

FOR LEASE

TALON CENTRE

100 RIVER PLACE

DETROIT, MI 48207



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TALON CENTRE

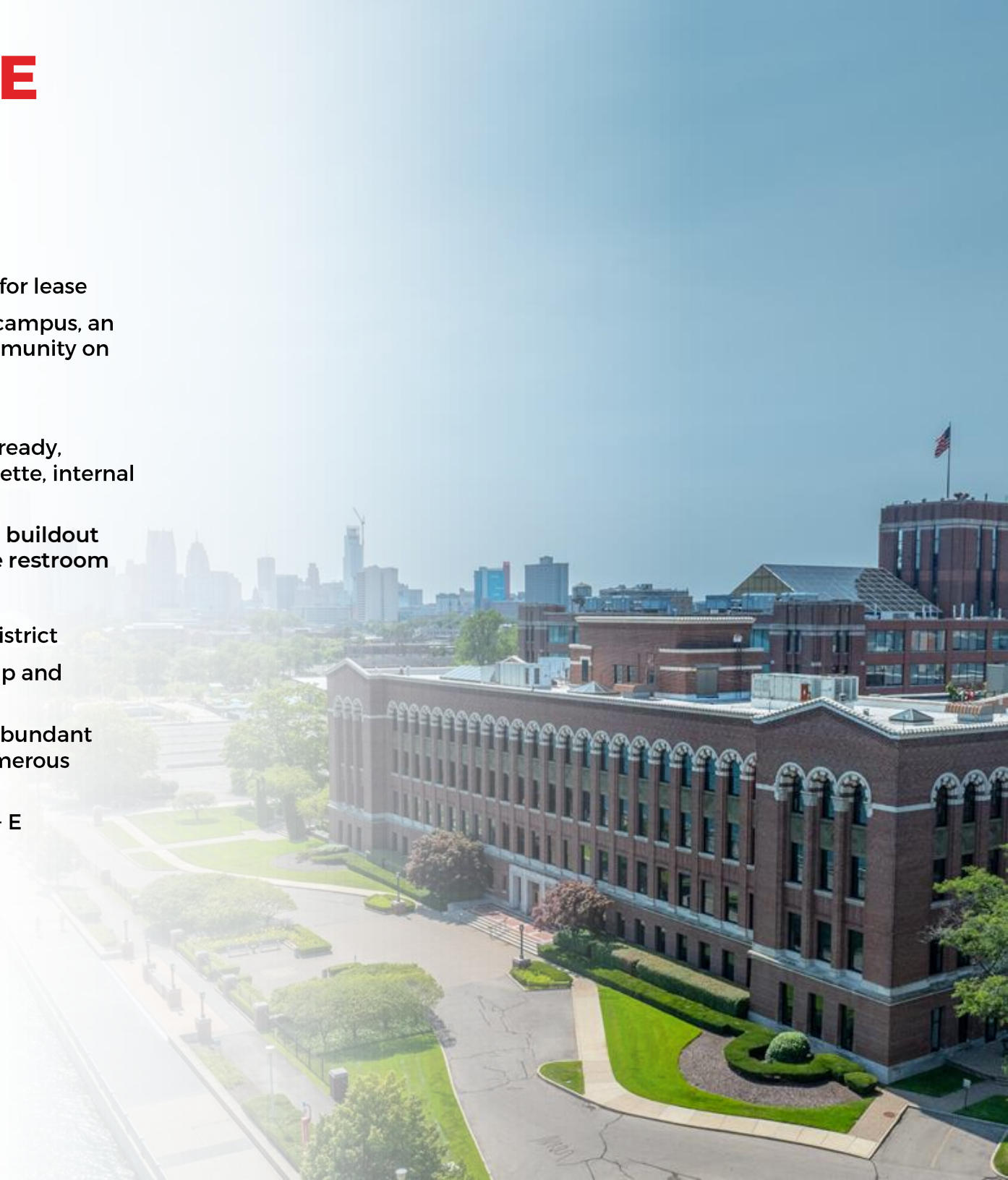
100 RIVER PLACE

HIGHLIGHTS

- Elegant, Class A 4-story office building for lease
- Located in the prestigious River Place campus, an architecturally elegant mixed-use community on the Detroit riverfront
- Dramatic riverfront views
- Suite 200 & 300 – 16,291 RSF: Move-in ready, perimeter private offices, large kitchenette, internal staircase, and in-suite restrooms
- Suite 200 E – 2nd Generation law firm buildout perimeter river-facing offices, in-suite restroom
- 24-hour on-site security
- Minutes to Detroit's Central Business District
- Professional, well-capitalized ownership and management
- Amenities: On-site reserved parking, abundant covered parking, Riverwalk access, numerous nearby parks, and walking trails
- Lease Rate: \$22.50/SF Modified Gross + E

AMENITIES

- Monitored & Staffed 24/7
- On-Site Parking
- Riverfront Access
- Corporate Fitness Center





PROPERTY SUMMARY

AVAILABLE SUITES

Suite	SF	Suite Type	Lease Rate	Lease Type	Availability	Suite Details/Notes
200	8,595	Office	\$22.50/SF	Modified Gross	12/1/2024	Perimeter River Facing Offices Reception, Large Kitchenette, In Suite Restrooms
300	7,696	Office	\$22.50/SF	Modified Gross	12/1/2024	Perimeter River Facing Offices, Reception, Large Kitchenette, In Suite Restrooms
200 + 300	16,291	Office	\$22.50/SF	Modified Gross	12/1/2024	Internal Staircase Connects Suite 200 & 300

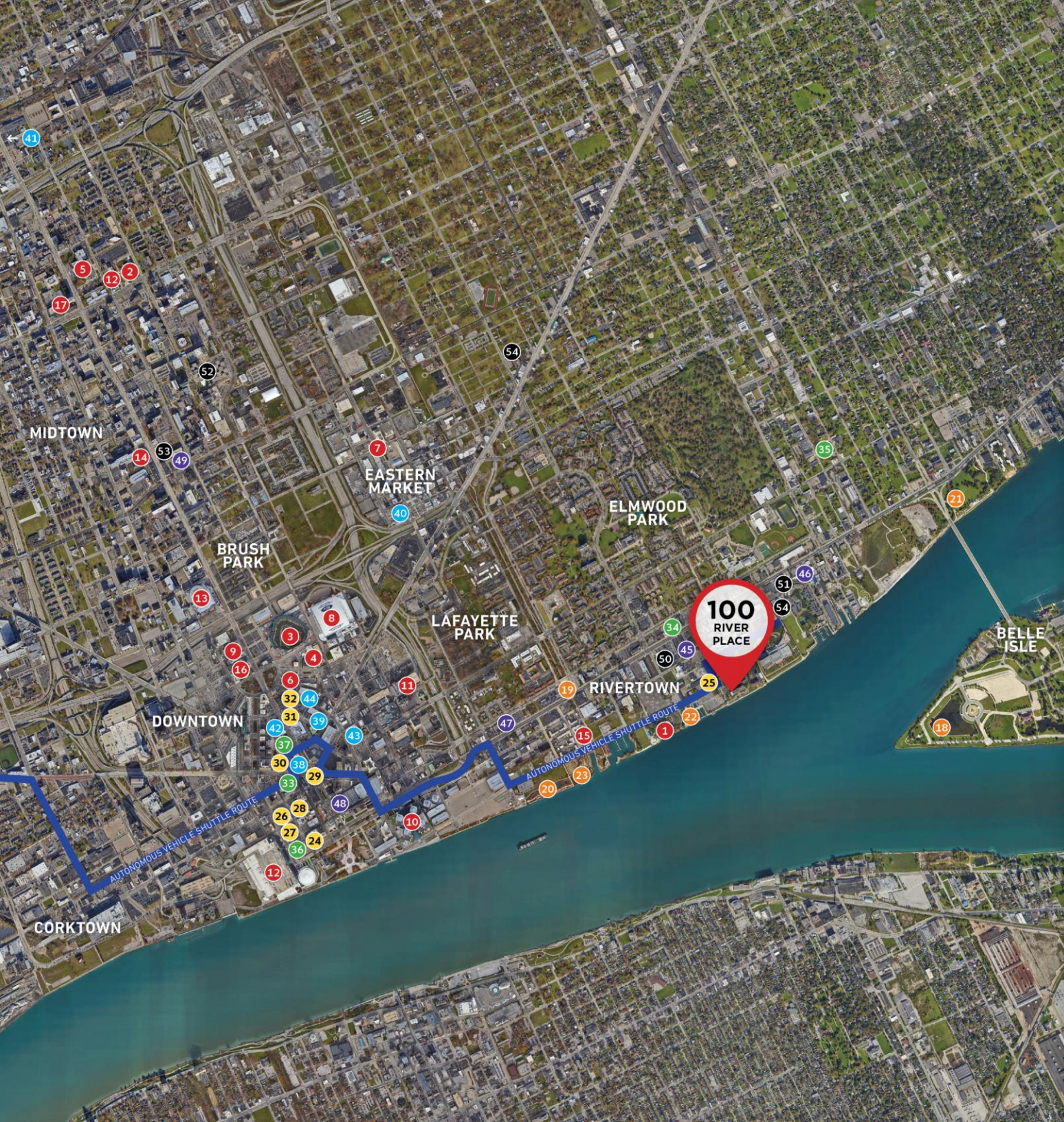


SUITE 200 & 300

SUITE 200 EAST

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EVENT VENUES

- 1 Aretha Franklin Amphitheatre
- 2 Charles H. Wright Museum
- 3 Comerica Park
- 4 Detroit Athletic Club
- 5 Detroit Institute of Arts
- 6 Detroit Opera House
- 7 Eastern Market
- 8 Ford Field
- 9 Fox Theatre
- 10 GM Renaissance Center
- 11 Greektown Casino
- 12 Huntington Place
- 13 Little Caesars Arena
- 14 Orchestra Hall
- 15 Outdoor Adventure Center
- 16 The Fillmore Detroit
- 17 Wayne State University

PARKS/GREEN SPACES

- 18 Belle Isle
- 19 Dequindre Cut
- 20 Detroit Riverwalk
- 21 Gabriel Richard Park
- 22 Robert C. Valade Park
- 23 William G. Milliken Park

RESTAURANTS

- 24 Apparatus Room
- 25 Atwater Brewery
- 26 Caucus Club
- 27 London Chop House
- 28 Maru Sushi
- 29 Parc
- 30 Prime and Proper
- 31 San Morello
- 32 Wright & Co.

CAFÉS/FAST CASUAL

- 33 American Coney Island
- 34 Breadless
- 35 Coffeehaus
- 36 Starbucks
- 37 The Hudson Café

GYMS/FITNESS

- 38 CrossFit in the D
- 39 Citizen Yoga Detroit
- 40 Jabs Gym Eastern Market
- 41 Orangetheory Fitness
- 42 Pure Barre
- 43 The Vibe Ride Detroit
- 44 YMCA

GROCERY

- 45 Gordon Food Service
- 46 Harbortown Market
- 47 Meijer Rivertown Market
- 48 Plum Market
- 49 Whole Foods Market

HEALTH/CONVENIENCE

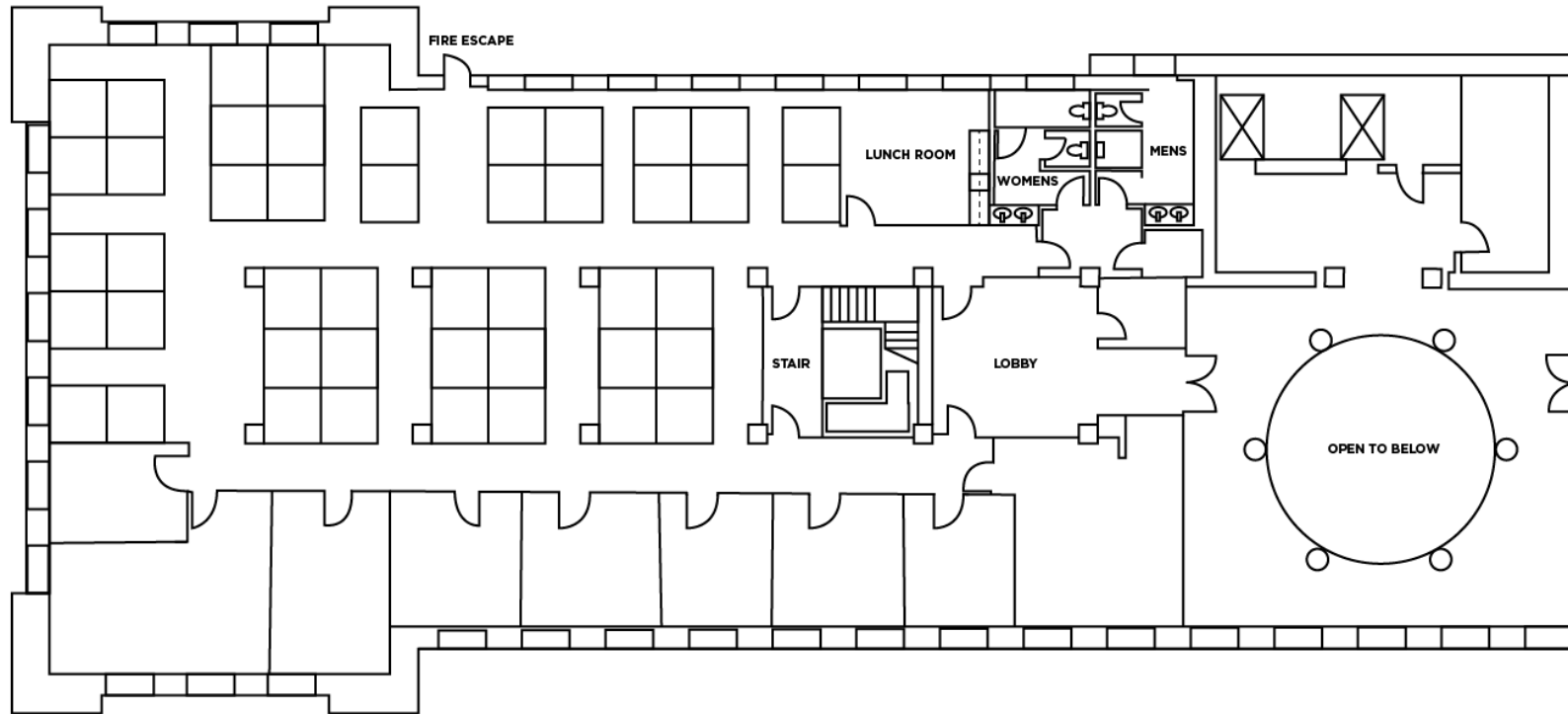
- 50 7-Eleven
- 51 CVS
- 52 Detroit Medical Center
- 53 FedEx Office
- 54 The UPS Store
- 55 United States Postal Service



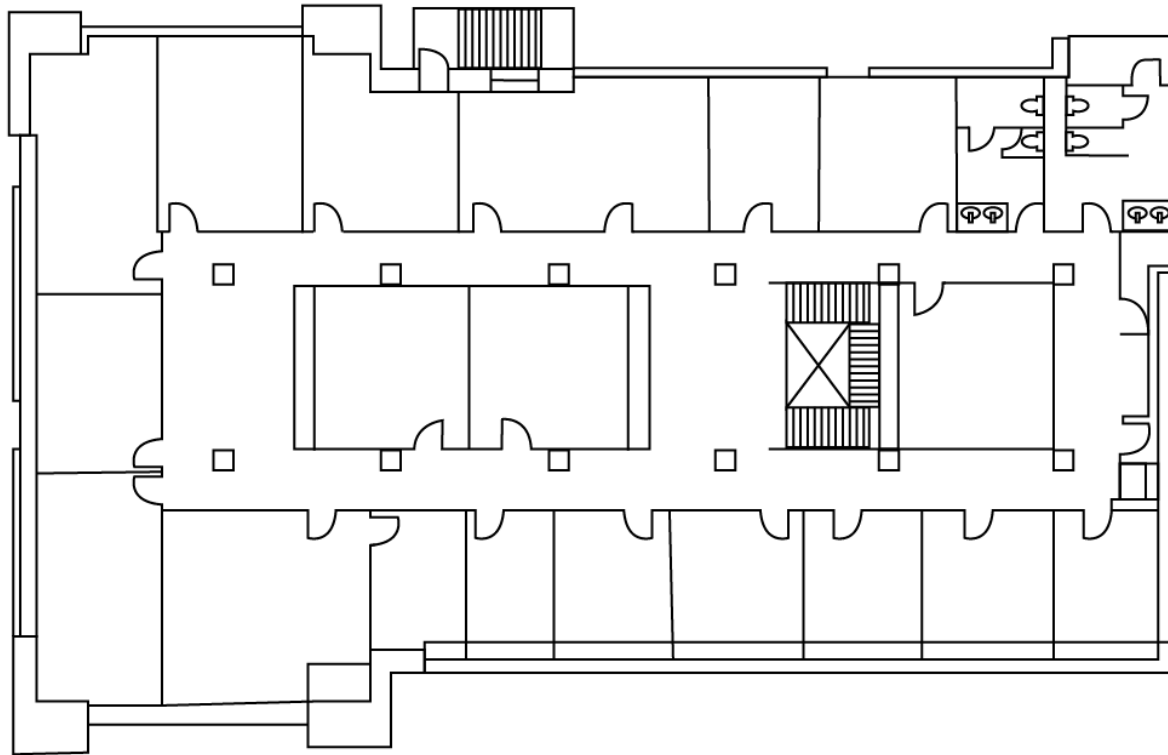






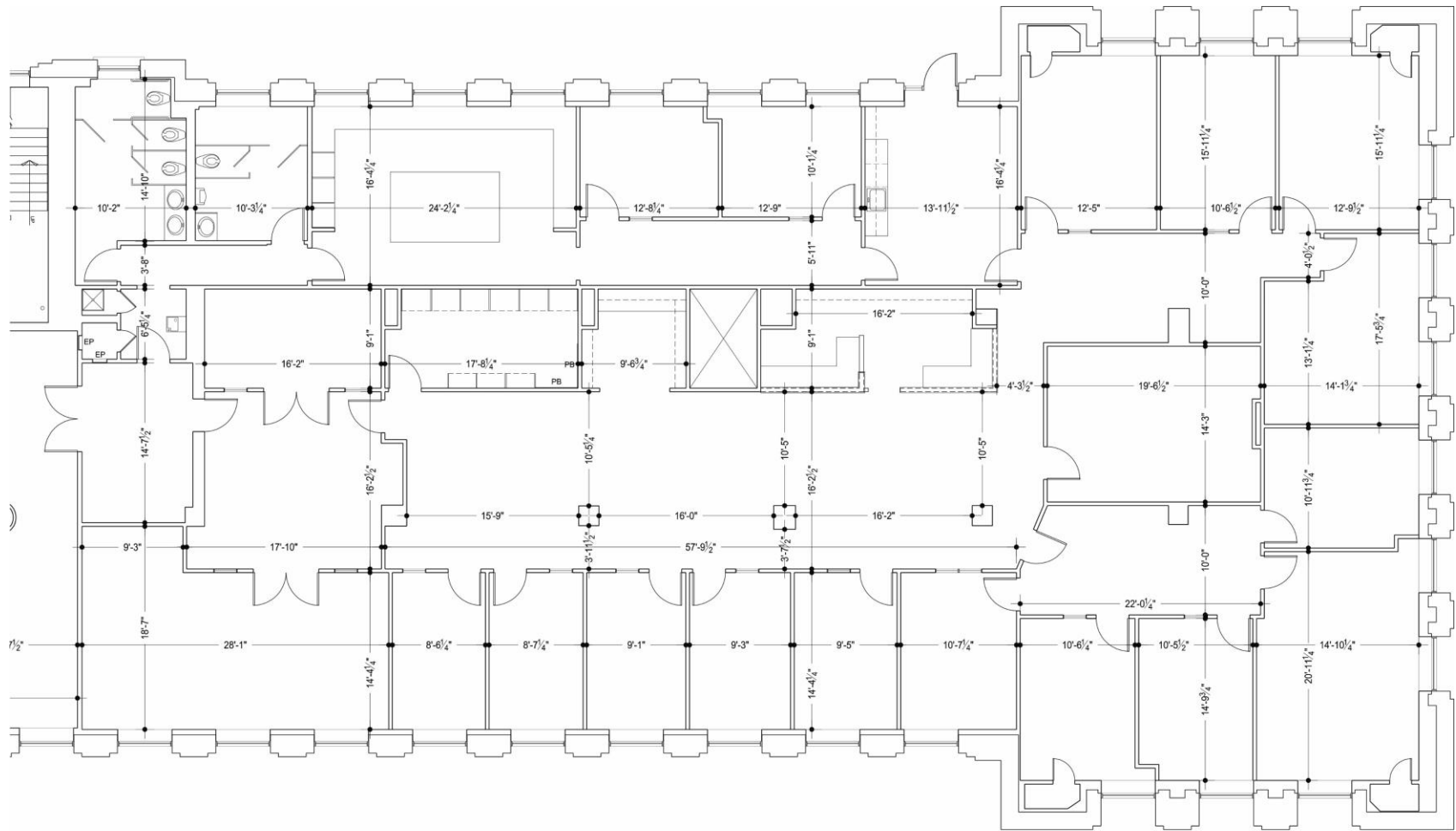


SUITE 200



SUITE 300

Usable Area = 7,696 SQ FT



Second Floor East As-Built
 100 River Place Drive, Detroit, MI 48207
 Date: 3-7-2023 7,405 SF Scale: NTS

SUITE 200 EAST



DETROIT, MI

Detroit, Michigan is experiencing a vibrant renaissance that is transforming the city into a dynamic and thriving urban center. Once primarily known for its automotive industry, Detroit is now diversifying its economy with significant growth in technology, healthcare, and the arts. The city has become a magnet for young professionals and entrepreneurs, drawn by affordable real estate, a burgeoning job market, and a supportive business ecosystem. Initiatives like the Detroit Innovation District and the QLINE streetcar have revitalized downtown, making it a bustling hub of activity with new restaurants, shops, and entertainment venues springing up. This resurgence is fostering a sense of optimism and pride among Detroiters, who are witnessing the city reclaim its position as a powerhouse of American industry and culture.

Moreover, Detroit's rich cultural heritage is being celebrated and expanded upon in innovative ways. The revitalization of historic neighborhoods and the development of new public spaces have made the city more attractive and livable. Iconic institutions like the Detroit Institute of Arts and the Motown Museum continue to draw visitors, while new cultural events and festivals highlight the city's diverse and creative spirit. Community initiatives and public-private partnerships are also playing a crucial role in Detroit's comeback, addressing social challenges and ensuring that the benefits of economic growth are widely shared. With a strong sense of community and an indomitable spirit, Detroit is not just bouncing back but emerging stronger, embodying the resilience and ingenuity that define the city.

DETROIT DEMOGRAPHICS

ESTIMATED POPULATION (2022)	636,787
HOUSEHOLDS (2022)	243,240
MEDIAN HH INCOME (2022)	\$37,761
POPULATION PER SQUARE MILE (2022)	4,456

BROKER REPRESENTATION



600

CURRENT

BROKER LISTINGS

15,000

MULTI-FAMILY

APARTMENTS MANAGED

18,000,000

COMMERCIAL SF

MANAGED

\$22,500,000,000

IN CLOSED TRANSACTIONS



ANDREW BOWER

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Andrew is a seasoned commercial real estate advisor with expertise in helping tenants and landlords lease, sell, or purchase office and flex space both in Michigan and nationally. He adds value through detailed lease analysis, contract negotiations, market studies, site identification, and top-tier marketing. Andrew is currently part of a team managing the leasing of a 5.6 million square foot portfolio of major office buildings in Downtown Detroit, including iconic properties like One Campus Martius and Ally Detroit Center. He holds a BBA from Northwood University and enjoys fitness, boating, DIY projects, and spending time with family and friends. His client list includes prominent names like Bedrock Detroit, H.W. Kaufman Group, Rocket Companies, and more.



STEVE EISENSHTADT

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Steve Eisenshtadt began his career as a commercial real estate portfolio leasing manager, which allowed him to travel extensively across the U.S. After the portfolio was sold, he transitioned into brokerage, specializing in landlord and tenant representation in metro Detroit. Steve's expertise is enhanced by his CCIM and SIOR designations, along with his legal background, which strengthens his contract negotiation and communication skills. He has consistently been recognized with awards, including the Friedman Brokerage Presidents Club/Excellence Award and Costar Power Broker Award. His prestigious client list includes companies like GMAC, Pacific Life Insurance, and Harman Automotive.



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Peter has deep roots in the real estate industry, having grown up in a family that owns and manages multi-tenant properties throughout the Midwest. He began his career as an intern at Newmark while studying at Oakland University and quickly advanced to Associate Director due to his dedication. After joining Colliers International in 2011, Peter focused on multi-family investment sales, successfully handling numerous transactions. In 2016, he joined Friedman Real Estate, where he played a key role in a \$650M portfolio sale of over 10,000 units, one of the largest multi-family sales in the nation that year. Peter's clients include local and national private owners and institutional investors.



SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.


INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
 - Debt placement / capital markets
 - Sale leasebacks & portfolio sales
 - Valuation, research & consultation
 - Commercial management
 - Multi-Family Management
 - Construction & design services
 - Financing
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CREATING **VALUE** BEYOND **REAL** **ESTATE**



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