

Surrounding Developments

623 Cass Ave · Detroit, MI 48226 · Convention Center District

Subject Property	623 Cass Ave, Detroit, MI 48226
District	Downtown / Convention Center / Financial District
Position	North side of the block bounded by Cass / Fort / Washington / Congress
Report Date	April 30, 2026

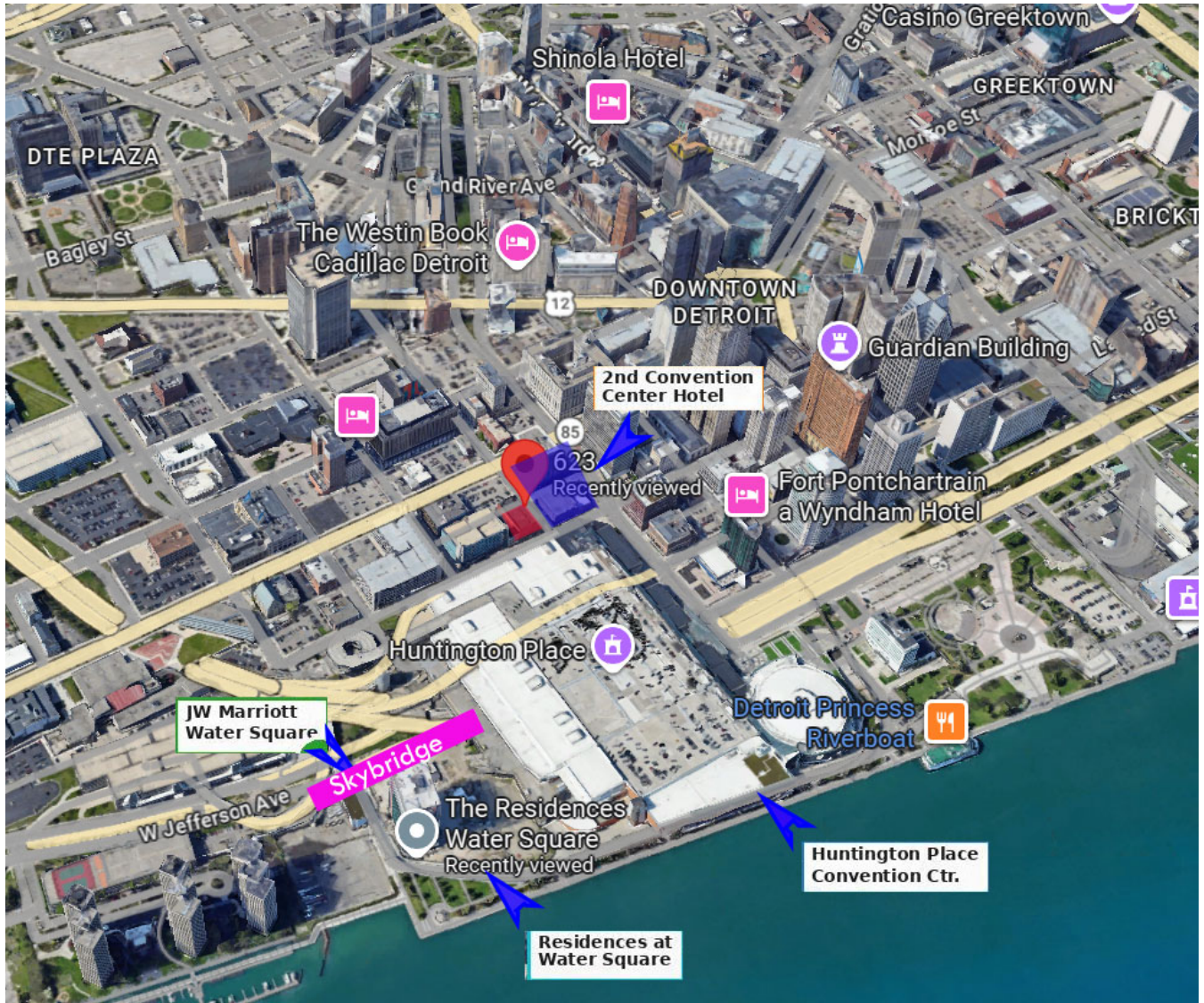
Why this matters

623 Cass Ave sits at the epicenter of Detroit's most active development push. Within a three-block radius, public and private investors are deploying **over \$1.5 billion** in new construction and infrastructure, almost all of it timed to the **NCAA Men's Final Four in March 2027** and the long-term buildout of the Huntington Place hospitality campus. Most notably, the entire block immediately south of the subject property is slated for demolition to make way for a 600-room, \$450M convention center hotel announced in late April 2026.

\$1.55B+	7	~3,000	2024 – 2027
Total announced nearby investment	High-profile projects in radius	New hotel rooms + 200 condos	Delivery window

Site Map

Each numbered marker corresponds to a development detailed on the following pages. Dashed purple lines show planned skybridge / pedestrian connectors.



Project Details

Profiles for each numbered location on the site map, in order.

1 623 Cass Avenue (Subject Property) 623 Cass Ave, Detroit, MI 48226

OUR PROPERTY

Location	North side of the block bounded by Cass Ave, W Fort St, Washington Blvd, and W Congress St
Adjacency	Directly bordered to the south by the announced 2nd convention center hotel block (Project #2)
Walking distance	Huntington Place: ~2 blocks · Hudson's/EDITION: ~6 blocks · Riverfront: ~3 blocks (via new Second Ave Extension)

The subject property occupies an unusually well-positioned parcel in the Convention Center District. Every surrounding block has either an active construction project, a recently completed delivery, or an announced redevelopment in motion. The property's frontage on Cass Avenue places it directly across the street from the proposed second convention hotel — the largest new hotel project announced in downtown Detroit in years.



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Second Convention Center Hotel

Block bounded by Cass Ave, W Fort St, Washington Blvd & W Congress St (includes 333 W Fort St / Fort Washington Plaza)

PROPOSED

Investment	~\$450 million
Size	~600 rooms · entire-city-block footprint
Developer	Congress & Associates (a Sterling Group affiliate) + DRCFA (Detroit Regional Convention Facility Authority)
Ownership split	51% developer/brand · 49% DRCFA
Timeline	Announced April 2026 · construction begins early 2027 · demolition of the existing Fort Washington Plaza tower required
Connection	Skywalk to Huntington Place (Project #3)
Economic impact	Approx. 1,000 permanent jobs, hundreds of construction jobs, projected ~\$100M/yr new spending

Announced on April 29, 2026, this is the most consequential project for the subject property. The DRCFA and Sterling Group plan to demolish the entire city block immediately south of 623 Cass — including the 16-story Fort Washington Plaza office tower and the existing parking garage — to build a 600-room, \$450M convention center hotel. A hotel brand has not yet been named. The project is intended to address Detroit's chronic shortage of convention-grade rooms and to win larger event bookings for Huntington Place. Expect material construction noise, dust, and traffic impacts directly adjacent to the subject property from 2027 onward.



Visual references & sources

No formal renderings have been released yet (project announced April 2026). Use the existing Fort Washington Plaza block photo as a placeholder for now.

- [Crain's Detroit Business — Second hotel announcement](https://www.crainsdetroit.com/real-estate/commercial/cdb-second-convention-center-hotel-proposed-20260429/)

<https://www.crainsdetroit.com/real-estate/commercial/cdb-second-convention-center-hotel-proposed-20260429/>

- [Detroit News — Huntington Place to get another hotel](https://www.detroitnews.com/story/business/2026/04/29/huntington-place-set-to-get-another-hotel-in-addition-to-jw-marriott/89854756007/)

<https://www.detroitnews.com/story/business/2026/04/29/huntington-place-set-to-get-another-hotel-in-addition-to-jw-marriott/89854756007/>

- [WXYZ Detroit — Second convention hotel coverage](https://www.wxyz.com/news/region/detroit/a-second-convention-center-hotel-to-be-connected-to-huntington-place-in-downtown-detroit)

<https://www.wxyz.com/news/region/detroit/a-second-convention-center-hotel-to-be-connected-to-huntington-place-in-downtown-detroit>

3

Huntington Place Convention Center (Expansion)

EXPANSION U/C

1 Washington Blvd, Detroit, MI 48226

Investment	\$125 million (current expansion phase)
Size	2.4M sq ft total facility · 20,000 sq ft expansion on southwest end along Steve Yzerman Drive
Owner / Operator	DRCFA (owner) · Legends Global (operator)
New features	Rooftop terrace, expanded meeting halls, Skybridge Connector to JW Marriott (Project #4)
Timeline	Approved July 2025 · target completion late 2026 (ahead of NCAA Final Four 2027)

Huntington Place — formerly Cobo Hall, then Cobo Center, then TCF Center — is the 16th-largest convention center in the United States. The current \$125M expansion adds capacity on the southwest corner and, more importantly, delivers the long-awaited skybridge connections to the JW Marriott hotel and the new Second Avenue Extension. The combined upgrades position Huntington Place to compete for larger national conventions that previously skipped Detroit due to attached-hotel and walkability gaps.



Visual references & sources

- DRCFA — Convention Center Expansion (official renderings) <https://www.huntingtonplacedetroit.com/about/detroit-regional-convention-facility-authority/drdfa-convention-center-expansion>
- Huntington Place — official site <https://www.huntingtonplacedetroit.com/>
- Perna Team — \$125M Expansion Approved (additional renderings) <https://www.thepernateam.com/blog/125m-huntington-place-expansion-approved-major-detroit-convention-center-upgrade-begins/>

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JW Marriott Detroit Water Square

Former Joe Louis Arena site, on the Detroit Riverfront west of Huntington Place

UNDER CONSTRUCTION

Size	25 stories · ~600 rooms · 50,000 sq ft of meeting space
Developer	The Sterling Group
Distinction	First hotel <i>directly connected</i> to Huntington Place (via skybridge over Steve Yzerman Drive)
On-site	Andiamo Italian Chophouse on ground floor + lobby bar
Timeline	Construction began spring 2024 · opens early 2027 (ahead of NCAA Men's Final Four)

Built on the cleared footprint of the former Joe Louis Arena, the JW Marriott Detroit Water Square will be the city's first new hotel directly attached to the convention center. It is the linchpin of the Water Square master plan, which Sterling Group has been assembling on the riverfront since 2017. The skybridge connection over Steve Yzerman Drive — funded as part of the Huntington Place expansion — turns the entire convention/hotel cluster into a single weather-protected campus.



Visual references & sources

- Neumann/Smith Architecture — official project page (renderings) <https://www.neumannsmith.com/jw-marriott-detroit-water-square/>
- Urbanize Detroit — New renderings released <https://detroit.urbanize.city/post/new-renderings-released-future-jw-marriott-detroit-water-square>
- Crain's Detroit — Renderings show new JW Marriott

<https://www.craindetroit.com/real-estate/renderings-show-new-jw-marriott-hotel-along-detroit-river>

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The Residences at Water Square

222 3rd Ave, Detroit, MI 48226

COMPLETED 2024

Size	25-story luxury apartment high-rise
Developer	The Sterling Group
Status	Operational since early 2024 — the first delivery of the Water Square master plan
Significance	Established the riverfront submarket as competitive with Midtown / Brush Park rents

Already open and leasing, The Residences at Water Square set the design and rent benchmark for the new Water Square district. Industry chatter at its opening described it as a "new standard for downtown and riverfront living in Detroit." For the subject property, this is the proof point that demand exists for upmarket downtown residential — relevant if any future use of 623 Cass involves residential conversion.



Visual references & sources

- The Residences Water Square — official site <https://watersquareresidences.com/>
- Neumann/Smith Architecture — Detroit projects portfolio <https://www.neumannsmith.com/detroit-revitalization/>

6

Second Avenue Extension + Pedestrian Skybridge

Bridges Congress St and 2nd Ave to riverfront over the M-10 Lodge Freeway

INFRASTRUCTURE U/C

Investment	\$103.9 million
Funder	Detroit Regional Convention Facility Authority (DRCFA)
Modes	Vehicles + pedestrians + cyclists (~50% of right-of-way reserved for non-vehicular use)
Timeline	Construction began August 2025 · opens summer 2026

The Second Avenue Extension is one of the most quietly important infrastructure moves in downtown Detroit in a decade. For the first time, it will provide a direct connection from the downtown street grid to the riverfront west of Huntington Place — eliminating a long-standing barrier created by the M-10 Lodge Freeway. For 623 Cass, this means a meaningfully shorter and more pleasant walk to the riverfront, and improved north–south permeability across the convention center campus.



Visual references & sources

- Detroit News — Construction begins on Second Avenue Extension
<https://www.detroitnews.com/story/news/local/detroit-city/2025/08/14/construction-begins-on-second-avenue-extension/85656063007/>
- DRCFA — Project page (rendering & details)
<https://www.huntingtonplacedetroit.com/about/detroit-regional-convention-facility-authority/drcfa-convention-center-expansion>

7

Hudson's Detroit / The Detroit EDITION

1208 Woodward Ave, Detroit, MI 48226 (~6 blocks NE of subject property)

OPENING 2027

Total scope	1.5M sq ft · two buildings · Michigan's second-tallest tower (681 ft / 49 stories)
Developer	Bedrock (Dan Gilbert)
Already open	GM's global headquarters (relocated from RenCen, opened Jan 2026) · The Department at Hudson's event venue · Pine Hall cocktail bar · Nick Gilbert Way plaza
Opening 2027	The Detroit EDITION (227-room 5-star hotel — Marriott's first 5-star hotel in Detroit) + The Residences at The Detroit EDITION (96 luxury condos starting ~\$600K)
Tenants confirmed	GM (HQ), JPMorgan Chase, Accenture, Rock Holdings, Gilbert Family Foundation, ALO, Tecovas

Hudson's Detroit isn't immediately adjacent to 623 Cass, but it is by far the highest-profile development in the broader downtown core and significantly raises the floor for nearby property values. GM's headquarters relocation from the Renaissance Center to Hudson's, completed in January 2026, has already shifted the center of gravity of downtown Detroit westward along Woodward — closer to the subject property. The 5-star EDITION hotel and condo tower opening in 2027 will further concentrate luxury hospitality demand in this corridor.



Visual references & sources

- Bedrock — Hudson's Detroit property page <https://www.bedrockdetroit.com/property/hudsons-detroit/>
- Hudson's Detroit — official site <https://www.hudsons-detroit.com/>
- Visit Detroit — EDITION partnership press release (renderings) <https://visitdetroit.com/media/press-releases/defined-by-detroit-built-for-the-world-bedrock-partners-with-edition-to-bring-5-star-hotel-and-high-rise-residences-to-hudsons-detroit/>

Combined Timeline & Outlook

Year	Milestone	Project
2024	The Residences at Water Square delivered	#5
Jan 2026	GM HQ opens at Hudson's Detroit	#7
Apr 2026	2nd convention hotel announced	#2
Summer 2026	Second Avenue Extension opens	#6
Late 2026	Huntington Place expansion + skybridge complete	#3
Early 2027	JW Marriott Water Square opens (pre-Final Four)	#4
2027	Detroit EDITION hotel + condos open	#7
Mar 2027	NCAA Men's Final Four held at Ford Field	—
Early 2027 →	2nd convention hotel construction begins	#2

Key takeaways for 623 Cass

- 1. The block immediately south of you will be redeveloped.** The full block bounded by Cass / Fort / Washington / Congress is targeted for demolition starting in 2027. Plan for active construction adjacency for approximately 3+ years.
- 2. Three new hotels totaling 1,400+ rooms are being built within walking distance.** JW Marriott (#4), the proposed convention hotel (#2), and the Detroit EDITION (#7) collectively reshape downtown's hospitality footprint, all opening within an ~18-month window.
- 3. The Final Four is the forcing function.** Nearly every project's delivery date is anchored to March 2027 — meaning sustained construction intensity through late 2026 / early 2027, then a step-change in foot traffic and visibility around the subject property.
- 4. Walkability improves materially in summer 2026.** The Second Avenue Extension closes the riverfront-access gap that has defined this part of downtown for decades. This is the most underrated near-term improvement to 623 Cass's location.
- 5. GM's relocation has already shifted downtown's center of gravity** west along Woodward toward the subject property's general orientation.

Sources: Detroit News (Apr 2026), Crain's Detroit Business (Apr 2026), Hour Detroit (Jan 2026), DBusiness (Apr 2026), DRCFA / Huntington Place official communications, WXYZ Detroit, Bedrock Detroit, Wikipedia. Coordinates from Google Places. This document is informational and not investment advice.