

311

**EAST GRAND RIVER
DOWNTOWN**

RETAIL FOR LEASE



THE HARMONIE CLUB
Detroit's oldest music association, the Harmonie Club was founded in 1849 by German immigrants who wished to meet and sing Lieder (German art songs). The society's first building, Harmonie Hall, was constructed in 1894 at the corner of East Grand Avenue and Second Street. Designed by German-American architect Richard Gorman, the hall's structure has a German town landmark. After repairs and renovation, Harmonie Club has hosted gatherings of German immigrants and their families. In the late 1900s, the club hosted many of Detroit's most prestigious organizations. The Harmonie Club is listed in the National Register of Historic Places.

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O'Connor Real Estate

O'Connor Real Estate is pleased to offer the lower level of the iconic Harmonie Club for lease in Detroit's vibrant Paradise Valley neighborhood. Join Lighthouse Immersive, which is creating experiential art exhibits on floors 1, 2 and 3. Previously a restaurant with historic details like floor-to-wall Pewabic tile, cove ceilings and light-flooding windows throughout.



311 East Grand River Avenue DOWNTOWN

\$24/SF NNN

7,775 Square Feet Available

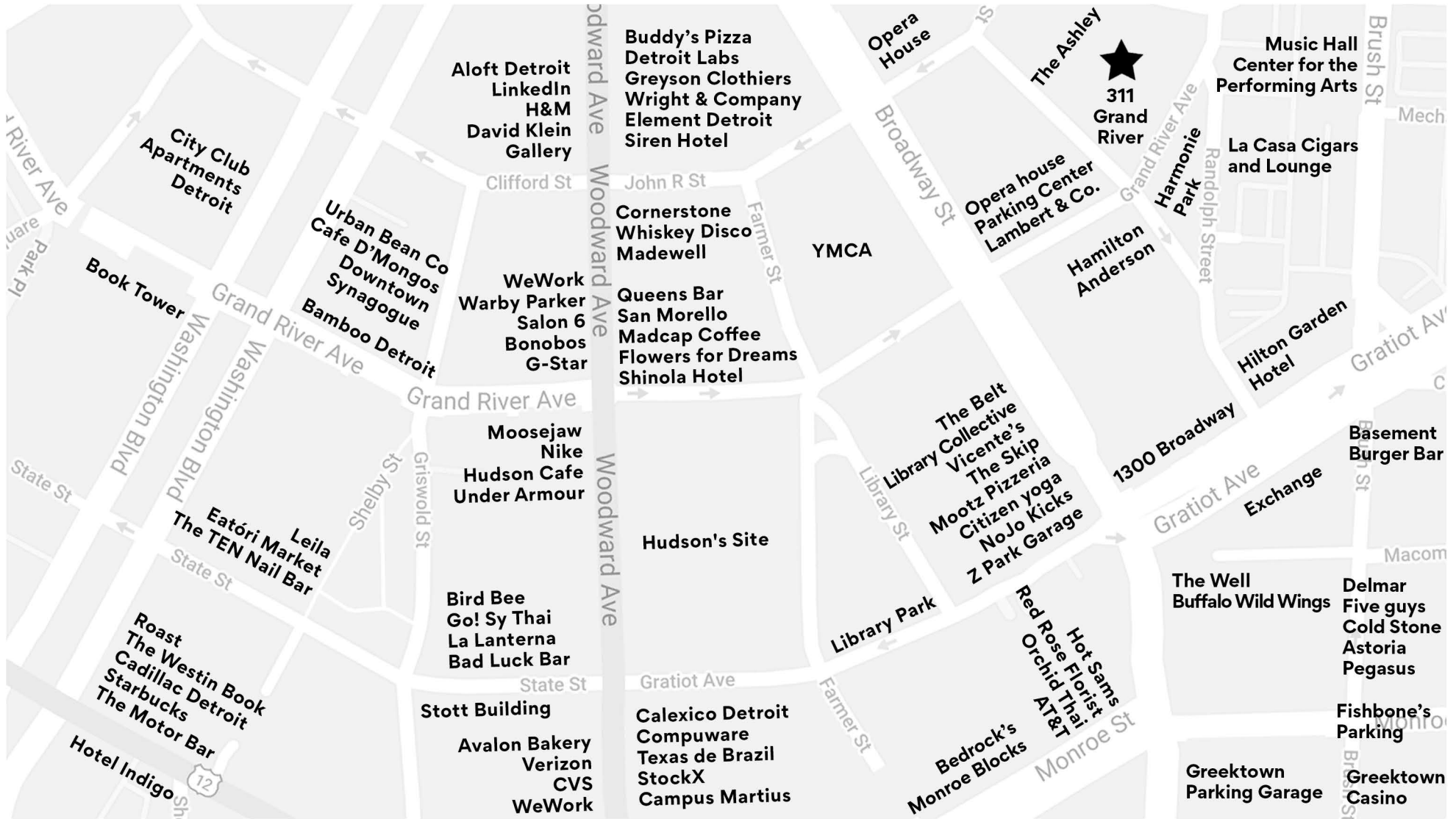
The Harmonie Club building is located within the Paradise Valley district in Downtown Detroit. Built in 1895 as a private club, the four-story building offers stunning architectural details in the facade and throughout the interiors. The building has recently gone through a complete core and shell historic restoration, coupled with state of the art tech and mechanical systems. Lighthouse Immersive, an immersive entertainment experience for large-scale event and art exhibitions, has signed a lease occupying floors 1, 2 and 3. The lower level of the club, offering prospective tenants historic details with modern-day amenities, is still available. With Lighthouse opening Summer of 2022, the location is sure to draw event goers from around metro Detroit for performances, exhibits and gatherings. The building was added to the National Registry of Historic Places and overlooks Beatrice Buck Park. The interior features an industrial kitchen, Pewabic tile and floor plan is well suited for a food and beverage/-speakeasy operator.



Downtown Detroit

Downtown Detroit is known for its significant historic architecture and prominent skyscrapers, including the Renaissance Center, the Penobscot Building, One Detroit Center and the Guardian Building. Historic churches, theaters and commercial buildings anchor the various downtown districts. Downtown offers a number of beautified parks including those linked by a promenade along the River front, as well as its central square, Campus Martius Park.





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ABOUT THE DEVELOPER



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Detroit-based Basco was founded in 2001 as a boutique commercial investment and development company with a target of creating walk-able districts in metro Detroit communities. The Company is in the forefront of investing and developing up-and-coming neighborhoods and business districts through new and exciting architecture coupled with a keen respect to the past. Basco is also involved in the ongoing management of its real estate, assuring tenants responsive and personal service to the highest level. For the last six years, Basco has been making a significant and focused investment in and around Downtown Detroit, and is currently in different stages of developing, marketing, and managing multiple unique and exciting mixed-use properties.

O'Connor Real Estate

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