



Broderick Tower

10 WITHERELL STREET
DETROIT, MI

UP TO 9,977 SF AVAILABLE
125 Residential Units
For Lease

BEN AND BENJI
COLLIERS DETROIT REAL ESTATE

Ben Hubert
248 226 1864
ben.hubert@colliers.com

Benji Rosenzweig
248 226 1866
ben.rozenzweig@colliers.com





Broderick Tower

Ground Floor Retail
Space Available

Broderick Tower is one of Detroit's most iconic historic buildings, rising 34 stories over Grand Circus Park and home to 124 residential units overlooking Comerica Park and the downtown skyline. The new ownership group is investing millions of dollars into a full renovation, elevating the building's infrastructure, residential experience, and commercial spaces. Floors 2, 3, and 4 are being redeveloped into modern coworking and creative office space, adding daytime population and vibrancy to the building. For retail and hospitality users, the tower offers a rare multi-level opportunity that includes a ground-floor space of 2,877 SF, a 1,900 SF mezzanine, and up to 5,200 SF of lower-level space — ideal for an innovative food and beverage operator

seeking a dramatic, experience-driven setting. The building sits at the heart of Detroit's entertainment district with three stadiums and five historic theaters within two blocks, providing exceptional visibility and foot traffic from ballgames, concerts, touring shows, and year-round events. This stretch of Woodward Avenue is widely recognized as Detroit's premier high-end retail corridor, anchoring the city's luxury, life-style, and destination-driven shopping. With its unmatched architectural presence and significant capital improvements underway, Broderick Tower is poised to reemerge as a centerpiece of Downtown Detroit's resurgence.

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Executive Summary

10 WITHERELL STREET

UP TO 9,977 SF AVAILABLE

2,877 SF OF FIRST FLOOR RETAIL SPACE

1,900 SF MEZZANINE

UP TO 5,200 SF OF LOWER LEVEL SPACE

OVERVIEW



The Broderick Tower stands as a testament to Detroit's rich architectural heritage, offering a unique opportunity to contribute to the city's ongoing renaissance. By preserving its historic charm while integrating thoughtful design solutions and modern amenities, the tower becomes a beacon of progress — honoring the past while reemerging as a defining feature of Detroit's skyline.

Property Details

10 WITHERELL STREET

GROSS BUILDING AREA

192,497 SQUARE FEET

PARCEL ID

W23/I031000.37N

FLOORS

34

PARKING

Valet Parking

NUMBER OF BUILDINGS

1

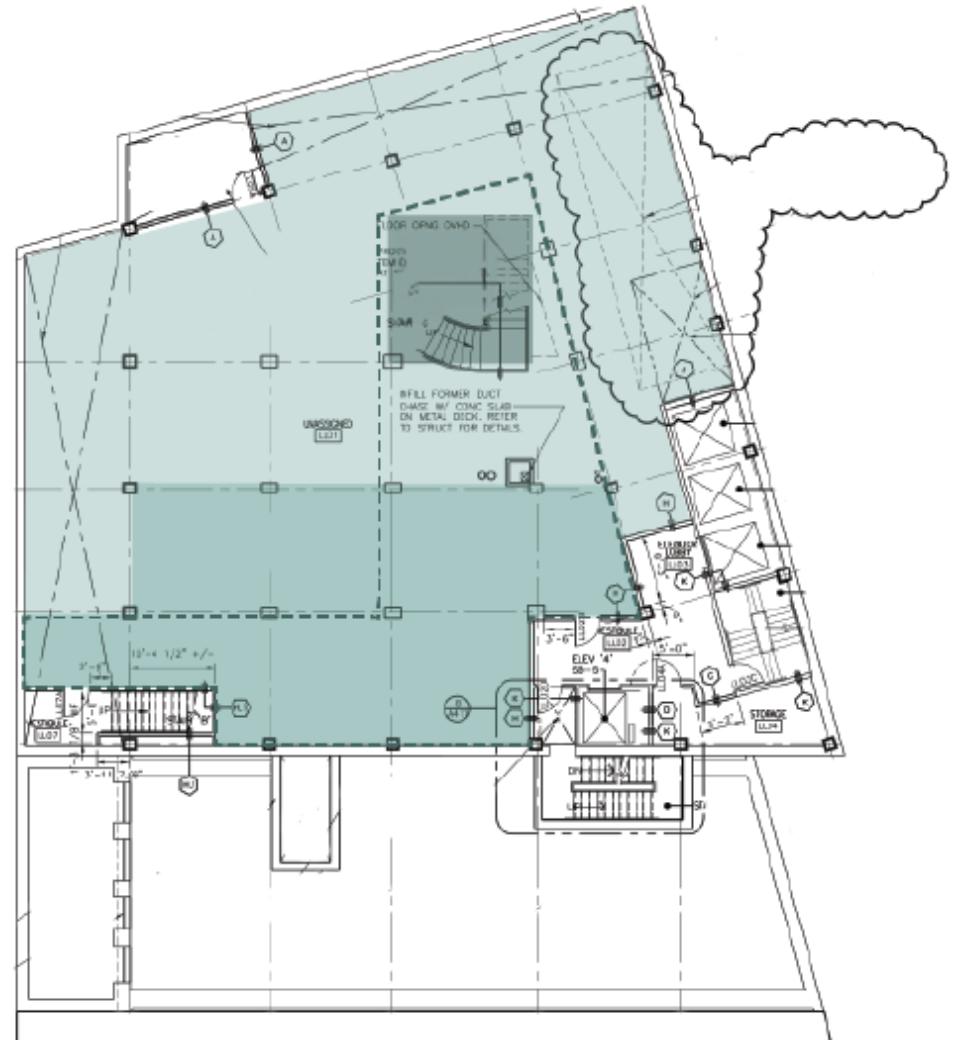
YEAR BUILT / RENOVATED

1928 / 2012



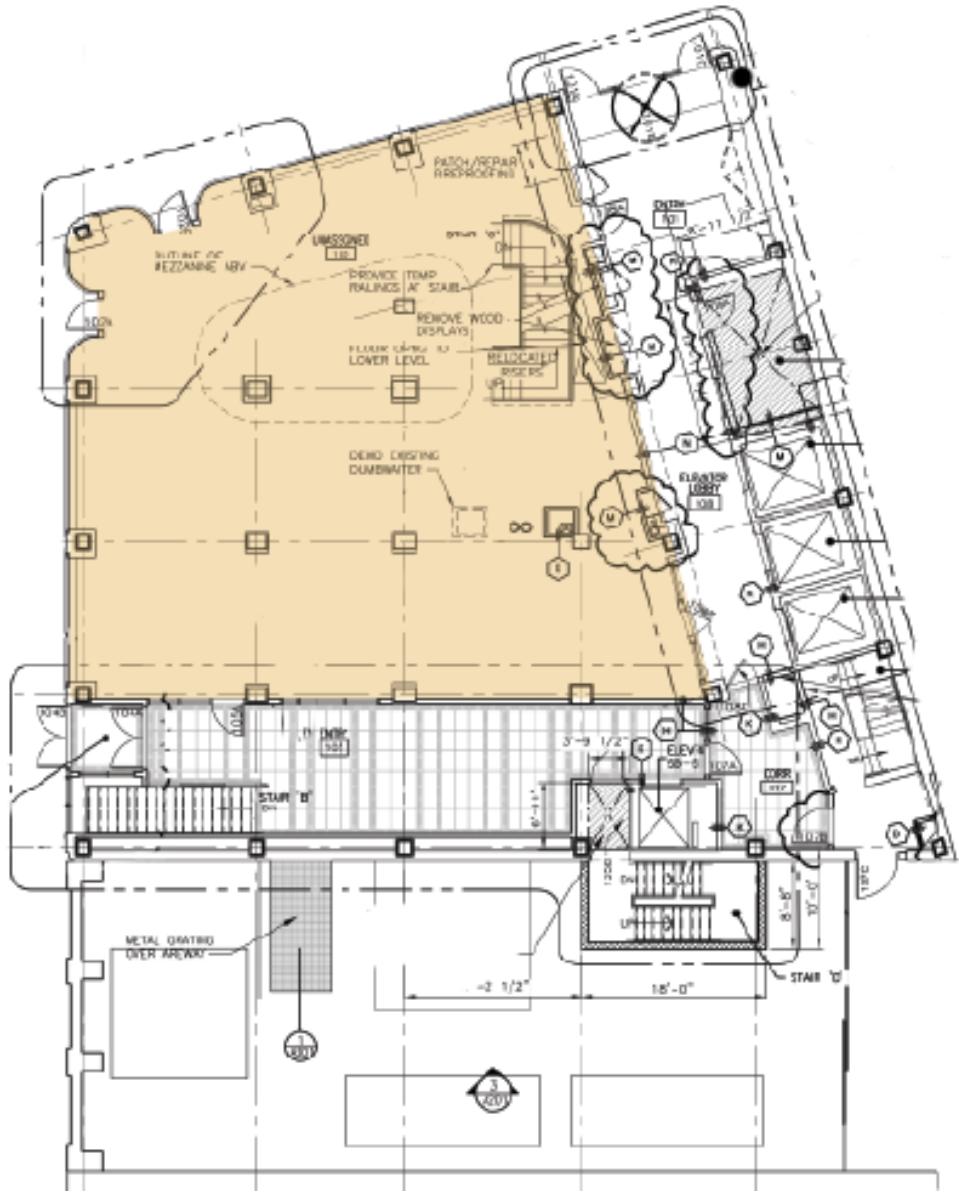
Lower Level

± 5,200 SF



Ground Floor

± 2,877 SF



Mezzanine

± 1,900 SF

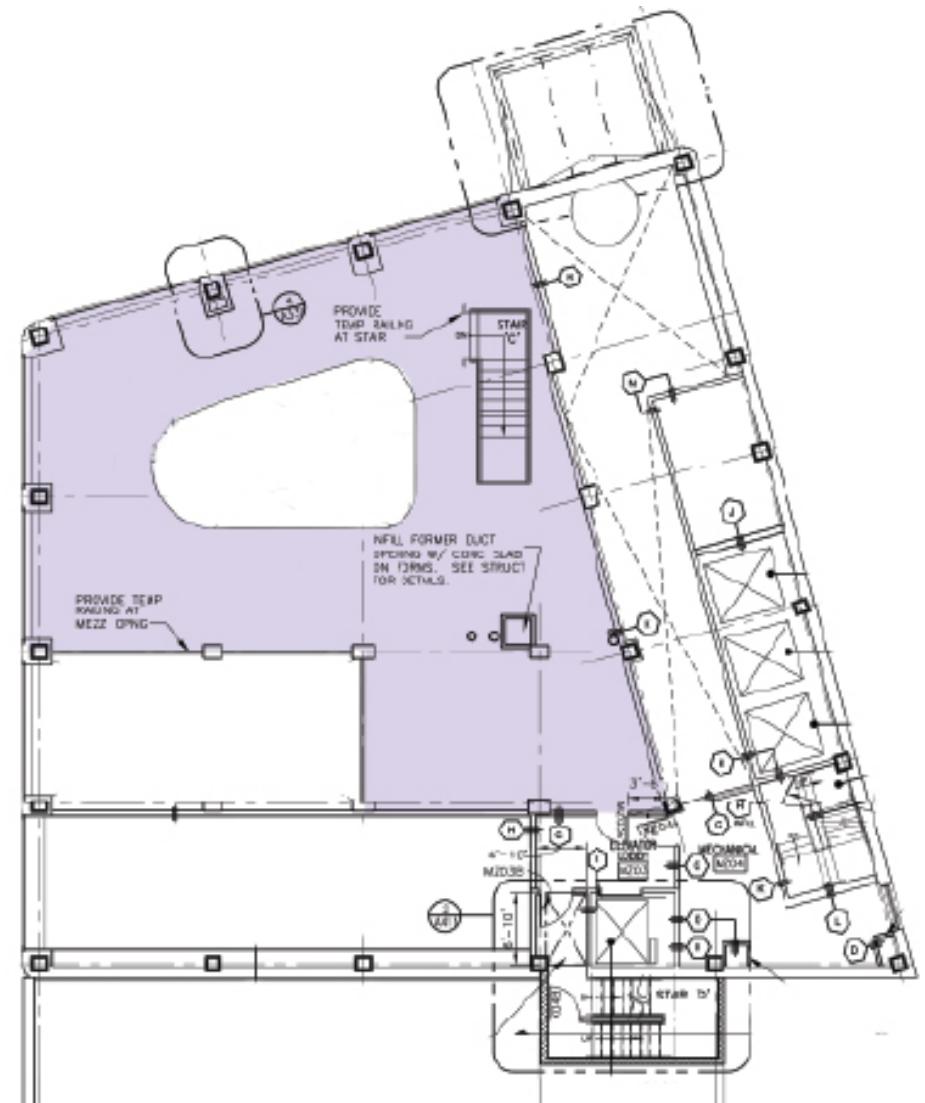


Photo Gallery

10 WITHERELL STREET

UP TO 9,977 SF AVAILABLE



LOWER LEVEL RENDERINGS

The optional layouts are strategically configured to highlight and integrate the existing staircase as a central design element, using spatial sequencing and circulation patterns to foster moments of discovery throughout the environment.





GROUND FLOOR RENDERINGS

The concept features a market-grocer setting with convenient grab-and-go options, offering a light and fresh experience accented by subtle hints of wellness.





MEZZANINE RENDERINGS

This new tenant option is focused on wellness, health, and fitness, offering support whether someone is preparing for fitness, recovering after a workout, or just getting started on their fitness journey.

The Detroit Market

10 WITHERELL STREET

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DOWNTOWN DETROIT

10 WITHERELL STREET

Detroit continues to attract multifamily investors seeking stability and growth in a strengthening rental market. The city's revitalization has driven steady population gains in key neighborhoods, supported by expanding employment, infrastructure investment, and new development. Affordable entry points, strong rental demand, and limited new supply create favorable conditions for long-term income growth and value appreciation across Detroit's multifamily sector.



DOWNTOWN RETAIL



DEVELOPMENTS AREA



Hudson Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



The Ralph C. Wilson Centennial Park

The final part of the Detroit Riverfront Conservancy's master plan of revitalizing 5.5 miles along the river, the park is a \$75 million investment stationed on the west side of the riverfront near the site of the former Joe Louis Arena. It will consist of 22 acres of playscapes and recreational spaces.



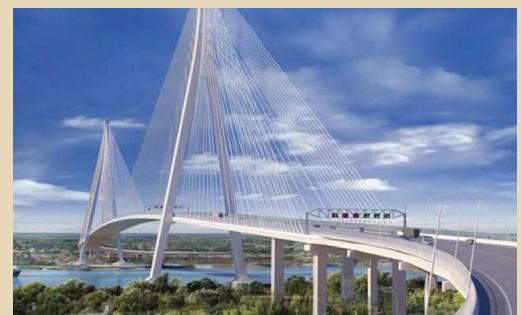
Huntington Place

The redevelopment of Detroit's convention center will broaden national appeal while improving its function and experience locally. Plans call for building an attached hotel and ballroom and extending Second Street to facilitate access and loading while providing connectivity to the riverwalk.



University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



Gordie Howe Intl. Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.*



Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit