

# Orchestra Place

3663 Woodward Avenue, Detroit, Michigan 48201



**NAI Farbman** | **Farbman Group**  
**MIDWEST EXPERTISE, GLOBAL REACH.**

Offering Memorandum presented by:

**Jeff Cavazos**

Senior Vice President  
248 613 6457 | [jcavazos@farbman.com](mailto:jcavazos@farbman.com)

**Kristi Lawton**

Vice President  
248 798 9828 | [lawton@farbman.com](mailto:lawton@farbman.com)



# Executive Summary

## Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	169,013 SF
Available SF:	31,092 - 96,997 SF
Lot Size:	54,006 SF
Number of Units:	79
Year Built:	1997
Zoning:	PD

## Property Overview

Discover a premier Midtown Medical Opportunity at 3663 Woodward Avenue, offering a prime location in the heart of Detroit. Boasting modern architecture and state-of-the-art facilities, this property is designed to elevate the tenant experience. Enjoy ample natural light, expansive views, and a contemporary environment conducive to productivity and collaboration. Attached, parking garage available, convenient access to public transit, and proximity to major roadways ensure seamless connectivity. This sought-after property presents an unparalleled opportunity to establish a prominent presence in Detroit's thriving commercial landscape.

## Property Highlights

- Prime location on Woodward Avenue in the heart of Detroit's Midtown Neighborhood
- Build-to-Suit Medical Space on 3 Full Floors from 31,092-96,997 SF
- Modern architecture and design with ample natural light
- Flexible floor plans to suit a variety of medical needs
- Covered, attached parking garage available
- Building signage available
- On-site management and maintenance

# Aerial



Eastern Market

Ford Field

Comerica Park

Little Caesars Arena

Fox Theater

Whole Foods

Wayne State University

**DMC**  
DETROIT MEDICAL CENTER

The Majestic

**Orchestra Place**

MOCAD

The Whitney

Save Detroit

Shinola Store

SheWolf

Honest Johns

Detroit Institute of Art

Seldon Standard

  
WAYNE STATE  
UNIVERSITY

3rd Street Bar

# Market Aerial

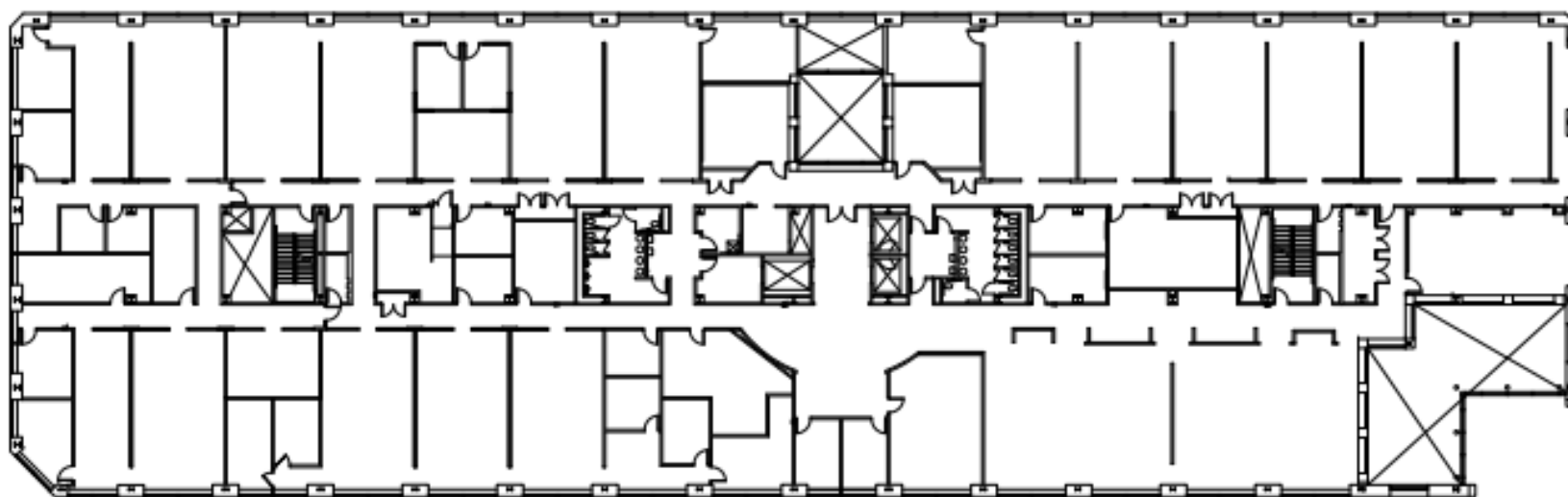
**Orchestra Place  
Parking Garage  
Over 600 Parking Spaces**



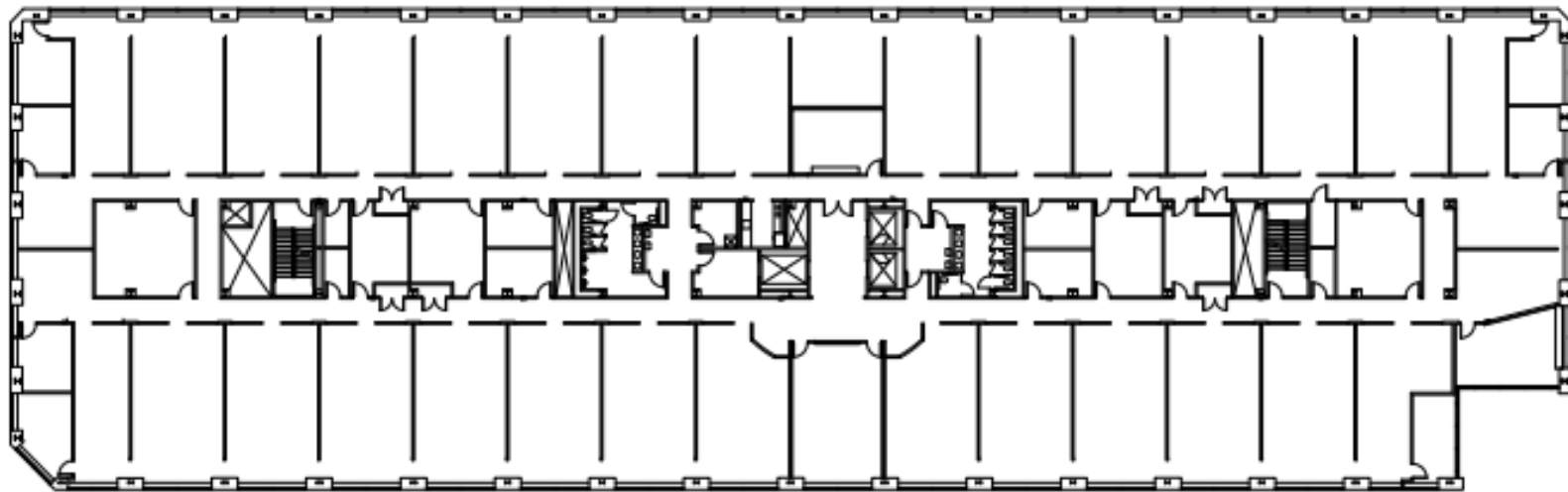
A white rectangular box containing three logos. From left to right: the Bank of America logo (a stylized flag), the FedEx Kinko's logo (with a star), and the Great Expressions Dental Centers logo (with a smiley face).



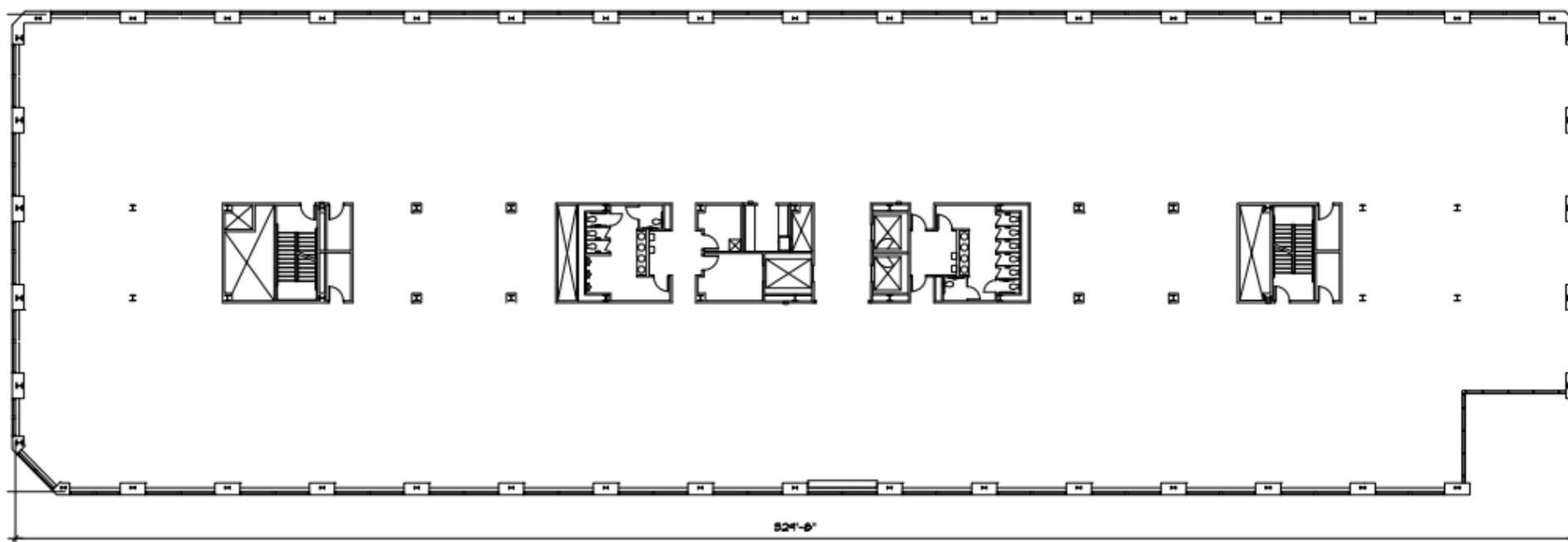
2nd Floor  
29,391 SF



3rd Floor  
32,953 SF



4th Floor  
32,951 SF





## Population

	1 Mile	3 Miles	5 Miles
Total Population	20,894	91,044	245,852
Average Age	37	39	38
Average Age (Male)	36	39	37
Average Age (Female)	37	40	38

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	10,600	45,478	101,945
# of Persons per HH	2	2	2.4
Average HH Income	\$54,068	\$59,205	\$53,638
Average House Value	\$373,141	\$269,205	\$193,680

Demographics data derived from AlphaMap



31700 Middlebelt Road  
Suite 225  
Farmington Hills, MI 48334  
248 353 0500

[www.naifarbman.com](http://www.naifarbman.com)

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