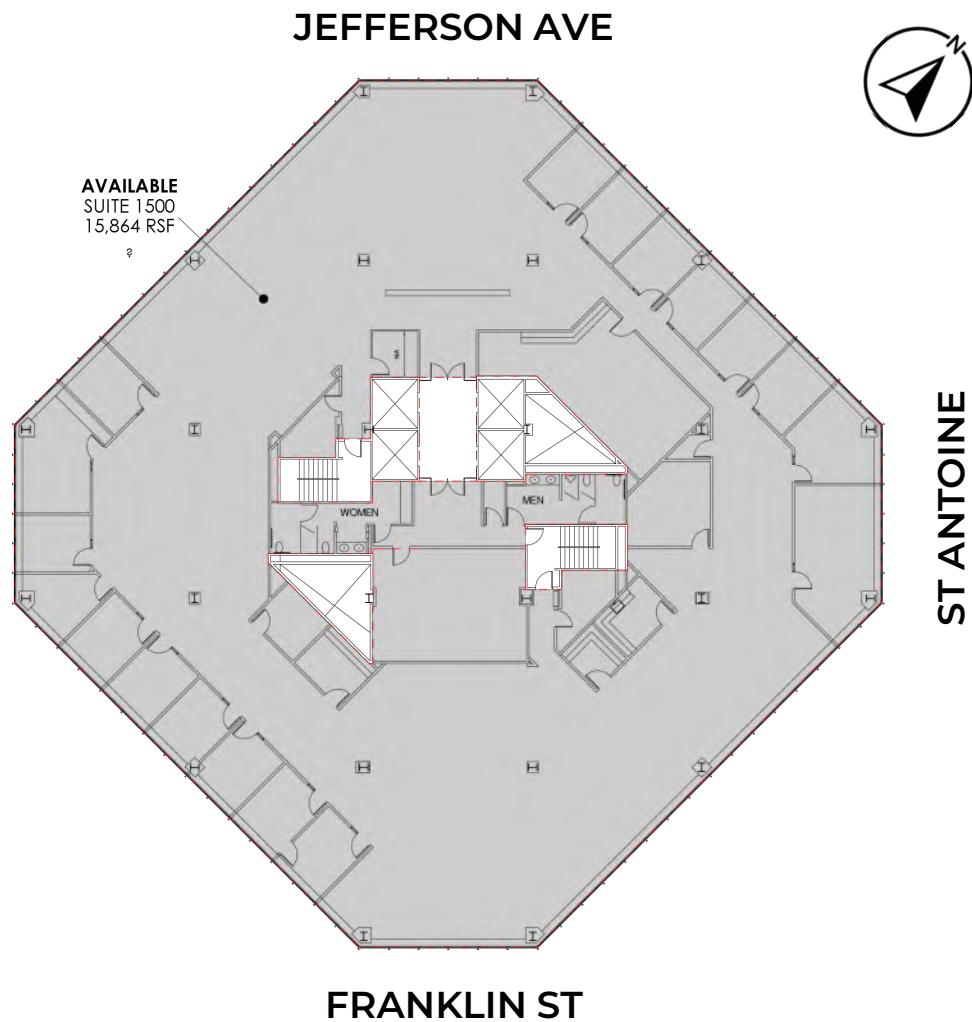
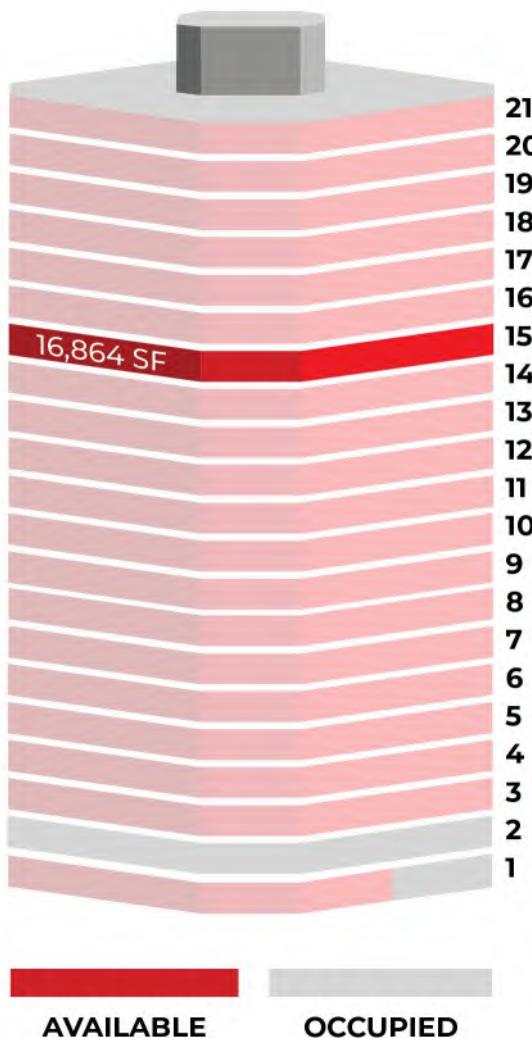


**JEFFERSON AVE**



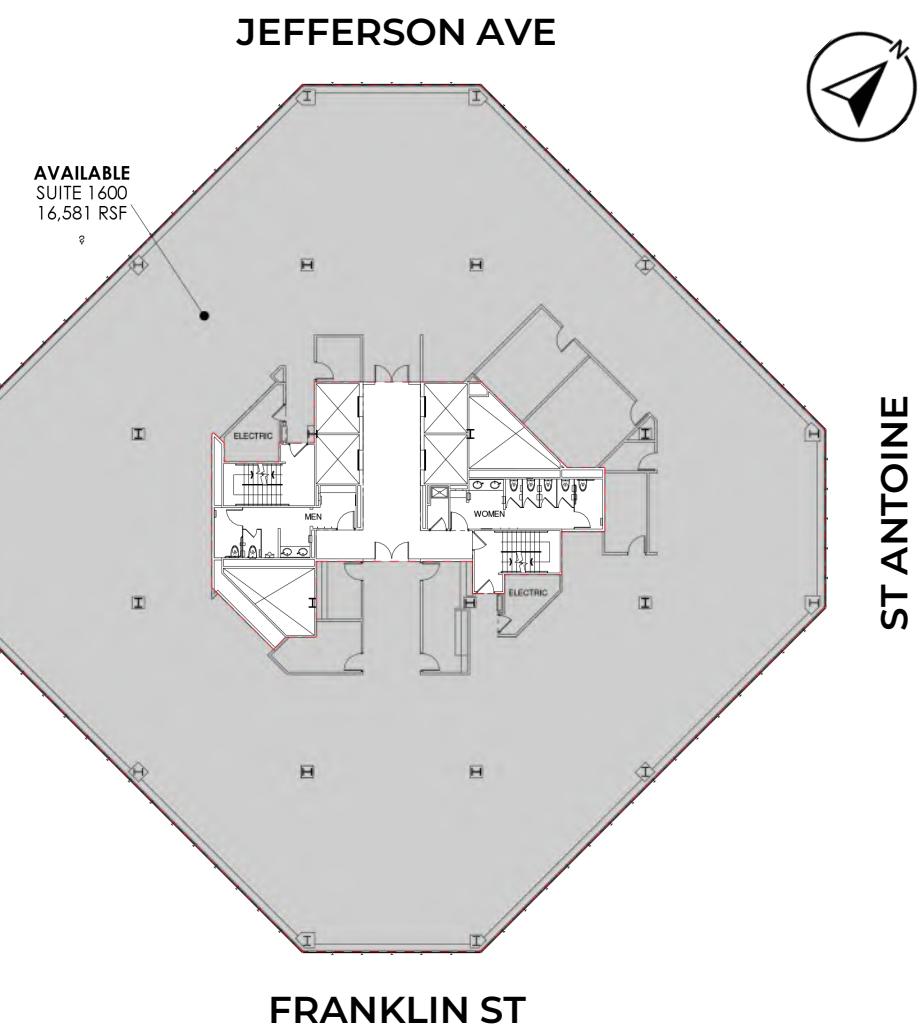
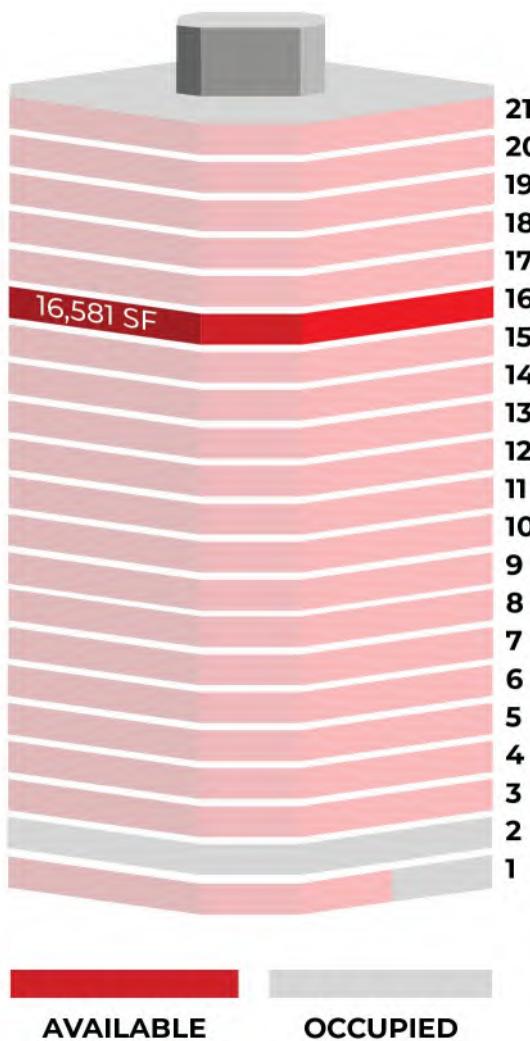
# LEASING AVAILABILITY

**SUITE 1500 – 15,864 SF**



# LEASING AVAILABILITY

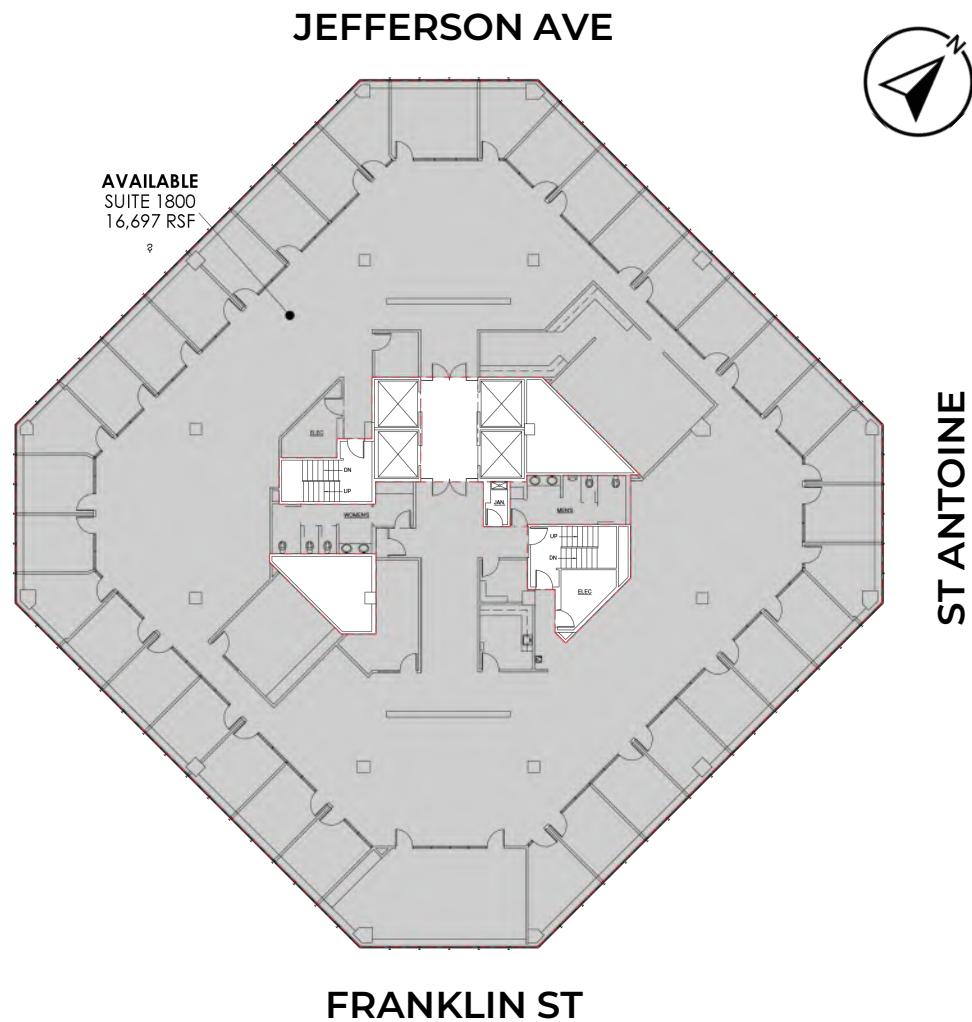
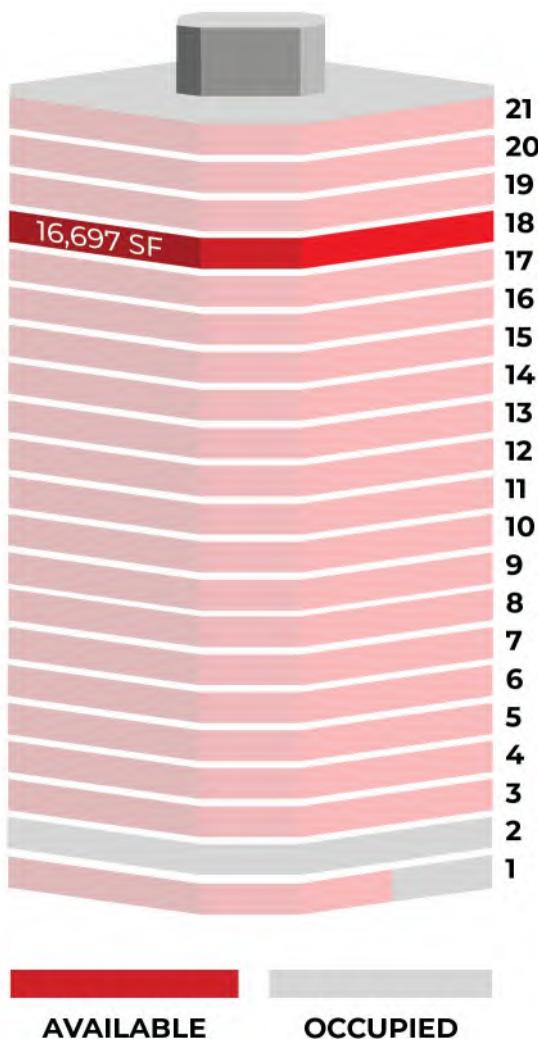
**SUITE 1600 – 16,581 SF**



ST ANTOINE

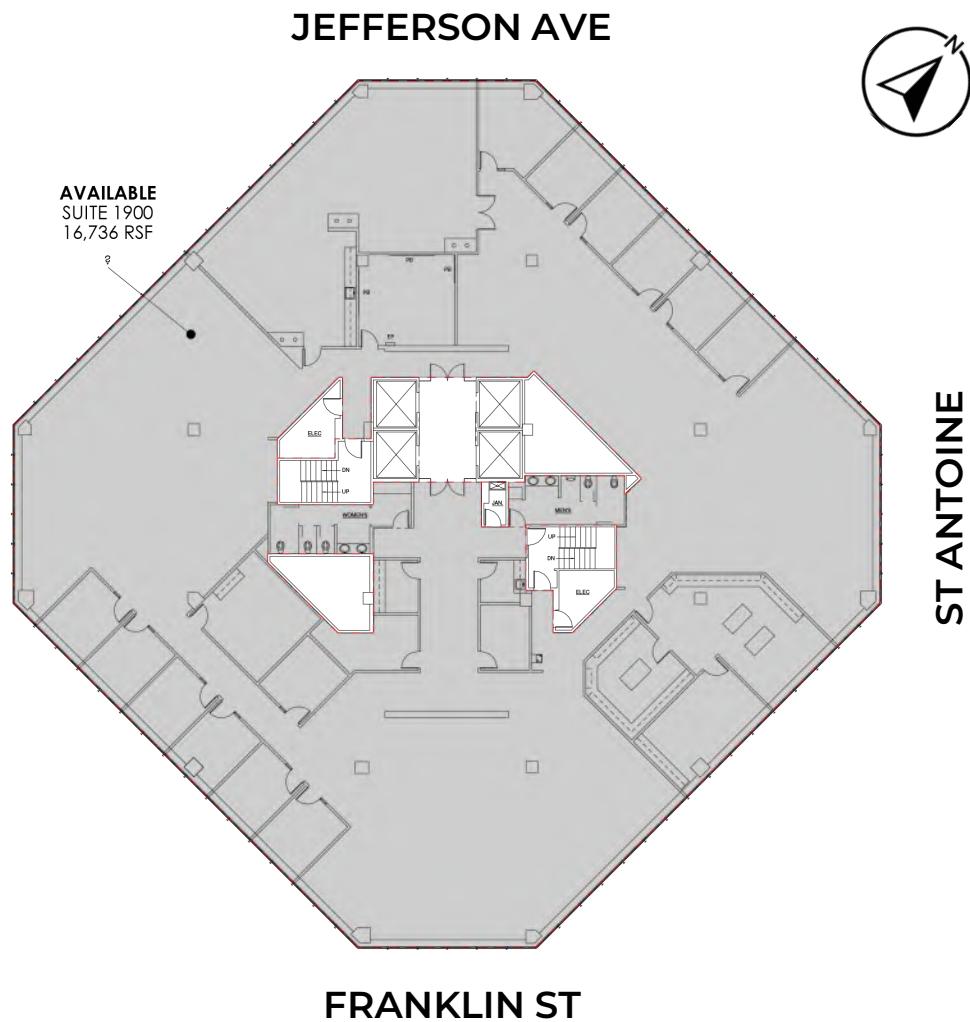
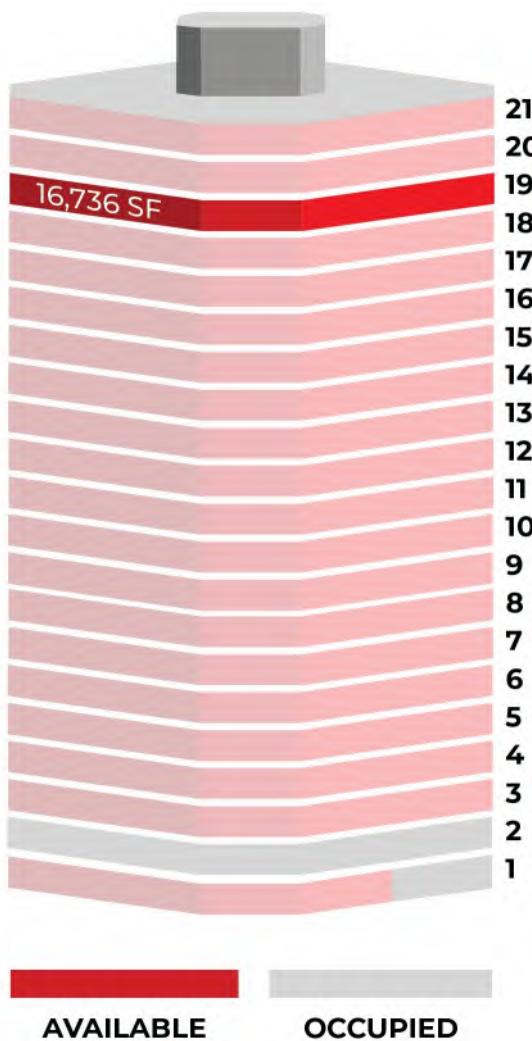
# LEASING AVAILABILITY

**SUITE 1800 – 16,697 SF**



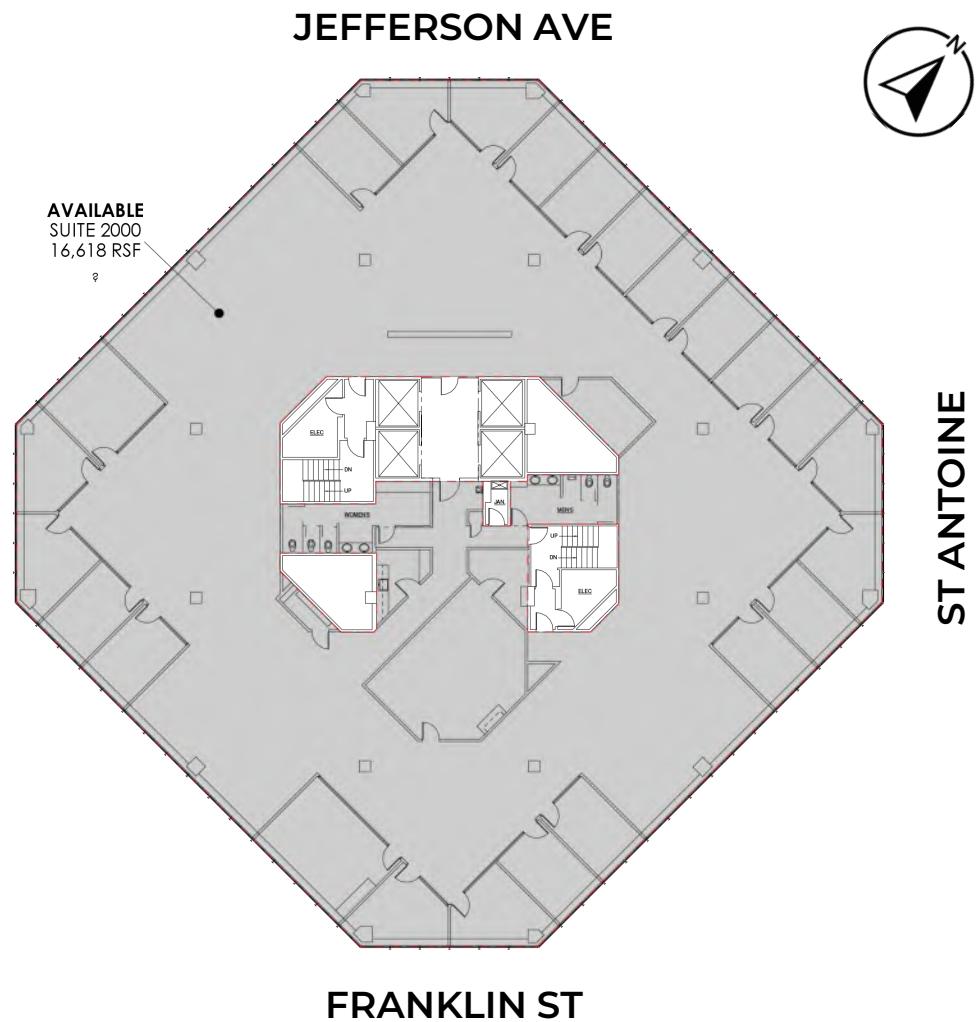
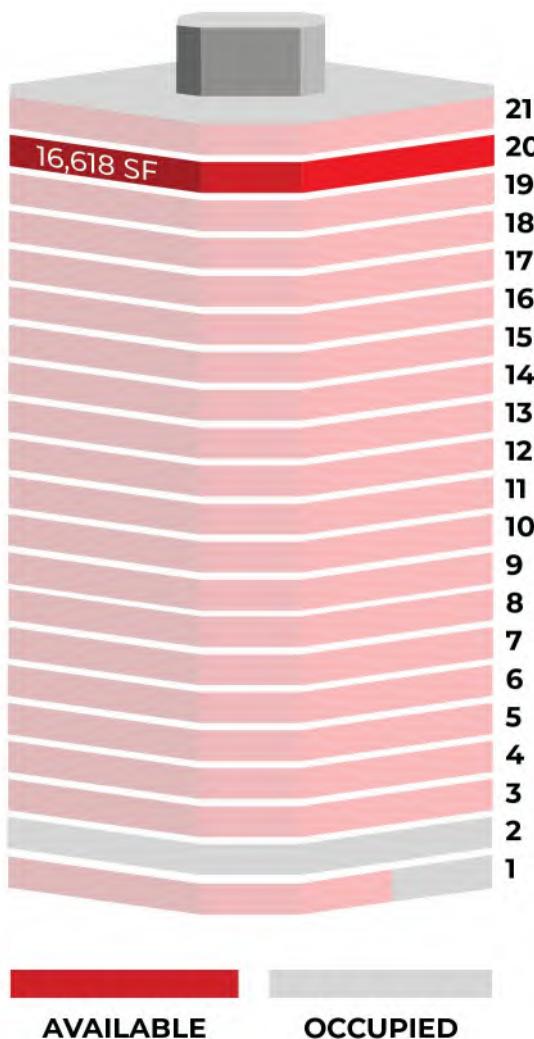
# LEASING AVAILABILITY

**SUITE 1900 – 16,736 SF**



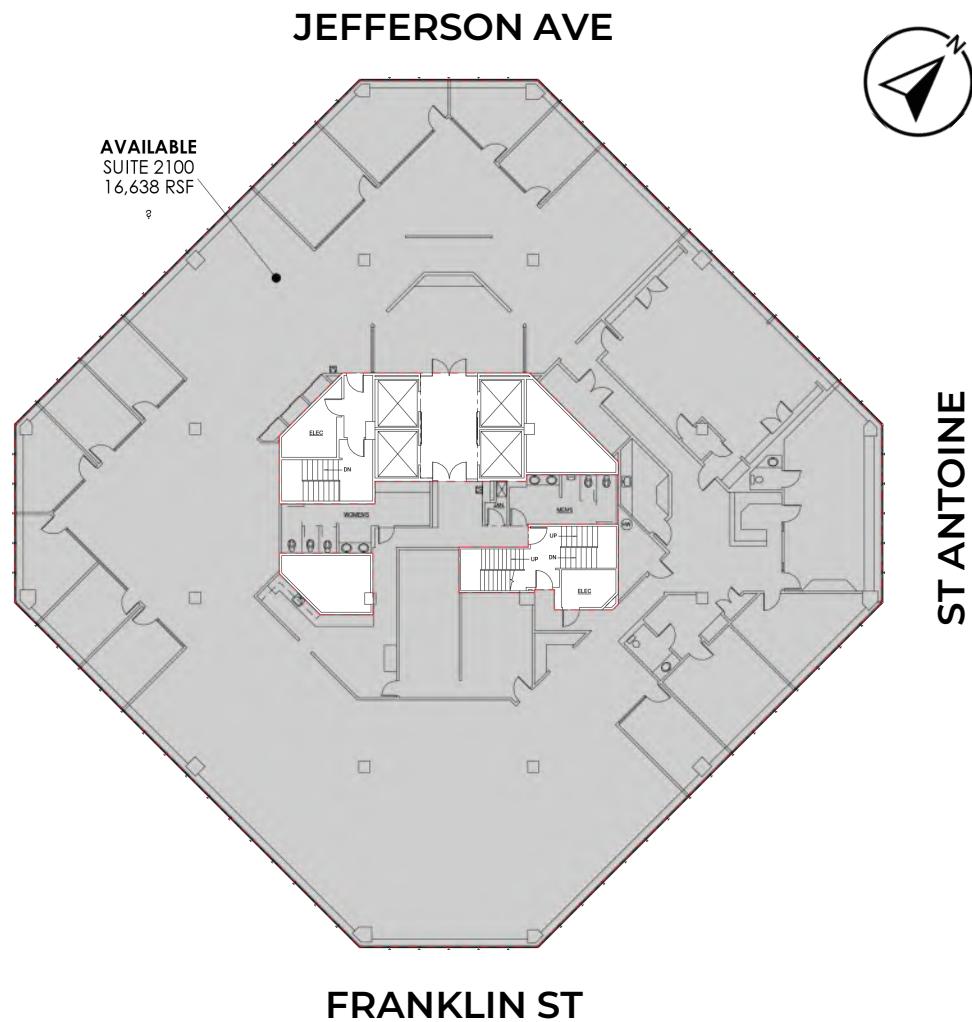
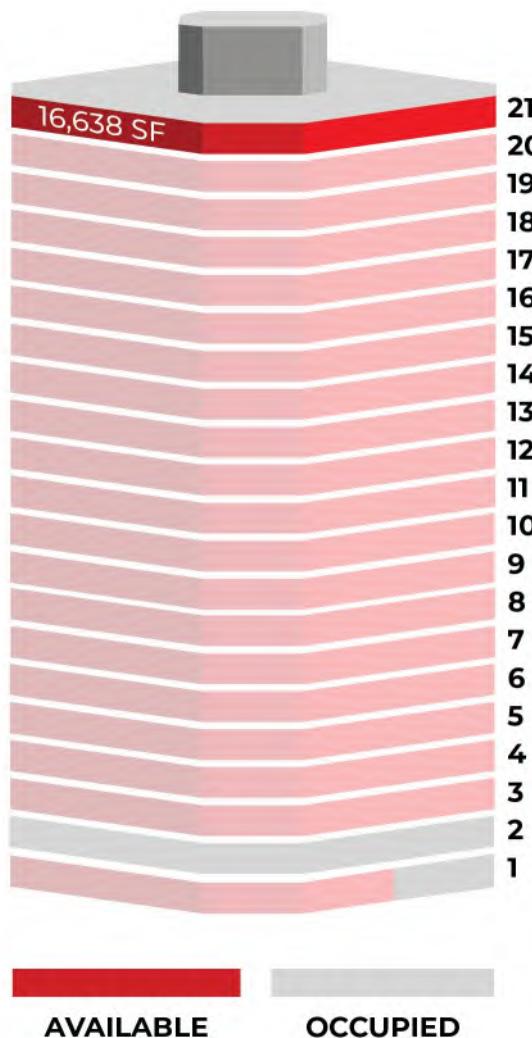
# LEASING AVAILABILITY

**SUITE 2000 – 16,618 SF**



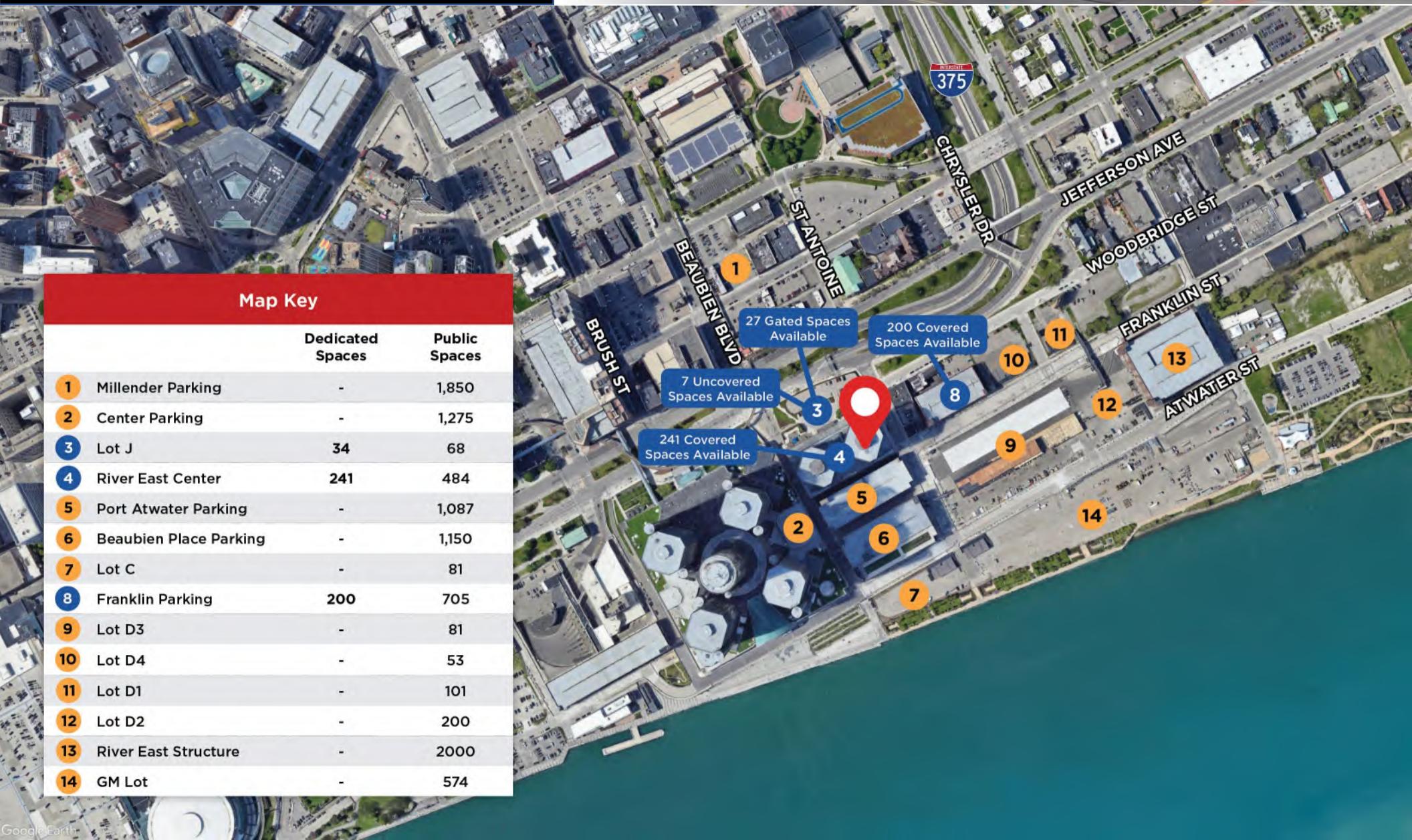
# LEASING AVAILABILITY

SUITE 2100 – 16,638 SF

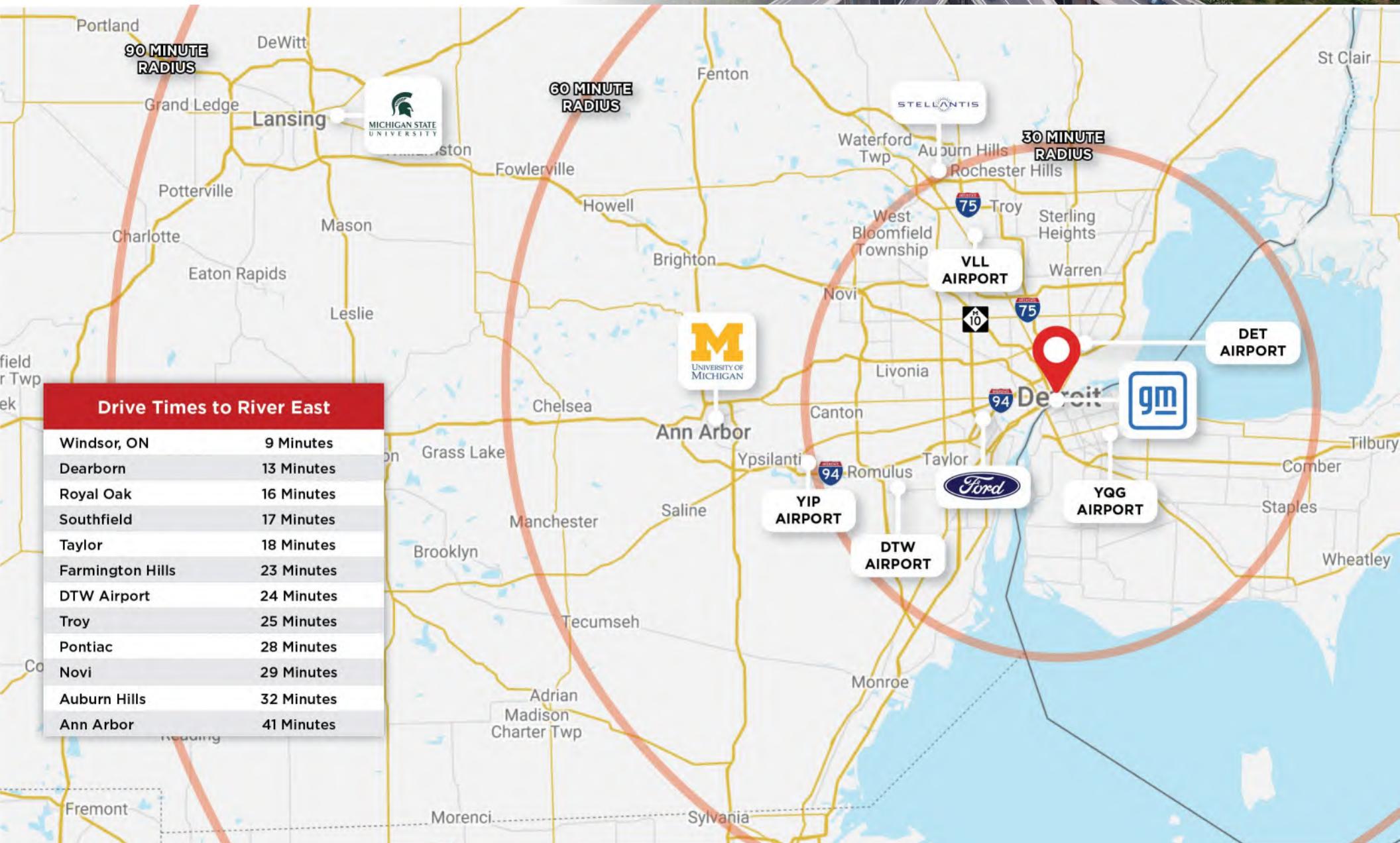


# AVAILABLE PARKING

PARKING – 475 DEDICATED SPACES



# REGIONAL DRIVE TIMES

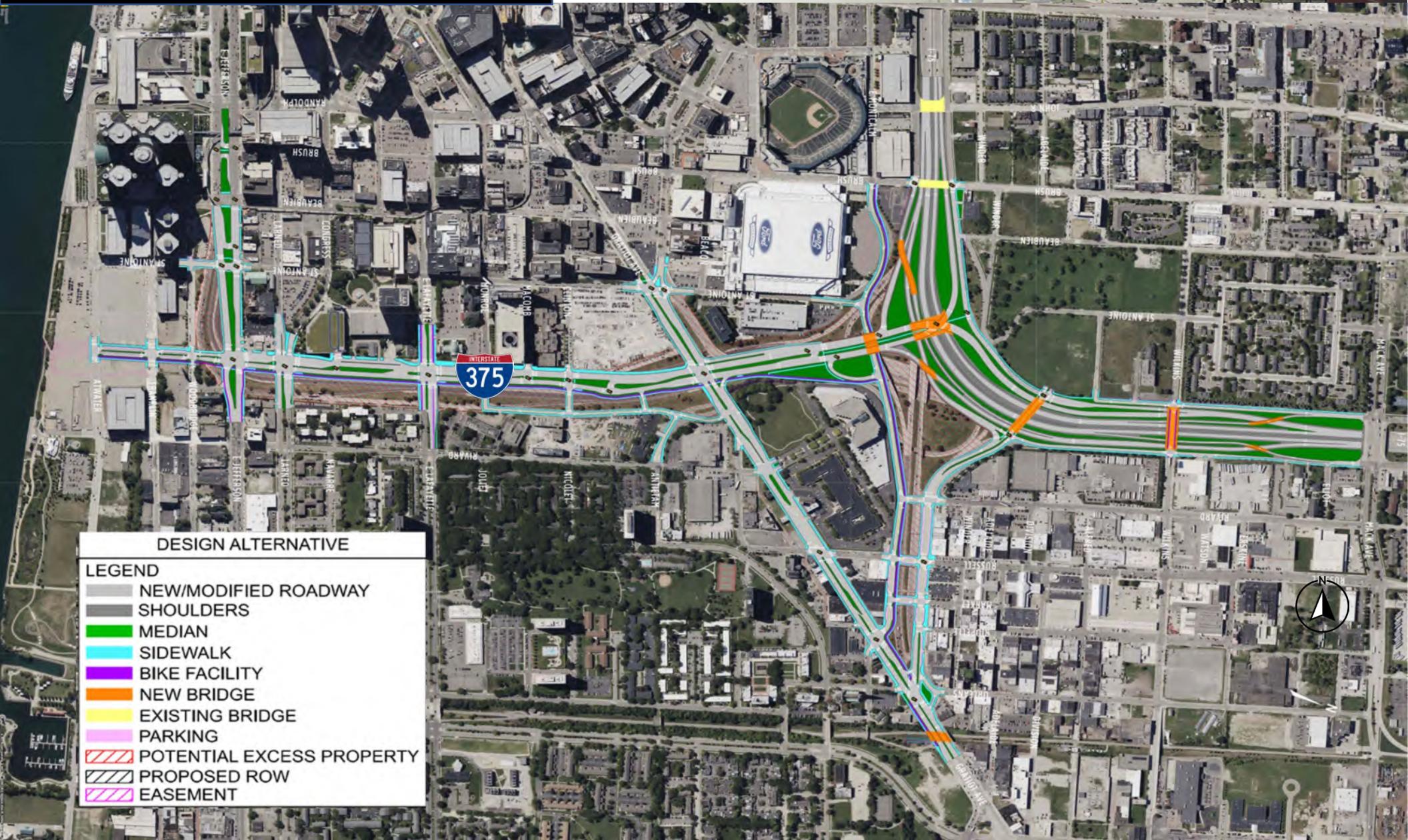


# ACCESSIBLE TRANSPORTATION



# JEFFERSON AVE. DESIGN PROJECT

## I-375 Restructuring



# LOCAL ENTERTAINMENT

## Music Venues

- Fox Theatre
- Masonic Temple
- The Fillmore Detroit
- Magic Stick
- Saint Andrew's Hall
- Music Hall Center for the Performing Arts
- El Club
- The CUBE
- The Majestic Theatre
- The Shelter
- Gem Theatre Detroit
- Sound Board Theater
- Garden Theater
- Big Pink
- Orchestra Hall
- Fisher Music Center
- Aretha Franklin Amphitheater



**Detroit Opera**



DETROIT  
INSTITUTE  
OF ARTS



## Casinos

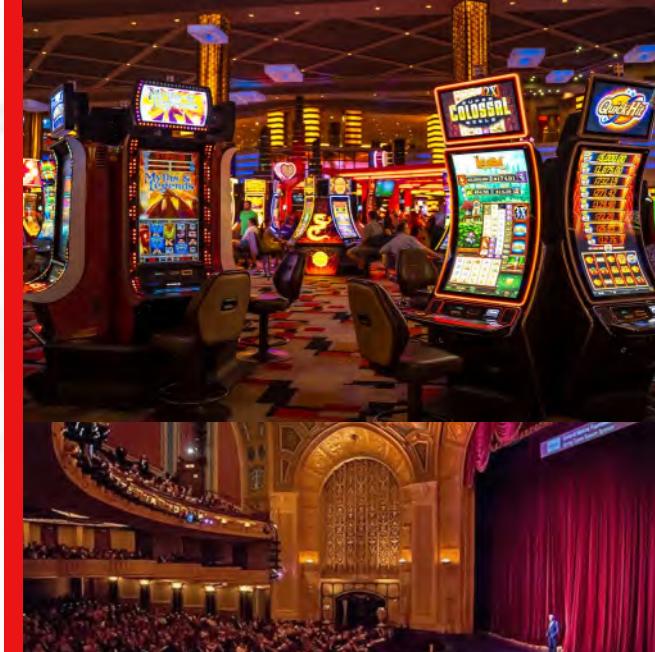
- Hollywood Casino at Greektown
- MotorCity Casino Hotel
- MGM Grand Detroit

## Sports

- Ford Field (Detroit Lions)
- Comerica Park (Detroit Tigers)
- Little Caesars Arena (Detroit Pistons, Detroit Redwings)
- Detroit City Fieldhouse (Detroit City FC)

## Museums

- Detroit Institute of Arts
- Detroit Historical Museum
- Motown Museum
- Michigan Science Center
- Dossin Great Lakes Museum
- Museum of Contemporary Art Detroit



# RENAISSANCE CENTER & NEARBY AMENITIES

## Clothing

- GM Company Store
- Sam's Tailor Shop
- Sassy Fashion Couture

## Gifts

- Ashley's Flowers
- City Market
- Costa D'Oro Jewelers
- GM Company Store

## Grocery

- Andrew's Downtown Detroit
- City Market

## Hotels

- Detroit Marriott

## Event Centers

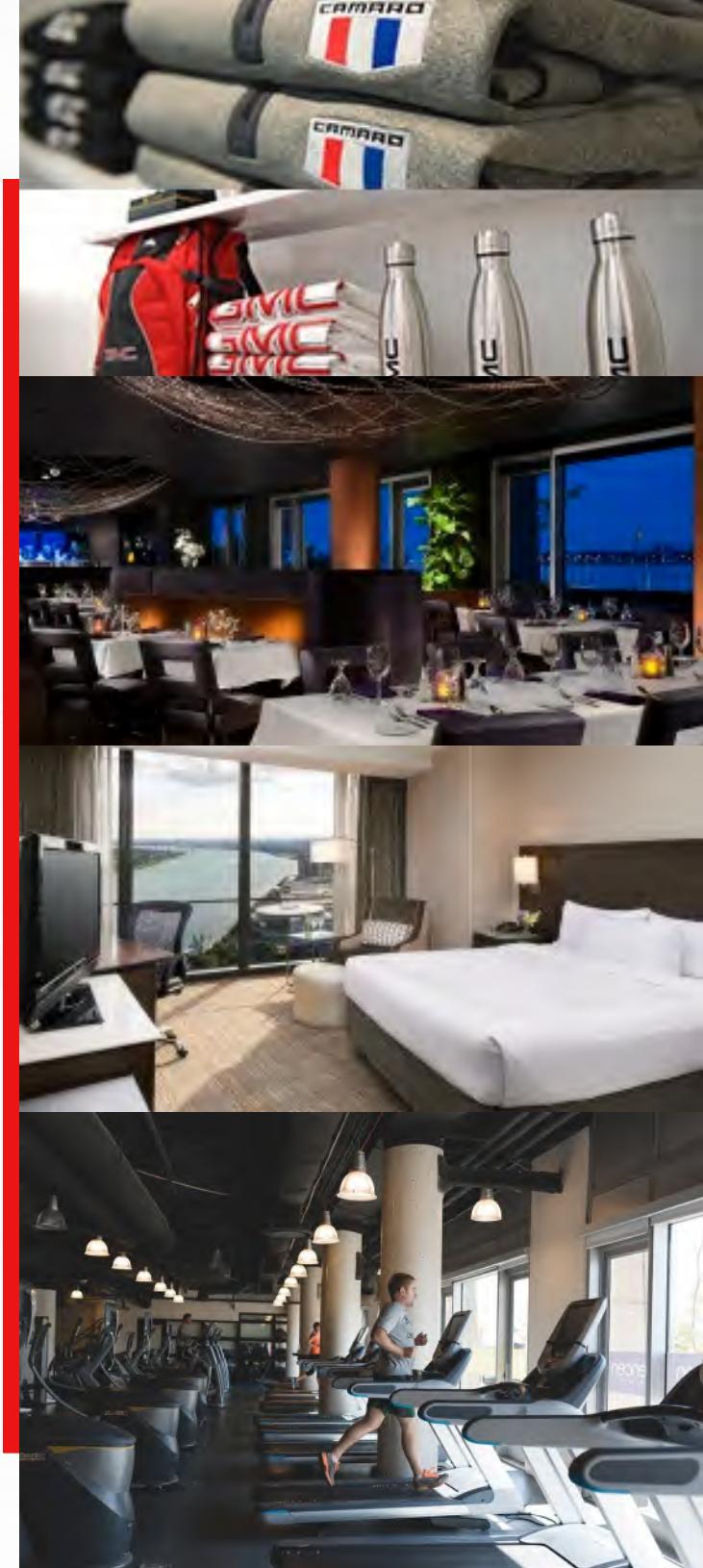
- GM Learning Center
- Detroit Marriott Ballroom
- Highlands Events
- Renaissance Conference Center
- Huntington Place

## Food

- Andiamo Detroit Riverfront
- Andrew's Downtown Detroit
- Bangkok Crossing
- Birmingham Deli
- Burger King
- City Market
- Coney Town
- Fuell
- High Bar
- Highlands
- Joe Muer Seafood
- Motor City Pantry
- Panera Bread
- Potbelly Sandwich Works
- Salsarita's Fresh Mexican Grill
- Starbucks - Marriott
- Subway

## Services

- Allegra Print, Signs & Marketing
- Ashley's Flowers
- Athletico Physical Therapy
- Childtime Learning Center
- Christian Science Reading Room
- Comerica Bank ATM
- Costa D'Oro Jewelers
- Great Expressions Dental Centers
- Henry Ford OptimEyes
- Mail Service and Shipping Couriers
- Renaissance Conference Center
- RenCen Fitness Center
- Sam's Tailor Shop
- U.S. Post Office



# DETROIT RIVERFRONT



## AMENITIES

- Aretha Franklin Amphitheatre
- Cullen Plaza
- Detroit/Wayne County Port Authority (DWCPA)
- Gabriel Richard Park
- GM Plaza
- Harbortown
- Hart Plaza
- Milliken State Park and Harbor
- Tawas Point Lighthouse
- Milliken State Park Wetlands
- Mt. Elliott Park & Pavilion
- Outdoor Adventure Center (OAC)
- Riverwalk Garden Rooms
- Valade Park
- Roberts RiverWalk Hotel
- UAW-GM Center for Human Resources
- Uniroyal Factory Site
- Belle Isle State Park
- Dequindre Cut
- Eastern Market

The initial stage of the Detroit waterfront transformation endeavor encompasses approximately three-and-a-half miles along the east riverfront, stretching from Joe Louis Arena to Gabriel Richard Park, and stands at over 80 percent completion.

The developed sections of the east riverfront, in conjunction with the Dequindre Cut—a greenway converted from former railway lines—draw in an estimated three million visitors annually. These visitors engage in various activities such as walking, running, biking, spending leisure time with family and friends, and seizing the enhanced quality of life offered by a revitalized riverfront.

The attractions along the east riverfront consist of parks, plazas, pavilions, interconnected pathways, and expansive green spaces—all interlinked by the highly popular RiverWalk.

In the summer of 2012, the Conservancy initiated the final construction phases aimed at finishing the east riverfront project, aiming to link the RiverWalk with its associated green spaces along the waterfront.

The initial construction phase involved a comprehensive renovation of Mt. Elliott Park, which reopened in June 2014. Subsequently, the second construction phase focused on improvements to Gabriel Richard Park and the development of land parcels on both the western and eastern sides of Chene Park. The forthcoming final phase will oversee the creation of public spaces along the Uniroyal site.



# DOWNTOWN AT A GLANCE



# SIGNAGE OPPORTUNITIES



# BE FRONT AND CENTER FOR DETROIT'S PREMIER EVENTS



# CREATING **VALUE** BEYOND **REAL** **ESTATE**



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REAL ESTATE 

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| 34975 W. 12 MILE ROAD

| FARMINGTON HILLS, MI 48331

| [FRIEDMANREALESTATE.COM](http://FRIEDMANREALESTATE.COM)

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