

2715 WOODWARD AVE DETROIT.



THE
DISTRICT
DETROIT



CONCEPTUAL RENDERING

Comerica Park

Home of the Detroit Tigers.

Access to Freeway

Fast and easy access to multiple freeways.

Brush Park

A Historic District with over 1,000 new residential housing units.

Little Caesars Global Headquarters

Headquarters expansion opened in 2020.

Fox Theater

Detroit's crown jewel, one of the most iconic theaters and music venues in the world.

QLine Stop in front of Building

The QLine is a rapid transit system that services downtown Detroit and the surrounding areas.

Little Caesar's Arena

Home of the Detroit Red Wings and Detroit Pistons, with direct access to restaurants and bars. Also includes Google office space on Henry Street.

Wayne State University

Mike Ilitch School of Business

Temple West Parking Deck

700 parking spaces providing dedicated parking for Tenant's employees and visitors.

Eddystone

Historic renovation featuring 92 residential units and exciting new restaurant opening fall 2021.

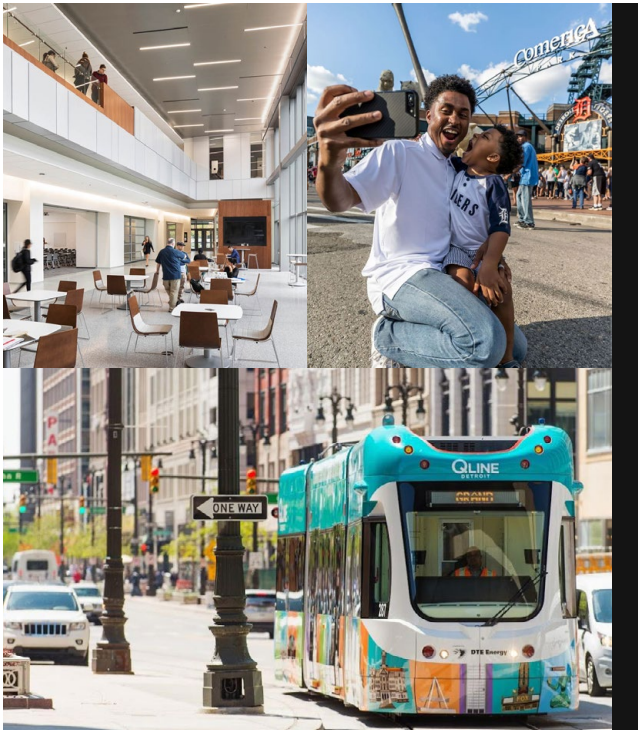
2715 WOODWARD AVE.

Home of Boston Consulting Group, Warner Norcross, and a future 55,190 SF tenant.

CULTURE, COMMUNITY & CONNECTION.

Welcome to 2715 Woodward, located in The District Detroit, where some of the most exciting things in the world are happening. Experience a **thriving ecosystem of commerce, community and culture in the heart of the action.** This premiere Woodward Avenue address presents a stunningly designed building that **fosters connections and unrivaled access.**

2715 Woodward is **located in the heart of Downtown Detroit**, which is **in the midst of one of the largest urban redevelopment booms in the country**, with over \$7.5 billion invested to create a truly world-class live/work/play destination. This trend has spurred numerous corporate relocations from suburban markets as **employers leverage downtown as a recruitment tool to compete for the best talent**, while also establishing Detroit as a **hub for technological innovation and entrepreneurship.**



Sports & Entertainment Mecca

- The largest concentration of sports and entertainment venues in the country for year-round experiences.

Corporate Synergies

- Diverse existing employment base with major expansions of the knowledge workforce converging with auto/manufacturing to create a new global tech hub

Access to Talent

- The region boasts over 50,000 annual college graduates, with over 51% of CBD Detroit residents having a college degree or more.

Exceptional Visibility, Parking & Access

- Famed Woodward Avenue Address with a Qline stop right outside the front door, as well as abundant adjacent parking and just minutes to 7 major highways.

LIVE

5,498

MULTIFAMILY UNITS
COMPLETED & UNDER
CONSTRUCTION
2016-2023

WORK

11

FORTUNE 500
HEAD-QUARTER'S
IN DETROIT

PLAY

15MIL.

ANNUAL
VISITORS

SHOP

3.6MIL.

SF OF
RESTAURANTS
& SHOPS

Sports & Entertainment Mecca

The largest concentration of sports and entertainment venues in the country for year-round experiences.

- 1 Comerica Park
- 2 Ford Field
- 3 Little Caesar's Arena
- 4 Fox Theater

Corporate Synergies

Diverse existing employer base with major expansions of knowledge workforce converging with auto/manufacturing creating a new global tech hub.

- 5 Quicken Loans World HQ
- 6 Little Caesar's World HQ
- 7 General Motors World HQ
- 8 Google Detroit

Access to Talent

The region boasts over 50,000 annual college graduates, with over 51% of CBD residents having a college degree or more.

- 9 Historic Brush Park Neighborhood
- 10 WSU Mike Ilitch School of Business
- 11 Eddystone - Residential Development

Exceptional Visibility, Parking & Access

Famed Woodward Avenue Address with a Qline stop right outside the front door, as well as abundant adjacent parking and just minutes to 7 major highways.

- 12 Direct Access to Interstate
- 13 Qline Rapid Transit Stop
- 14 Temple West Parking Deck

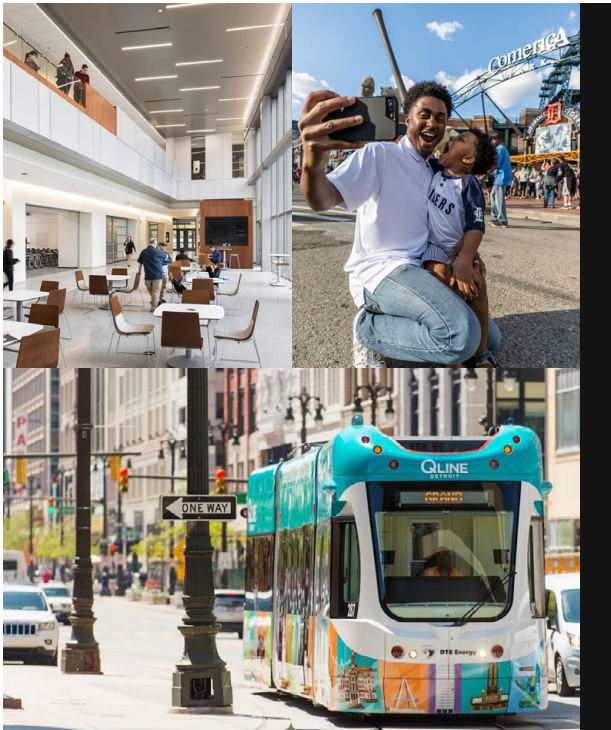


2715 WOODWARD AVE.
Home of Boston Consulting Group, Warner Norcross, and a future 55,190 SF tenant.

CULTURE, COMMUNITY & CONNECTION.

Welcome to 2715 Woodward, located in The District Detroit, where some of the most exciting things in the world are happening. Experience a **thriving ecosystem of commerce, community and culture in the heart of the action**. This premiere Woodward Avenue address presents a stunningly designed building that **fosters connections and unrivaled access**.

2715 Woodward is **located in the heart of Downtown Detroit**, which is **in the midst of one of the largest urban redevelopment booms in the country**, with over \$7.5 billion invested to create a truly world-class live/work/play destination. This trend has spurred numerous corporate relocations from suburban markets as **employers leverage downtown as a recruitment tool to compete for the best talent**, while also establishing Detroit as a **hub for technological innovation and entrepreneurship**.



KEY LANDMARK DESTINATIONS

Little Caesars Arena

- Home of the Detroit Red Wings and Detroit Pistons, with direct access to restaurants and bars. Also includes Google office space on Henry Street

Wayne State University

- Mike Ilitch School of Business

Brush Park Neighborhood

- A Historic District with over 1,000 new residential housing units

Temple West Parking Deck

- 700 parking spaces providing parking dedicated parking for of Tenant's employees and visitors

Fox Theater

- Detroit's crown jewel, one of the most iconic theaters and music venues in the world

Comerica Park and Ford Field

- Two iconic venues located immediately adjacent to each other, Comerica Park (Detroit Tigers) and Ford Field (Detroit Lions)

LIVE

5,498

MULTIFAMILY UNITS
COMPLETED & UNDER
CONSTRUCTION
2016-2023

WORK

11

FORTUNE 500
HEAD-QUARTER'S
IN DETROIT

PLAY

15MIL.

ANNUAL
VISITORS

SHOP

3.6MIL.

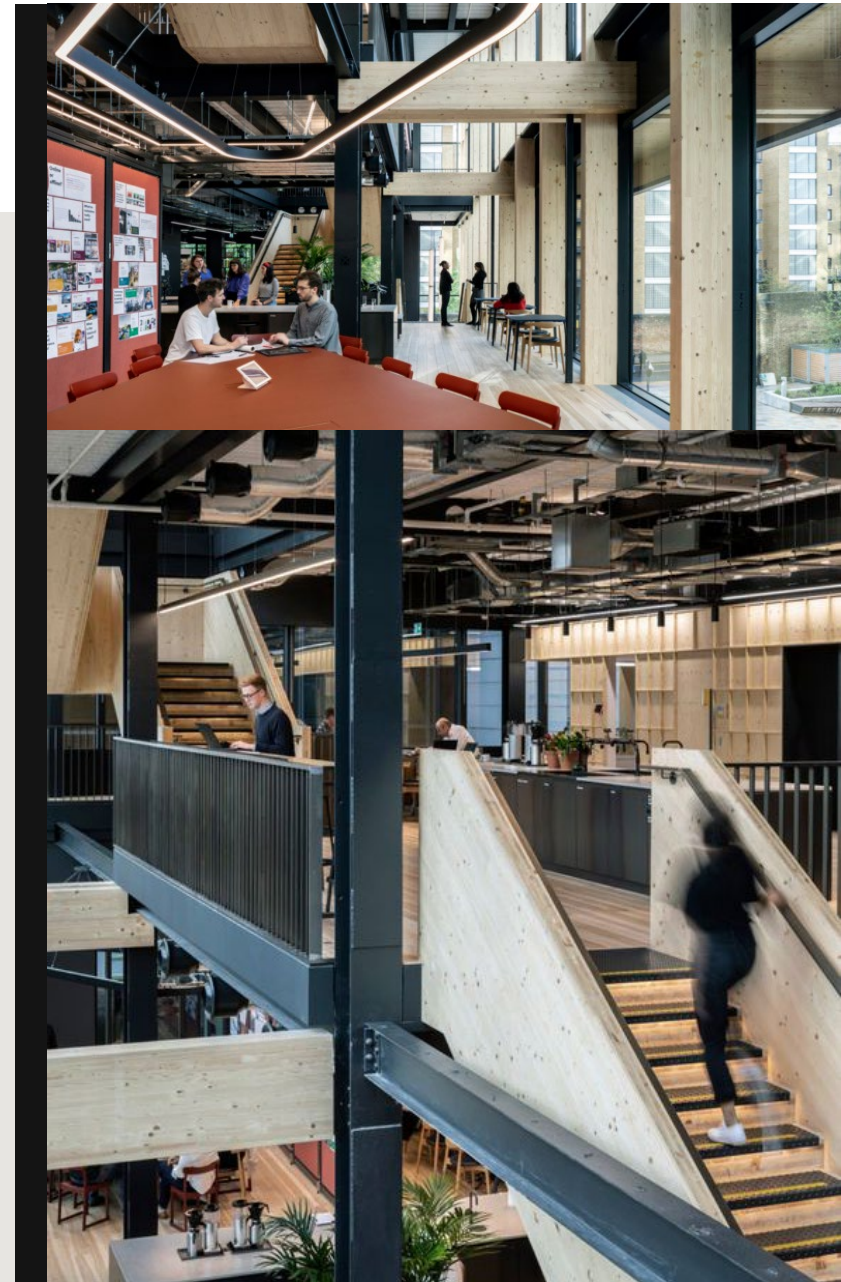
SF OF
RESTAURANTS
& SHOPS



DESIGNED FOR **OPPORTUNITY.**

BUILDING FEATURES

- A new construction, mid-rise building **in the heart of downtown**, with multiple points of access into and throughout the building
- **Fast, Abundant, Affordable & Convenient parking** in owned parking system for 100% of Tenant's employees and visitors
- **Efficient and flexible floor plates** for the connected and collaborative workspaces of today and tomorrow
- Innovative design features that provide for the **passive and constant delivery of health and well-being benefits**
- Enhanced indoor air-quality, with **state-of-the-art systems** providing:
 - Advanced air distribution allowing for 50% more fresh-air circulation than standard systems
 - Enhanced air/particle filtration
- Premiere building signage with **millions of annual views**



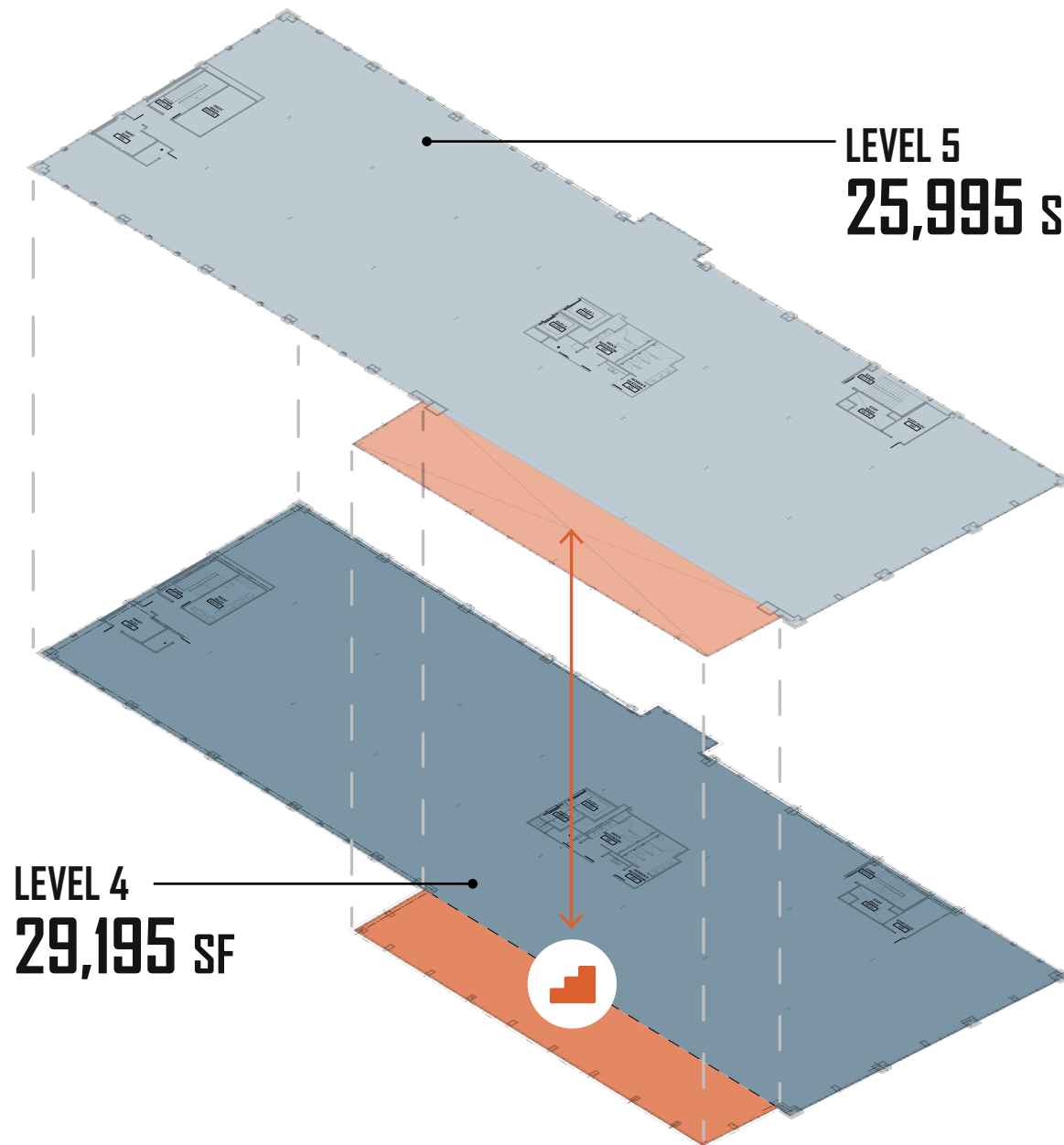
CRAFTED WITH CARE.

We consider ourselves stewards of the community with an obligation to **craft spaces** that inspire and allow individuals and organizations to grow and thrive.

That is why we've integrated **2715 Woodward** with specific design features that allow you to be your best. To socialize, interact, learn, and mentor – simply, to **come together through better buildings.**

OUR DYNAMIC SOLUTION

- Advanced design strategies that provide passive and constant delivery of **health, well-being and performance benefits** ranging from sound attenuation to sustainable materials and temperature controls
- Access to an **abundance of natural light** with floor to ceiling glass, and enhanced light quality features
- Enhanced indoor air-quality, with **state-of-the-art systems** providing:
 - Advanced air distribution allowing for 50% more fresh-air circulation than standard systems
 - Enhanced air/particle filtration
 - Moisture Management



IMPRESSIVE VIEWS

of downtown Detroit.

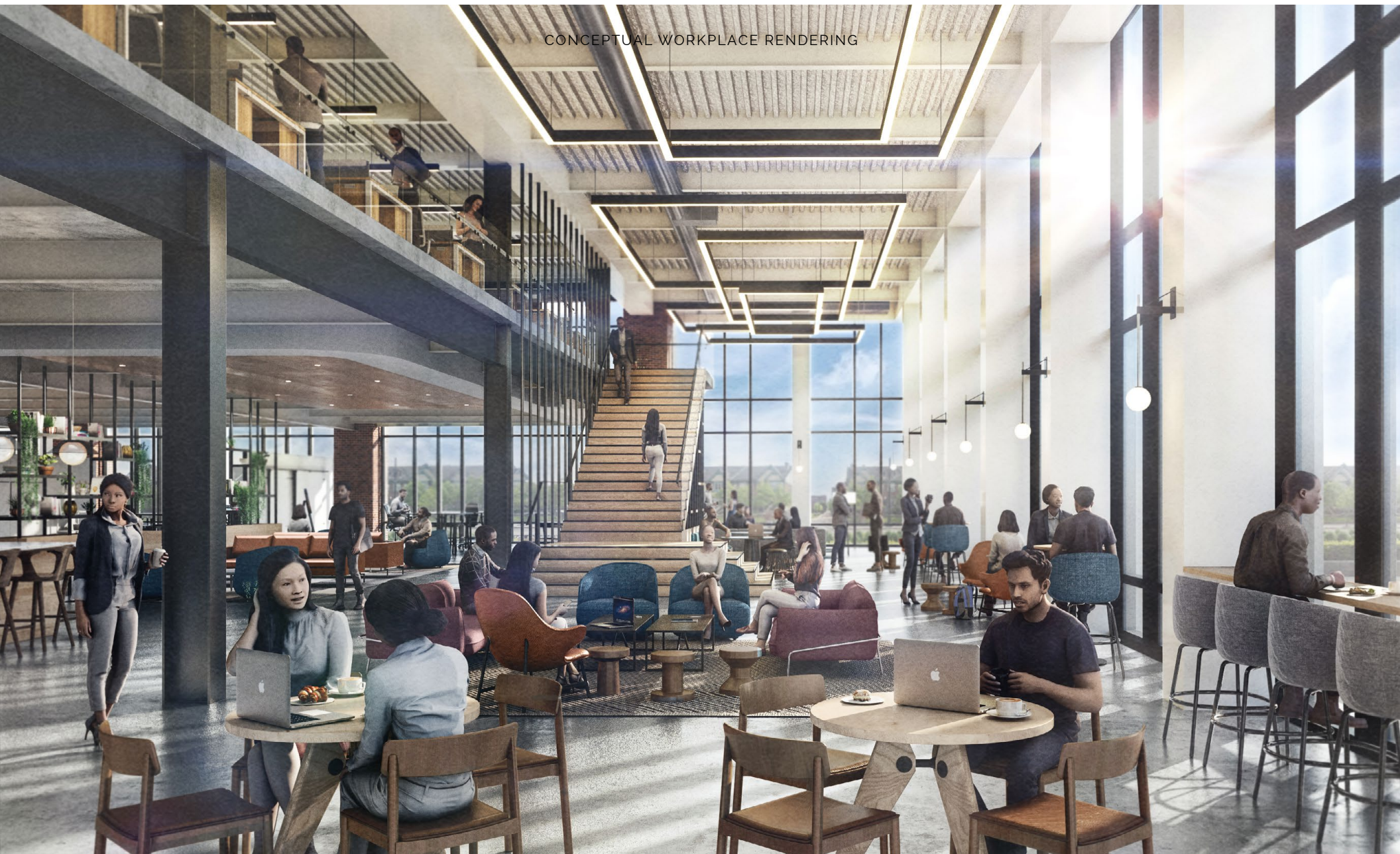
55,190 SF

of available
finish-to-suit workspace.

DOUBLE HEIGHT ATRIUM

between the 4th
and 5th floor.

CONCEPTUAL WORKPLACE RENDERING



"Now more than ever, **the Workplace still matters** and we believe that organizations when paired with the right buildings in the right place, make a difference. We believe your workplace is a tangible way for you to let your employees know you value them."

– Keith Bradford, SVP
Olympia Development
and District Detroit

55,190 SF

of available
finish-to-suit workspace

MADE FOR DOERS, INNOVATORS, VISIONARIES.
MADE FOR **DETROITERS.**



CONCEPTUAL WORKPLACE RENDERING

A PLACE **TO GATHER.**

CREATING HARMONY BETWEEN **WORK & AMENITIES**



CONCEPTUAL RESTAURANT PATIO RENDERING

"The District Detroit's **dynamic location** is equally matched by our commitment to continually foster The District Detroit 'Difference' for our corporate partners – **delivering elevated and personalized experiences, unrivaled access and unique collaborations.**"

– Stefan Stration, VP of Development, Olympia Development

16,000 SF

of available 1st floor Food & Beverage/ Retail space.

CONCEPTUAL RESTAURANT RENDERING



DOWNTOWN DETROIT - NEW ERA OF SUSTAINED GROWTH.

Over the past decade Downtown Detroit has undergone an unprecedented revitalization, marking the re-birth of a major American downtown. This momentum is only getting stronger; with **\$7.5 Billion** already invested and providing the transformative groundwork, the city has reached **a new era of sustained growth** across all sectors with over 30 active projects totaling \$1.5 Billion, and dozens more in the pipeline.

A central aspect to the Detroit resurgence is the quality and depth of the regions existing economic infrastructure, **including access to talent, quality of life and cost of living, all interwoven with a rich, dynamic and diverse cultural scene.**

Over the past few years **notable companies relocated** from the suburbs or **establishing a significant new presence** in Detroit including:



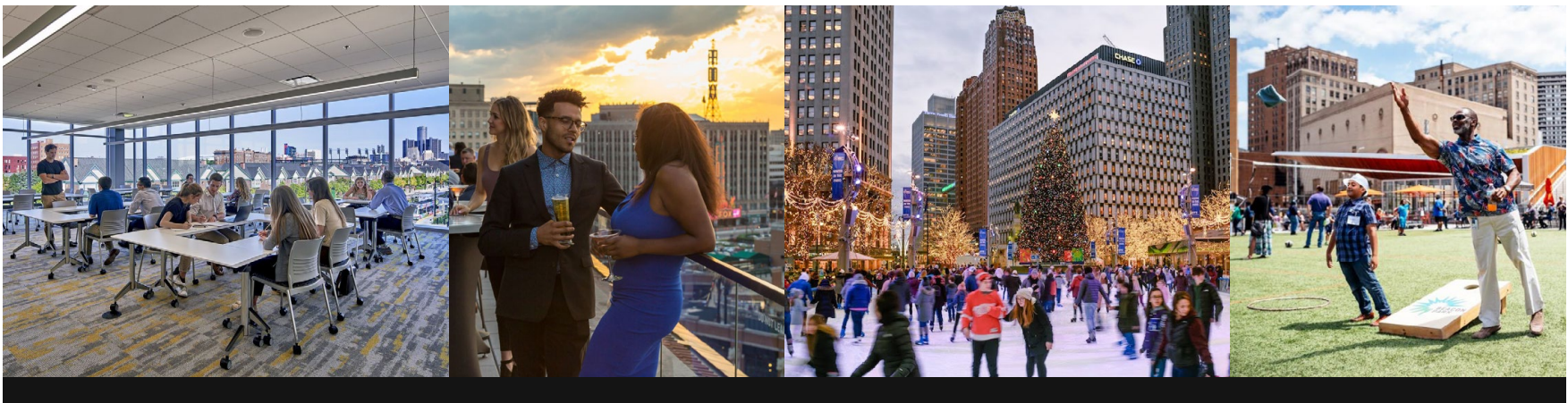
Quicken Loans



amazon



Microsoft



IN THE HEART OF THE ACTION. THE DISTRICT DETROIT

The centerpiece location in downtown Detroit is Olympia Development's urban lifestyle and entertainment development known as **The District Detroit**.

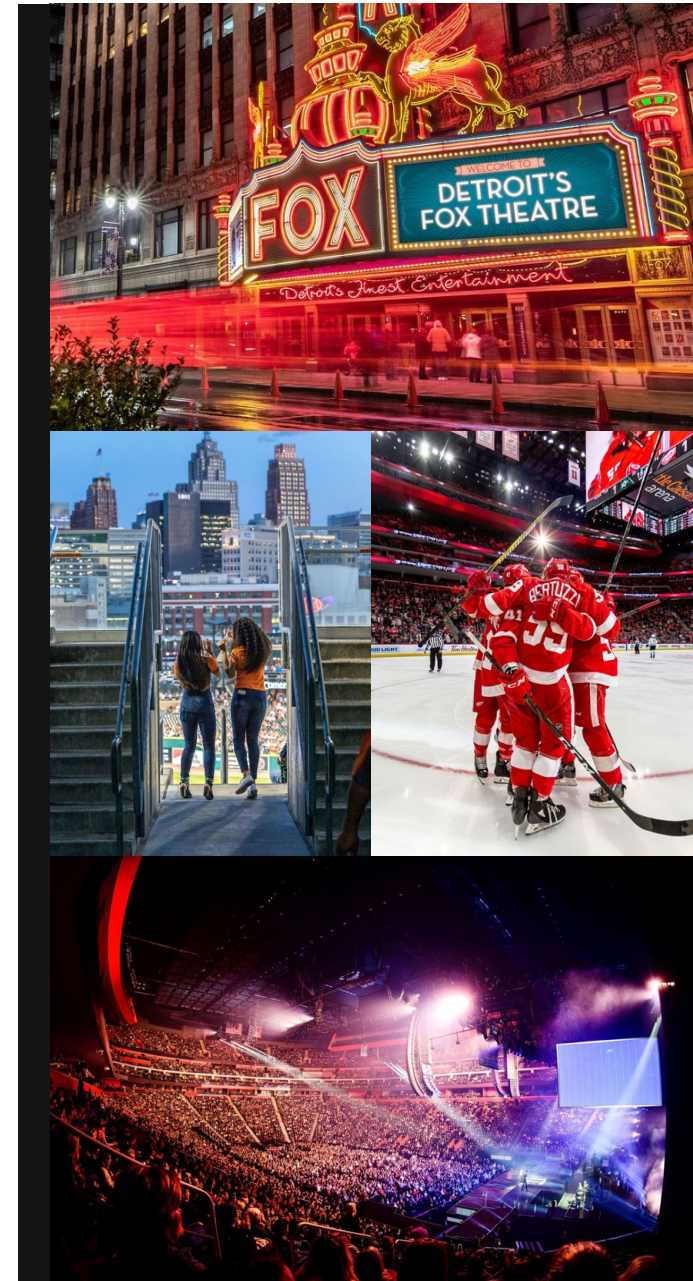
The District Detroit is one of the **largest, most forward-thinking and inclusive urban developments in the country**, encompassing a complete live/work/play lifestyle destination. Having already **delivered more than \$2 billion in economic impact**, we're just getting started.

A collection of **world-class venues and partners** include:



Olympia Development is a Detroit-based, **full-service real estate company** developing The District Detroit, and is a division of Ilitch Companies, a privately-held and family-run group that has been an entrepreneurial and innovative leader in Detroit for over 40 years.

For more information about Olympia Development and The District Detroit:
<https://ilitchnewshub.com/category/news-hub/development/>



2715 WOODWARD AVE DETROIT.

BOG

THE Kitchen

FOR WORKSPACE INQUIRIES
PLEASE CONTACT:

MIKE CARL

Senior Vice President
+1 248 361 9175
Mike.Carl@plantemoran.com

plante moran | cresa

RON GANTNER

Partner
+1 248 703 0783
Ron.Gantner@plantemoran.com

plante moran | cresa

FOR RETAIL INQUIRIES
PLEASE CONTACT:

KEITH ROGERS

RDA Founder/Principal
+1 248-245-5447
Keith@RDAdvisors.net

AUSTIN ROGERS

RDA VP of Leasing
+1 248-330-2730
ARogers@RDAdvisors.net

Mitchell N. Friedel

Vice Chairman
+1 212 372 0719
mfriedel@ngkf.com

NEWMARK

All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

