

FOR SALE OR LEASE

FIRST INDEPENDENCE BANK BUILDING

100 MICHIGAN AVE | DETROIT, MI 48226



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FIRST INDEPENDENCE BANK BUILDING

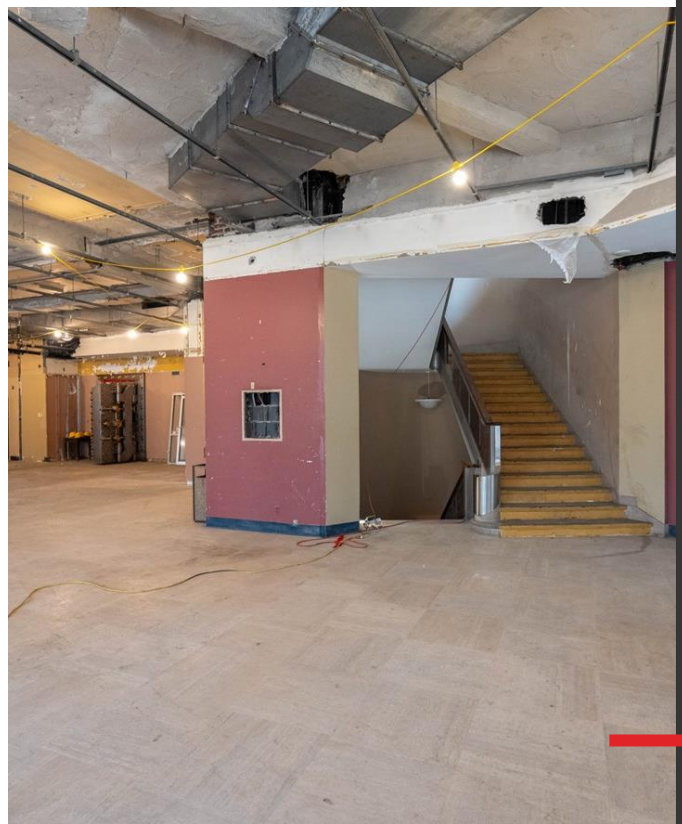
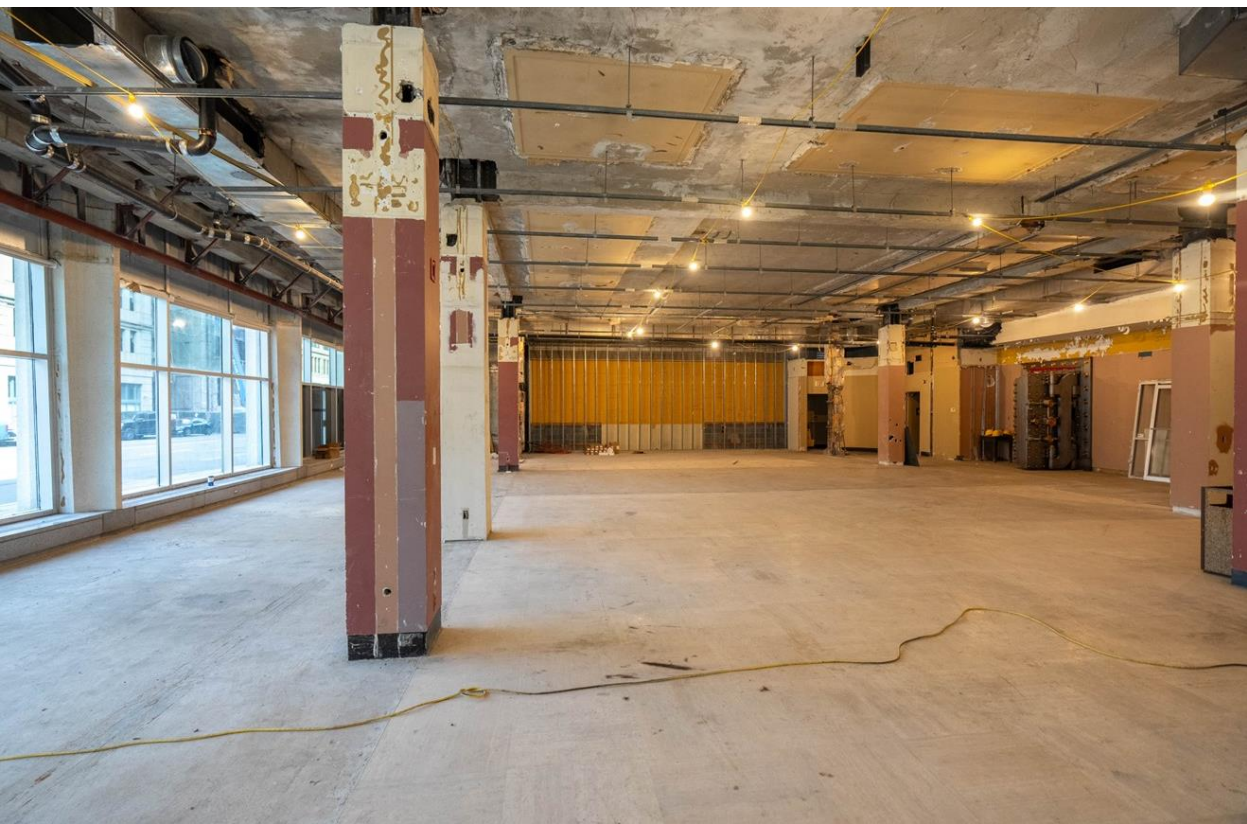
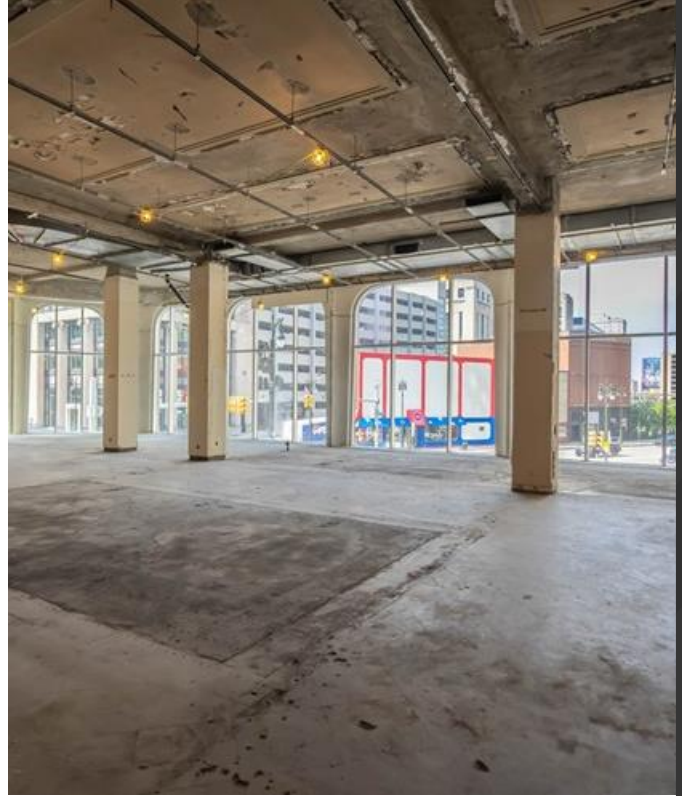
PROPERTY HIGHLIGHTS

- 20,756 SF Building Available in Downtown Detroit
- Unique User or Redevelopment Opportunity
- Situated at the entrance to Capitol Park on the hard corner of Michigan and Griswold
- 0.15 Acres Zoned B5
- Potential for Mixed-Use, Office, Retail, Multifamily, Hospitality
- Ceiling Heights up to 16'
- Located in a Qualified Opportunity Zone
- Area developments include The Stott, The Albert, Book Tower, Hudson's Site, Westin Book Cadillac
- Sale Price/Lease Rate: Contact Broker



eCode	254
Available SF	20,756 SF
Property Type	Retail
Year Built	1915
Signage Available	Yes
City	Detroit
Sale Price/Lease Rate	Contact Broker

FIRST INDEPENDENCE BANK BUILDING



INTERIOR PHOTOS



INTERIOR PHOTOS



THE STOTT

THE GRISWOLD
CAPITOL PARK



THE FARWELL
LUXURY RESIDENCES
CAPITOL PARK

CAPITOL PARK

CAMPUS MARTIUS PARK
< 1 BLOCK EAST

SUBJECT
PROPERTY



GRISWOLD ST

MICHIGAN AVE



THE STATLER

Gilly's

lululemon

WARBY PARKER

SHINOLA

DETROIT

MOOZZA

PIZZERIA • BAR

GUCCI

Standby

ONE MIKE

VICENTE'S

Twist

bamboo

BOX

Charmiaa

Biryani House

DESSERT OASIS

CUPIC MARIAGE

Cannelle

HUDSON

NIKE

HUDSON'S SITE

ENTOIR

Leila

CVS

AVALON

TEXAS

BRAZIL

ADELINA

sugar

ROSA PARKS

TRANSIT CENTER

THE WESTIN

BOOK CADILLAC

DETROIT

PRIME + PROPER

SULLIVAN'S

STARBUCKS

CAMPUS MARTIUS

PARK

100 MICHIGAN AVE

DETROIT, MI

SHAKE SHACK

CENTRAL

KITCHEN • D A R

DIME

maru

sushi & gril

Domino's

Pizza

JOHN

JOHN



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.

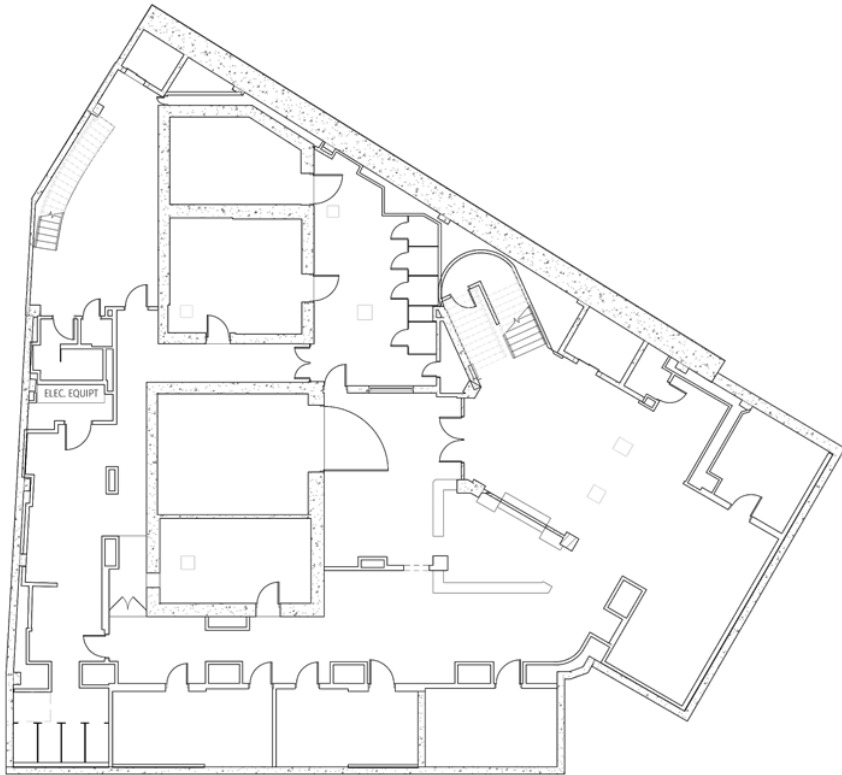
Moreover, Detroit’s rich cultural heritage is being celebrated and expanded upon in innovative ways. The revitalization of historic neighborhoods and the development of new public spaces have made the city more attractive and livable. Iconic institutions like the Detroit Institute of Arts and the Motown 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

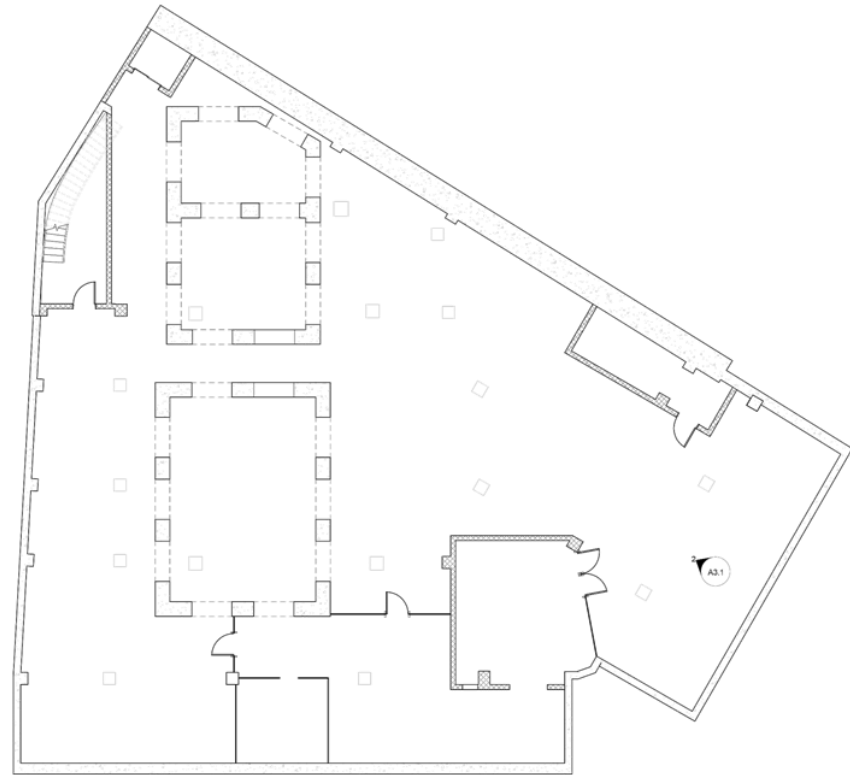
ESTIMATED POPULATION (2022)	636,787
HOUSEHOLDS (2022)	243,240
MEDIAN HH INCOME (2022)	\$37,761
POPULATION PER SQUARE MILE (2022)	4,456

FIRST INDEPENDENCE BANK BUILDING

BASEMENT PLAN & EXISTING SUB BASEMENT PLAN



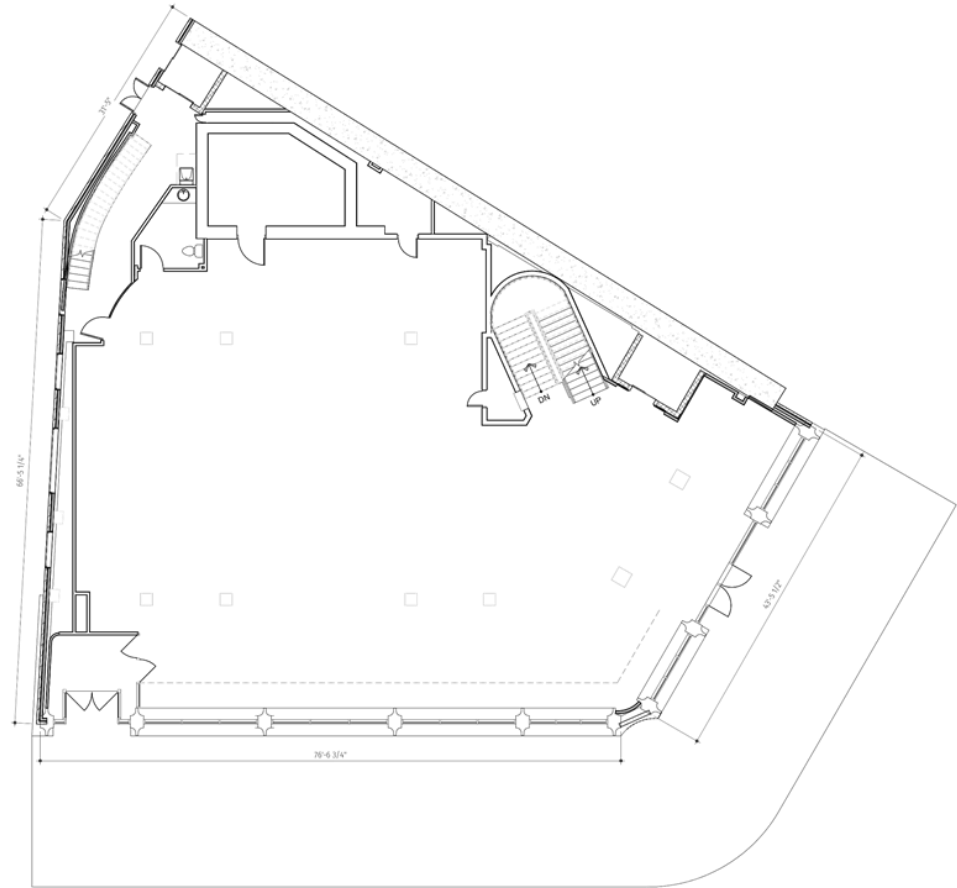
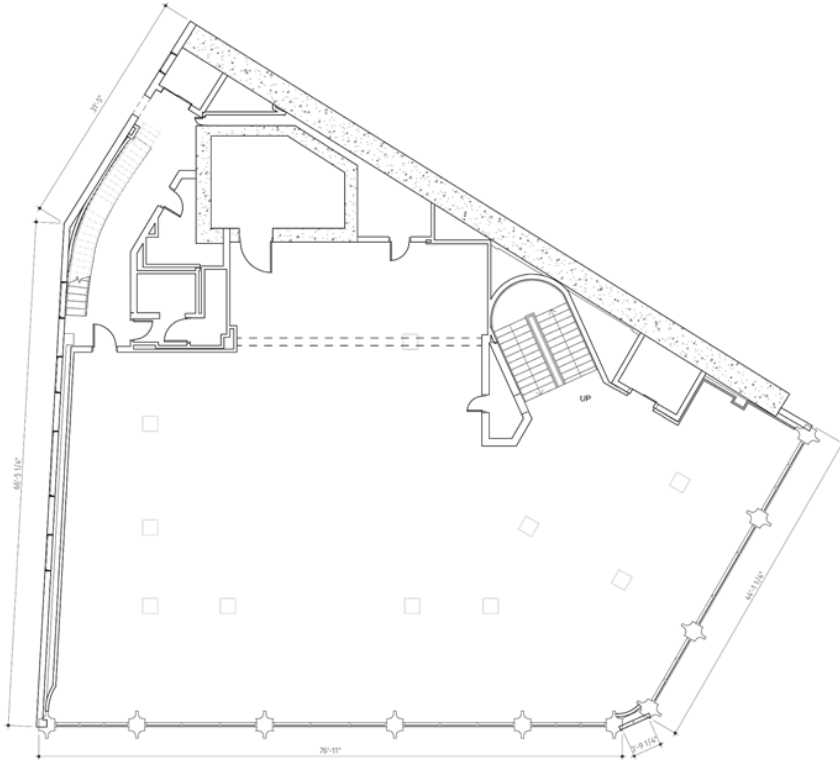
 PROJECT NORTH  TRUE NORTH  2 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



 PROJECT NORTH  TRUE NORTH  1 EXISTING SUB BASEMENT PLAN
SCALE: 1/8" = 1'-0"

FIRST INDEPENDENCE BANK BUILDING

2ND LEVEL PLAN & 1ST LEVEL PLAN



2 EXISTING 2ND LEVEL PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING 1ST LEVEL PLAN
SCALE: 1/8" = 1'-0"

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

15,000

MULTI-FAMILY
APARTMENTS MANAGED

18,000,000

COMMERCIAL
SF MANAGED

\$22.5B

IN
CLOSED TRANSACTIONS



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Andrew is an experienced commercial real estate advisor, assisting tenants and landlords lease, sell, or purchase office and flex space in Michigan and nationally. Andrew adds value to clients in every transaction by providing detailed lease analysis, contract negotiations, market studies, site identification, and best in class marketing.

Andrew is currently part of a team responsible for leasing the largest portfolio of institutionally owned office buildings in Downtown Detroit, encompassing 5.6 Million Square Feet. These assets include: One Campus Martius, Ally Detroit Center, First National Building, 1 Woodward Avenue, 1001 Woodward Avenue, 160 West Fort Street, 719 Griswold Street, and 300 River Place Drive.



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Steve Eisenshtadt embarked on his career as a commercial real estate portfolio leasing manager, which provided him with the opportunity to travel across the United States. After seven years in this role, the portfolio was sold, leading Steve to transition into brokerage, primarily focusing on representing landlords and tenants in the metro Detroit area. His CCIM and SIOR designations have been instrumental in his work, granting him a competitive edge and expertise that sets him apart. Steve's legal background has honed his contract comprehension, communication skills, and quick-thinking abilities, bolstering his value proposition. As a broker serving both landlords and tenants, Steve recognizes the importance of understanding the interests of each party in a transaction, allowing him to create favorable deals for his clients.



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Peter grew up in the real estate industry. His family owns and manages multi-tenant properties throughout the Midwest. Peter started in the business as an intern with Newmark Knight Frank (now Newmark) while obtaining his degree at Oakland University. Upon graduation, he decided to pursue a career in commercial real estate and because of his drive and tenacity, he was promoted to Associate Director. In December of 2011, Peter was recruited by Colliers International. Peter became ever more focused on assisting Investment Sales clientele with their multi-family dispositions and acquisitions, successfully completing a number of on-market and off-market transactions.

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



CREATING
VALUE
BEYOND
REAL
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