

# Ally Detroit Center

500 Woodward Ave | Detroit, MI





# Businesses and Talent Are Choosing Detroit

The Detroit region is home to more than 740,000 workers, 17 Fortune 1000 companies, 5.4 million people and some of the top educational institutions in the world. The business-friendly region has the talent, resources and cutting-edge facilities that drive innovation.

## SPENDING POWER

# \$12.2B

Greater Downtown Detroit tallied a total annual earnings of \$12.2B in 2023.<sup>2</sup>

## POPULATION GROWTH

# 49%+

The population of adults ages 25-34 in Greater Downtown Detroit has increased by 49% since 2013.<sup>3</sup>

## AFFORDABILITY

The cost of space and talent in Detroit is lower than in other major markets, which allows for more investment opportunities.

## ECONOMY

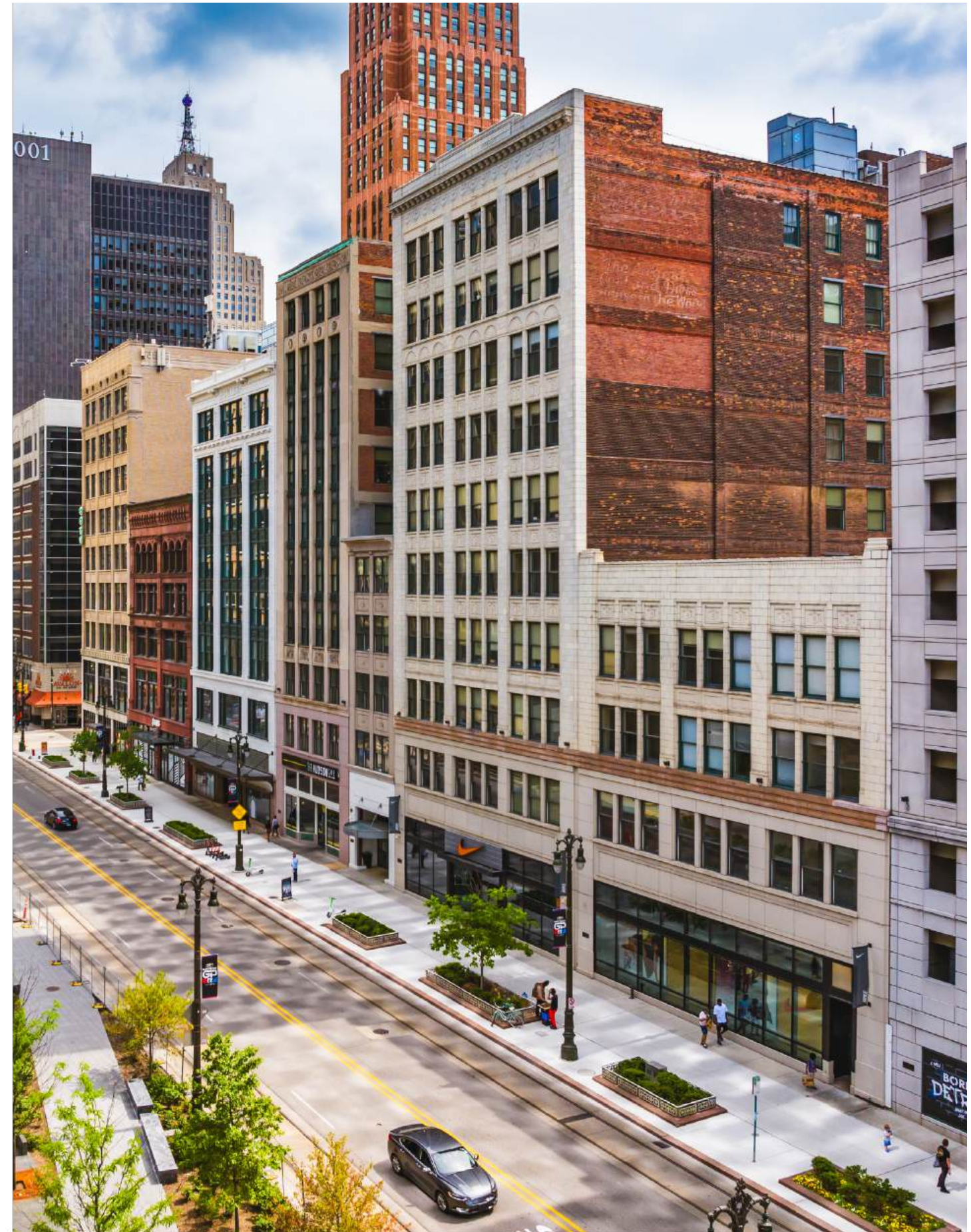
In 2022, Michigan continued its strong economic recovery with a 7.81% growth in real GDP. Detroit's startup ecosystem was named the second-fastest growing in the world in 2024.<sup>1</sup>

## TALENT

The Detroit region leads the nation in engineers per capita, thanks in large part to its proximity to world-renowned colleges and universities that issue thousands of STEM degrees each year.

## BUSINESS-FRIENDLY

After reworking its approach to business and development this decade, Detroit and the state of Michigan have adapted their respective approaches to attracting and retaining businesses. In 2024, CNBC ranked Michigan #9 in America's Top States for Business.<sup>2</sup>



1. Placer.ai data  
2. Downtown Detroit Partnership  
3. ESRI Business Summary



# Building Talent

Southeastern Michigan is home to one of the most robust higher-education regions, with schools like the University of Michigan, Michigan State University and Wayne State University annually ranking among the best research institutions in the nation each year.

The Detroit region employs over 170,000 people in science, technical, engineering and math (STEM) occupations.

From high-tech to skilled trades, Michigan is on its way to becoming one of the top states in the nation for job creation. Developing talent for jobs that are in-demand right now and in the future is a top priority for the state.

THE CITY’S STEM OCCUPATION JOB GROWTH IS NEARLY TRIPLE THE NATIONAL AVERAGE RATE SINCE 2010

STATE INNOVATION POWER RANKINGS

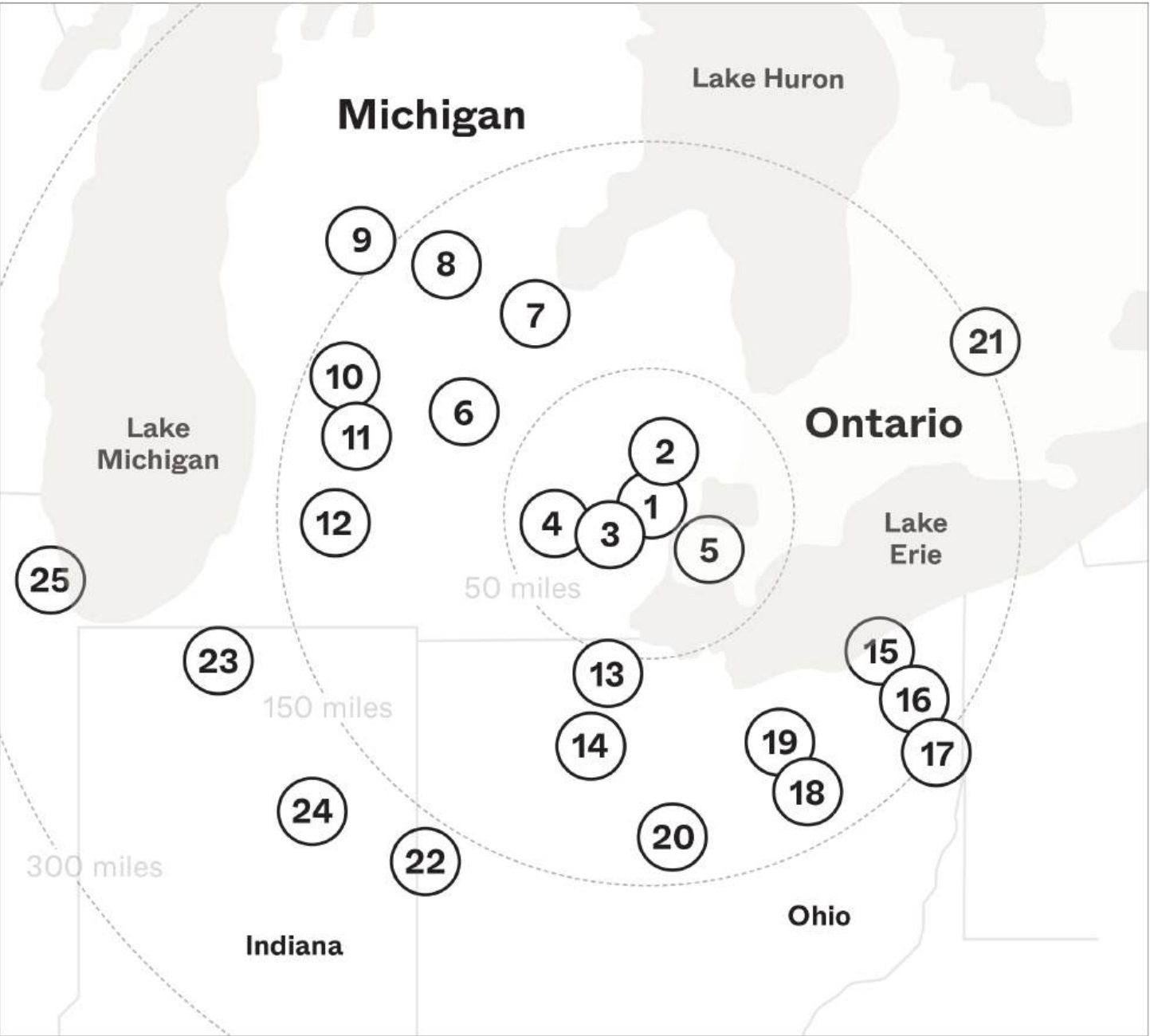
The University Research Corridor (URC) is a collaborative partnership with the University of Michigan, Michigan State University and Wayne State University.

Their research has led to advancements in medicine, mobility and business, and the most recent study showed that the URC had a statewide economic impact of \$18.7 billion and generated 78,845 jobs.

URC is the number-one university cluster in the United States, not only attracting talent from around the world, but also delivering one of the strongest talent bases in the country. Additionally, URC is ranked second in innovation power in the nation – using talent, technology, research and development as metrics.

2.5<sup>x</sup>

#2



- |    |                                 |    |                                 |
|----|---------------------------------|----|---------------------------------|
| 1  | Wayne State University          | 13 | University of Toledo            |
| 2  | Oakland University              | 14 | Bowling Green University        |
| 3  | Eastern Michigan University     | 15 | Cleveland State University      |
| 4  | University of Michigan          | 16 | Case Western Reserve University |
| 5  | University of Windsor           | 17 | Youngstown State University     |
| 6  | Michigan State University       | 18 | Kent State University           |
| 7  | Saginaw Valley State University | 19 | University of Akron             |
| 8  | Central Michigan University     | 20 | The Ohio State University       |
| 9  | Ferris State University         | 21 | University of Waterloo          |
| 10 | Grand Valley State University   | 22 | University of Dayton            |
| 11 | Davenport University            | 23 | University of Notre Dame        |
| 12 | Western Michigan University     | 24 | Ball State University           |
|    |                                 | 25 | University of Illinois          |

## DEGREES AWARDED FROM REGIONAL COLLEGES IN 2021

265,437	BACHELOR'S DEGREES
110,340	MASTER'S DEGREES
97,925	ASSOCIATE'S DEGREES
27,813	DOCTORAL DEGREES



# A City Worth Visiting

Greater Downtown Detroit experiences more than 67 million visits annually, with visitors traveling from throughout Southeastern Michigan and the Midwest to attend a game, concert, special event or festival.<sup>1</sup> With all four major league sports teams within a four-block radius, Detroit hosts 171 regular season games every year.

## RETAIL + OFFICE TENANTS

7.9M+

In 2023, Greater Downtown Detroit welcomed 7.9 million unique annual visitors.<sup>1</sup>

## TOTAL CONCERTS

400+

More than 400 shows were reported in Detroit in 2022. From large venues like Little Caesars Arena to historical spaces like The Fox Theatre, Detroit is a destination for concertgoers.

## MAJOR MUSEUMS

15

There are 15 major museums within Greater Downtown and 150 museums in the Southeast Michigan region.

1. Placer.ai data  
2. Downtown Detroit Partnership  
3. ESRI Business Summary

## DOWNTOWN HOSPITALITY

5,400+

Greater Downtown Detroit has over 5,400 hotel rooms with more than 1,100 additional under construction.<sup>2</sup>

## DOWNTOWN RETAILERS

320+

There are more than 320 retailers, from nationally known brands to locally owned establishments in the Central Business District.<sup>3</sup>



AfroNation 2024



Campus Martius Tree Lighting



Grand Prix



Motown Museum



Constructing Futures



NFL Draft 2024



# Downtown Activations

More than 3.5 million people attend a special event and 1.8 million attend a show in Detroit's Central Business District annually.<sup>1</sup>

<sup>1</sup> Placer.ai data



Woodward Avenue Shopping



The Belt



Detroit RiverWalk



Campus Martius Park



NFL Draft 2024



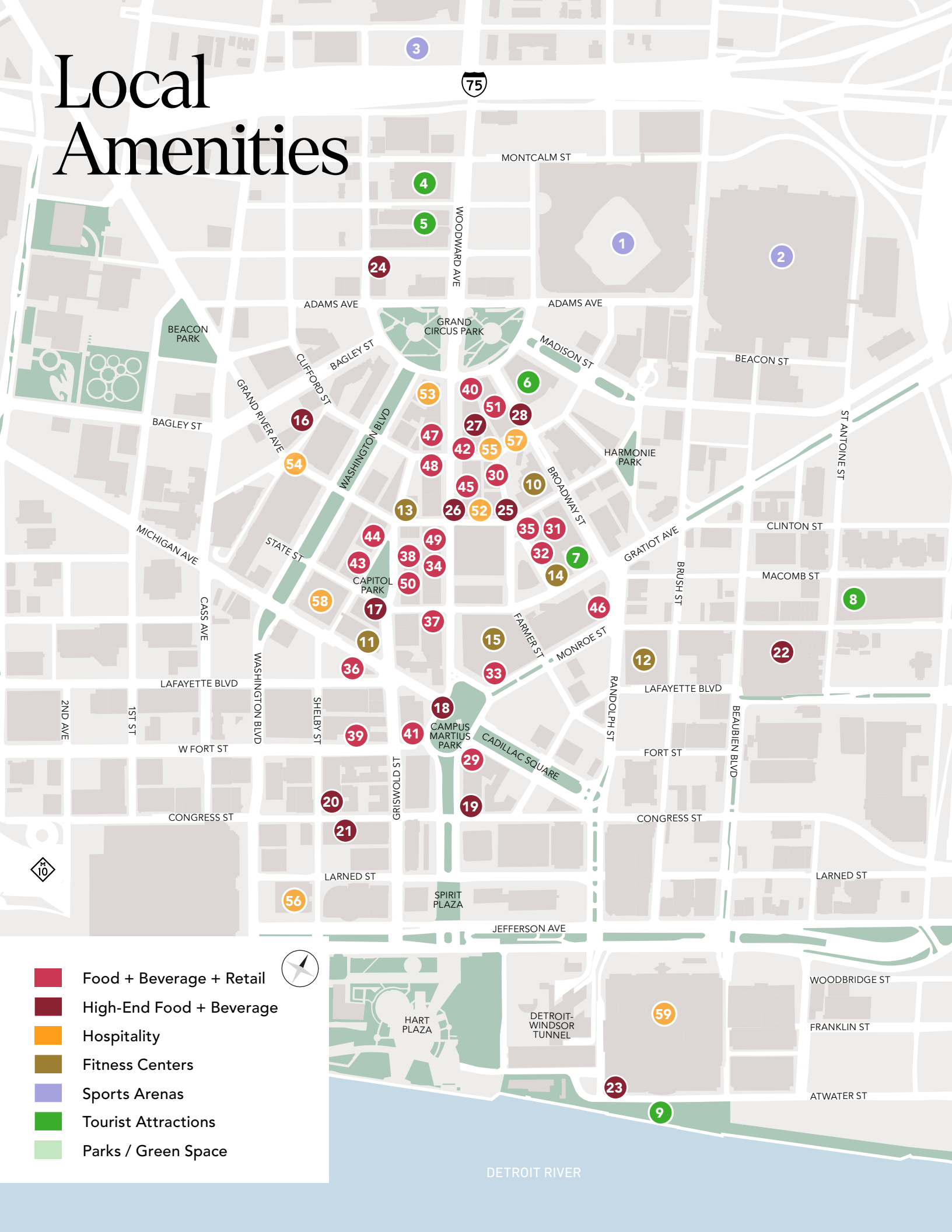
Yoga In The Park



Ford Field



# Local Amenities



<div>1-3</div> <p>COMERICA PARK, FORD FIELD, LITTLE CAESARS ARENA</p>	<div>4</div> <p>FOX THEATRE</p>	<div>5</div> <p>THE FILLMORE</p>	<div>6</div> <p>DETROIT OPERA HOUSE</p>
<div>7</div> <p>THE BELT</p>	<div>8</div> <p>HOLLYWOOD CASINO AT GREEKTOWN</p>	<div>9</div> <p>DETROIT RIVERWALK</p>	<div>12</div> <p>VIBE RIDE</p>
<div>14</div> <p>CITIZEN YOGA</p>	<div>15</div> <p>COR WELLNESS</p>	<div>16</div> <p>SAVANNAH BLUE</p>	<div>17</div> <p>PRIME + PROPER</p>
<div>18</div> <p>PARC</p>	<div>19</div> <p>BESA</p>	<div>20</div> <p>CAUCUS CLUB</p>	<div>21</div> <p>LONDON CHOP HOUSE</p>
<div>22</div> <p>PRISM</p>	<div>23</div> <p>JOE MUER SEAFOOD</p>	<div>24</div> <p>CLIFF BELL'S</p>	<div>25</div> <p>OLIN</p>
<div>26</div> <p>SAN MORELLO</p>	<div>27</div> <p>WRIGHT &amp; CO.</p>	<div>28</div> <p>ALBENA</p>	<div>29</div> <p>SHINOLA DETROIT</p>
<div>30</div> <p>MR DIPS</p>	<div>31</div> <p>VICENTE'S</p>	<div>32</div> <p>MOOTZ</p>	<div>33</div> <p>SUGAR FACTORY</p>
<div>34</div> <p>HUDSON CAFE</p>	<div>35</div> <p>GUCCI</p>	<div>36</div> <p>AMERICAN CONEY / LAFAYETTE CONEY</p>	<div>37</div> <p>AVALON BAKERY</p>
<div>38</div> <p>GO! SY THAI</p>	<div>39</div> <p>MARU</p>	<div>40</div> <p>BUDDY'S</p>	<div>41</div> <p>POTBELLY</p>
<div>42</div> <p>GREYSON</p>	<div>43</div> <p>EATŌRI</p>	<div>44</div> <p>XHIBITION</p>	<div>45</div> <p>SHINOLA HOTEL</p>
<div>46</div> <p>HOT SAM'S</p>	<div>47</div> <p>H&amp;M</p>	<div>48</div> <p>LULULEMON</p>	<div>49</div> <p>NIKE</p>
<div>50</div> <p>DETROIT CITY FC SHOP</p>	<div>51</div> <p>PARAMITA SOUND</p>	<div>52</div> <p>SHINOLA HOTEL</p>	<div>53</div> <p>ALOFT DETROIT</p>
<div>54</div> <p>ROOST HOTEL</p>	<div>55</div> <p>ELEMENT HOTEL</p>	<div>56</div> <p>FOUNDATION HOTEL + APPARATUS ROOM</p>	<div>57</div> <p>SIREN HOTEL</p>
<div>58</div> <p>WESTIN BOOK CADILLAC</p>	<div>59</div> <p>MARRIOTT RENAISSANCE</p>	<div>60</div> <p>HART PLAZA</p>	<div>61</div> <p>DETROIT WINDSOR TUNNEL</p>



# About Bedrock

Bedrock is a full-service real estate firm specializing in innovative city building strategies. Since its founding in 2011, Bedrock and its affiliates have invested and committed more than \$7.5 billion to acquire, develop and operate more than 140 properties in Detroit and Cleveland with landmark developments at Hudson’s Detroit, Book Tower, City Modern, Tower City and the May Company Building.

Bedrock’s projects include new construction, adaptive reuse and a portfolio totaling more than 21 million square feet of office, retail, residential, industrial, hospitality and parking.

## TOTAL SQUARE FOOTAGE

# 21M+

Bedrock’s portfolio includes over 21 million square feet between Detroit and Cleveland.

## BEDROCK OWNED PROPERTIES

# 140+

Bedrock has over 140 properties combined in Detroit and Cleveland.

## RETAIL + OFFICE TENANTS

# 400+

Bedrock prides itself on providing the best care and services to its tenants.



Property Management



Leasing + Acquisition



Construction



Development



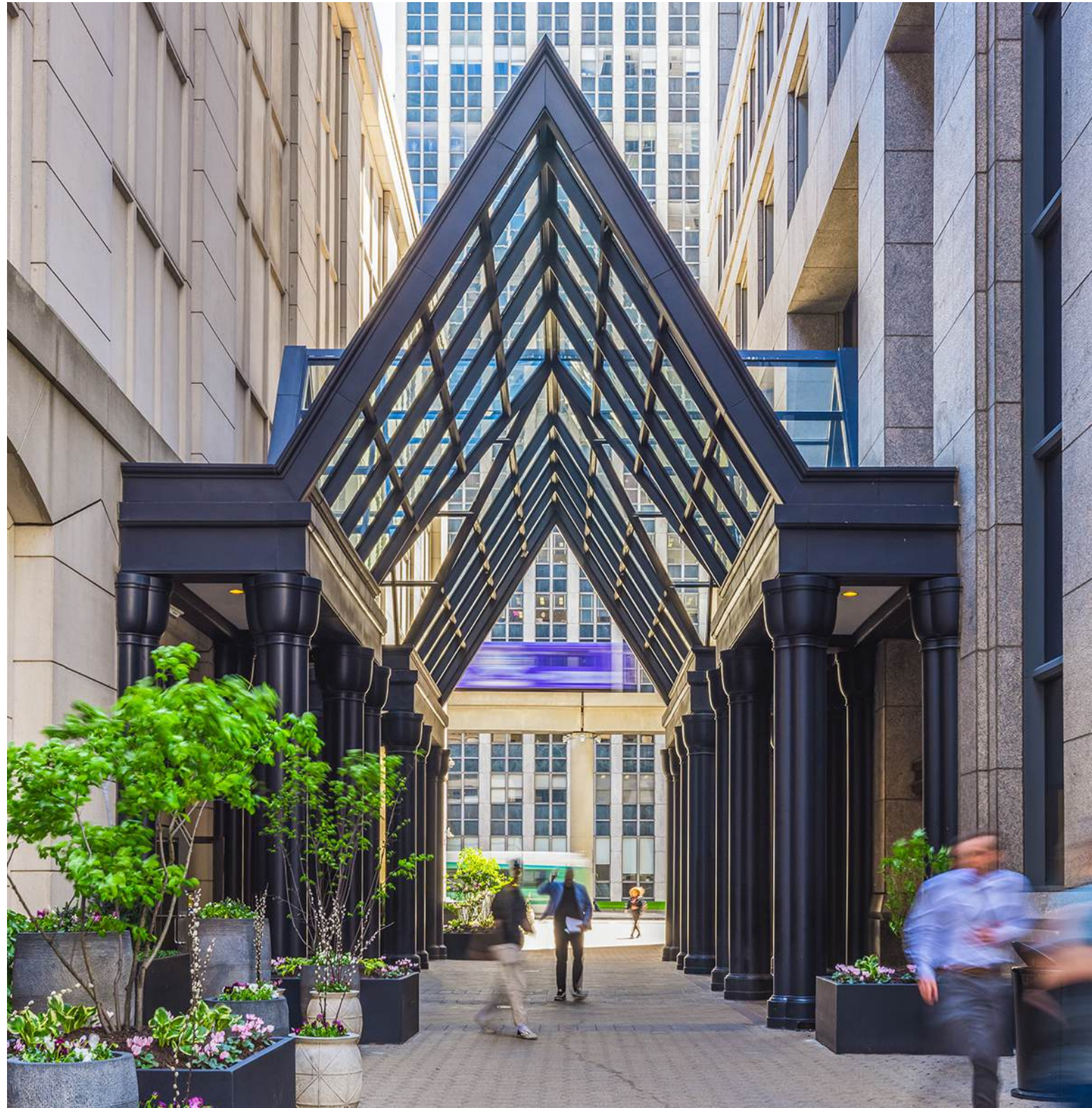
Historic Restoration



Community Experiences and Activations



# Building Details



Postmodern Design



Modern Lobby and Reception Area



Townhouse Restaurant



Plum Market



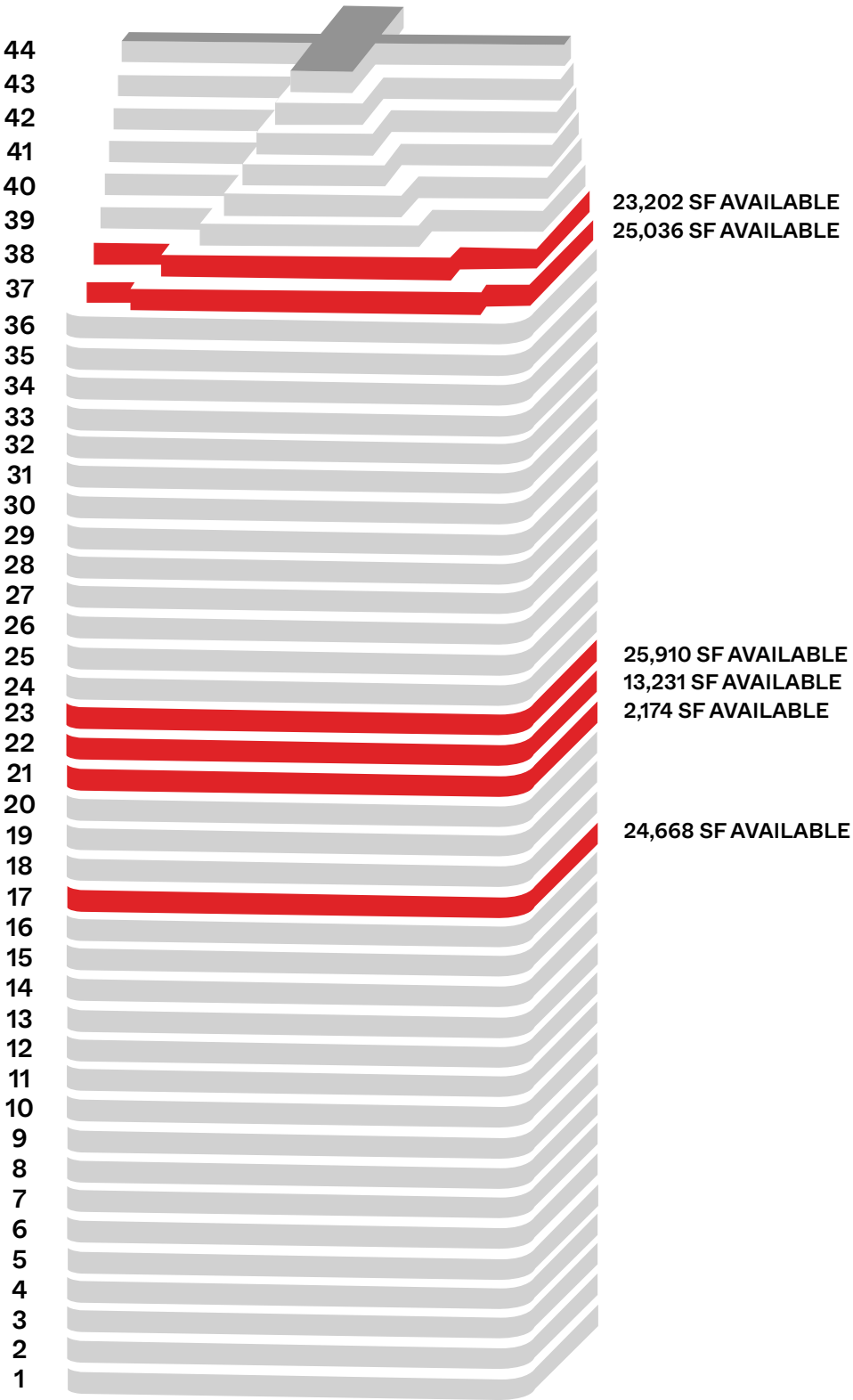


# Ally Detroit Center

PROPERTY DETAILS	
ECODE	249
TOTAL BUILDING SIZE	967,272 SF
LOCATION	Detroit, MI 48226
PARKING SPACES	3,070
SIGNAGE	Yes
YEAR BUILT/RENOVATED	1993/2023
PROPERTY TYPE	Office
RENTAL RATE	Contact Broker

## HIGHLIGHTS

- High image corporate environment - ideal for professional service firms
- Office suites ranging from 2,174 SF - 48,238 SF
- Move-in ready space and full floors available
- Plum Market and Townhouse Detroit located on the 1st floor
- Attached covered parking garage
- One block from Campus Martius Park
- Electronic monument signage available
- Excellent access to suburbs via M10 & I-75





# Suite 1700

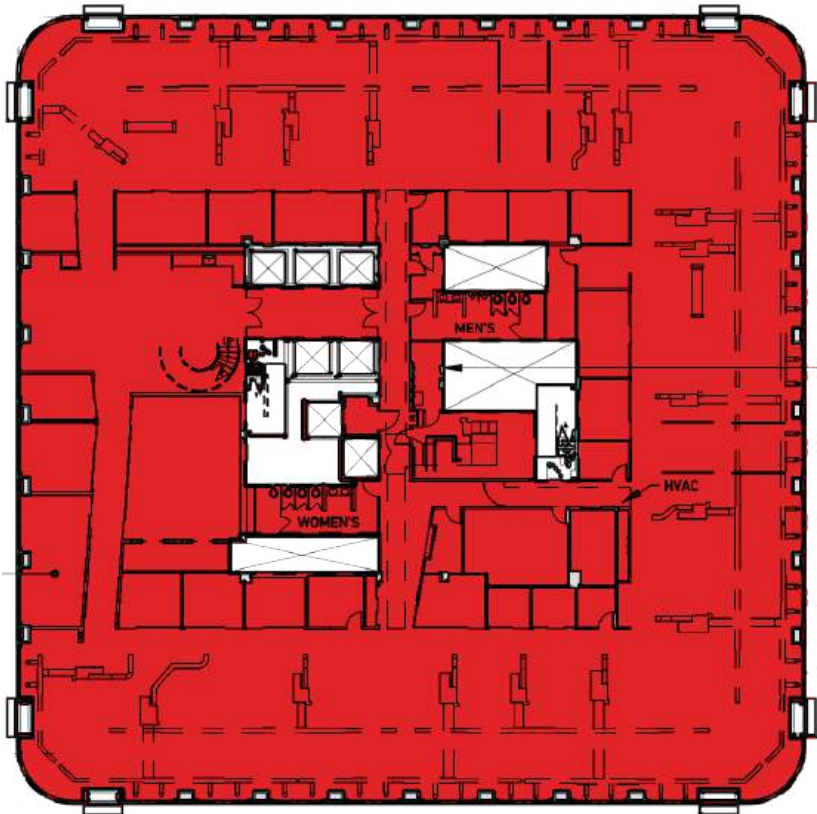
24,668 SF



CLICK ON THE 360 ° ICON FOR  
A VIRTUAL WALKTHROUGH

E. CONGRESS ST

WOODWARD AVE



LARNED ST



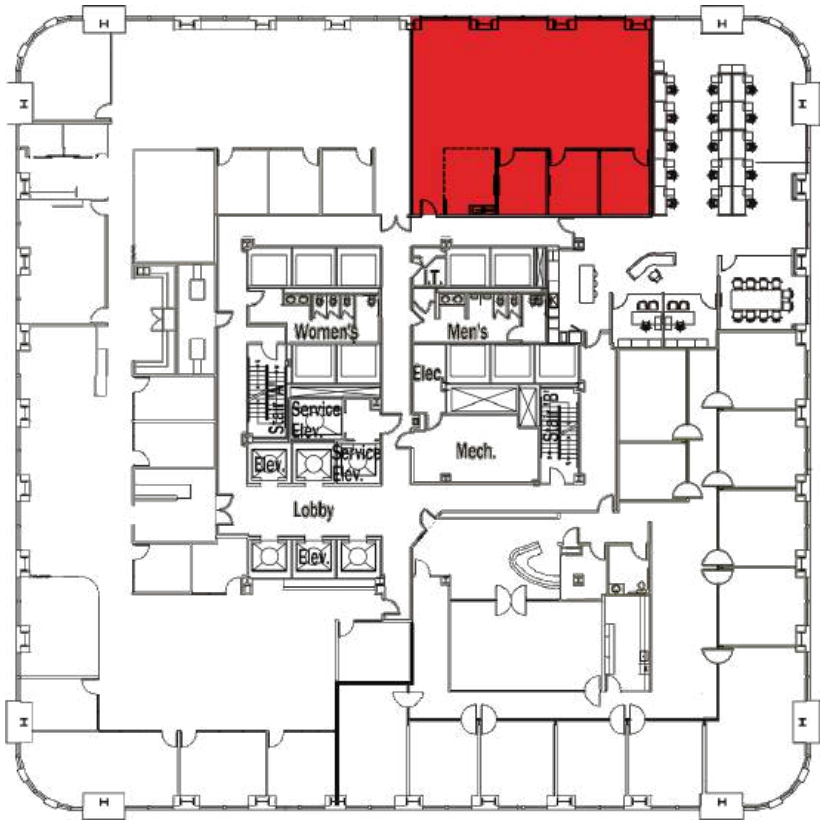


# Suite 2185

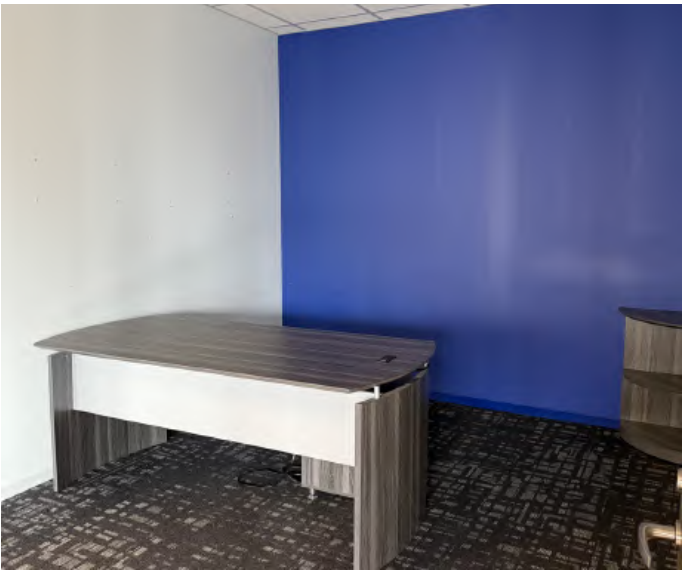
2,174 SF

E. CONGRESS ST

WOODWARD AVE



LARNED ST





# Suite 2200

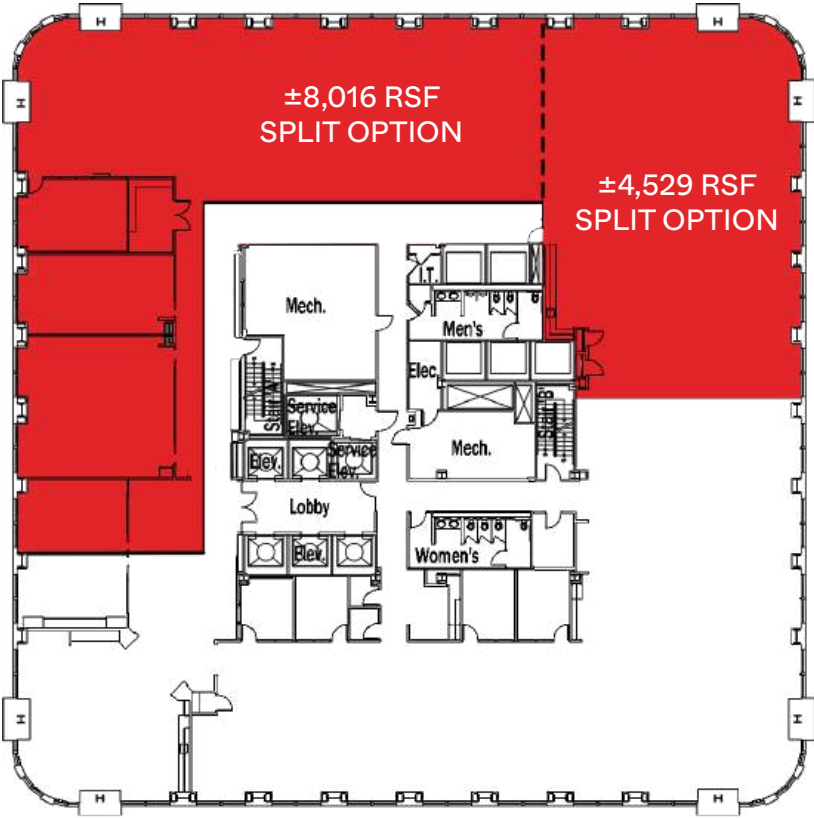
13,231 SF (Can be demised into two smaller suites)



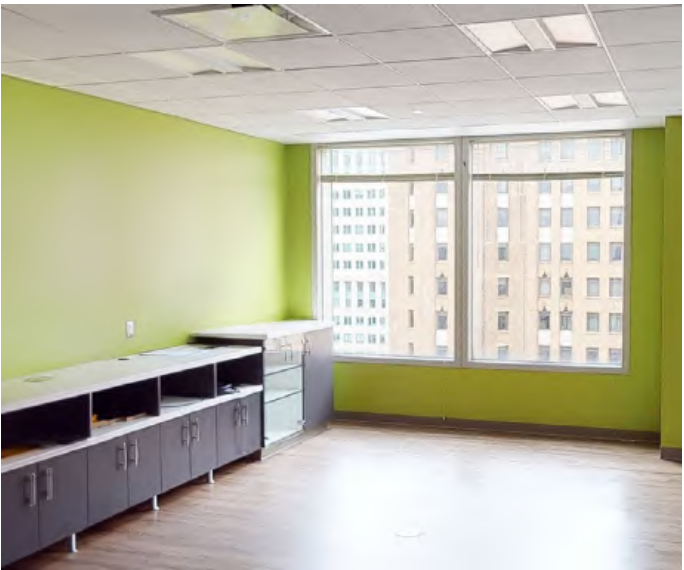
CLICK ON THE 360 ° ICON FOR  
A VIRTUAL WALKTHROUGH

E. CONGRESS ST

WOODWARD AVE



LARNED ST





# Suite 2300

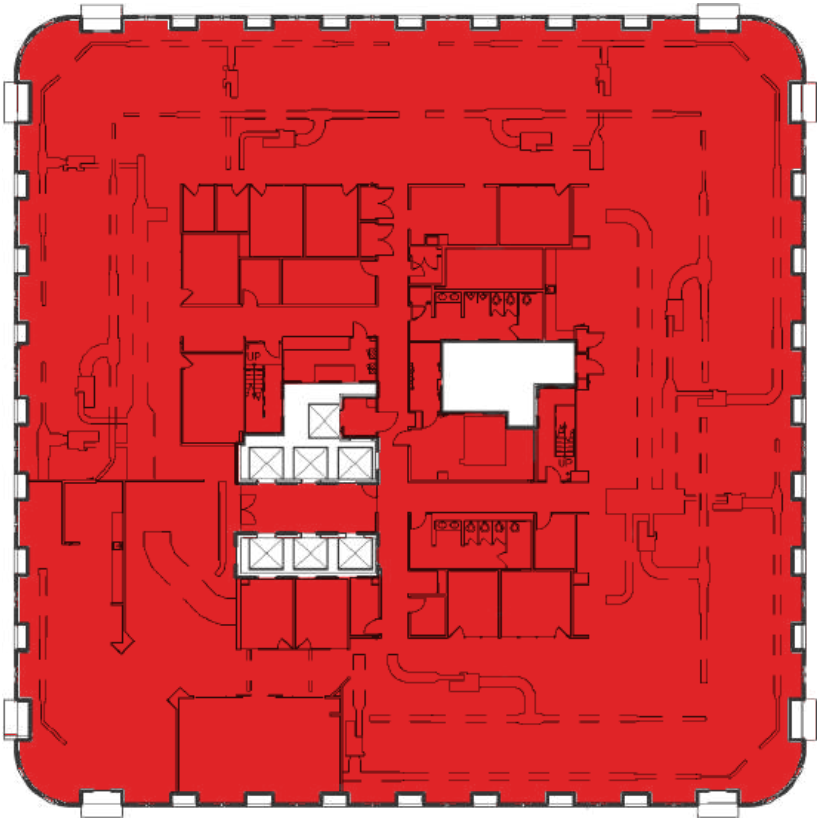
25,910 SF



CLICK ON THE 360 ° ICON FOR  
A VIRTUAL WALKTHROUGH

E. CONGRESS ST

WOODWARD AVE



LARNED ST





# Suite 3700

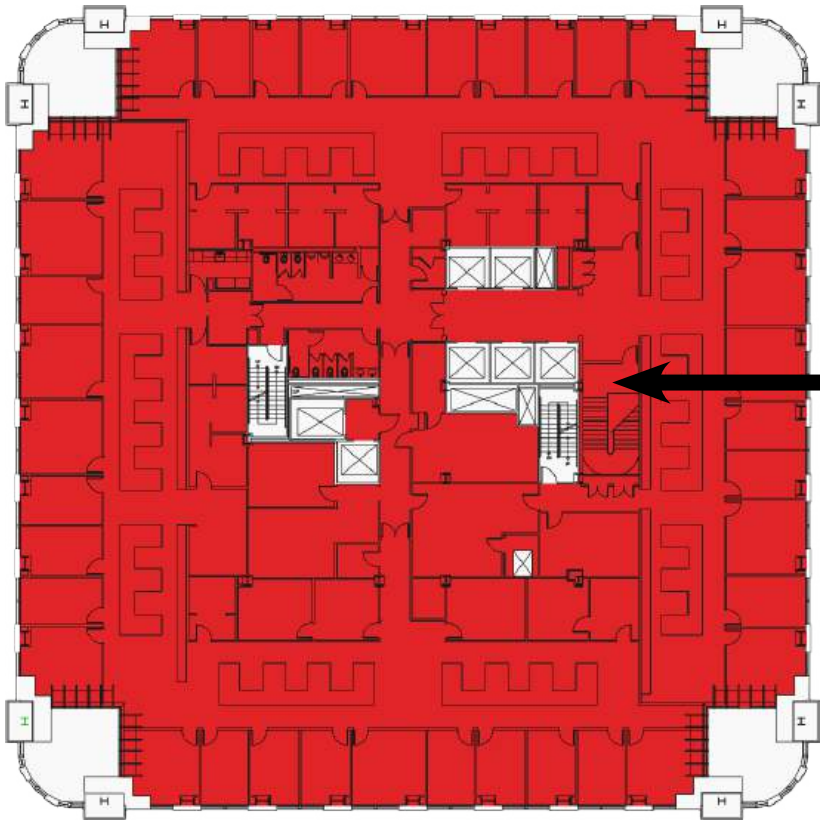
25,036 SF (Can be combined with Suite 3800)



CLICK ON THE 360 ° ICON FOR  
A VIRTUAL WALKTHROUGH

E. CONGRESS ST

WOODWARD AVE



Interconnected  
staircase with  
Suite 3800

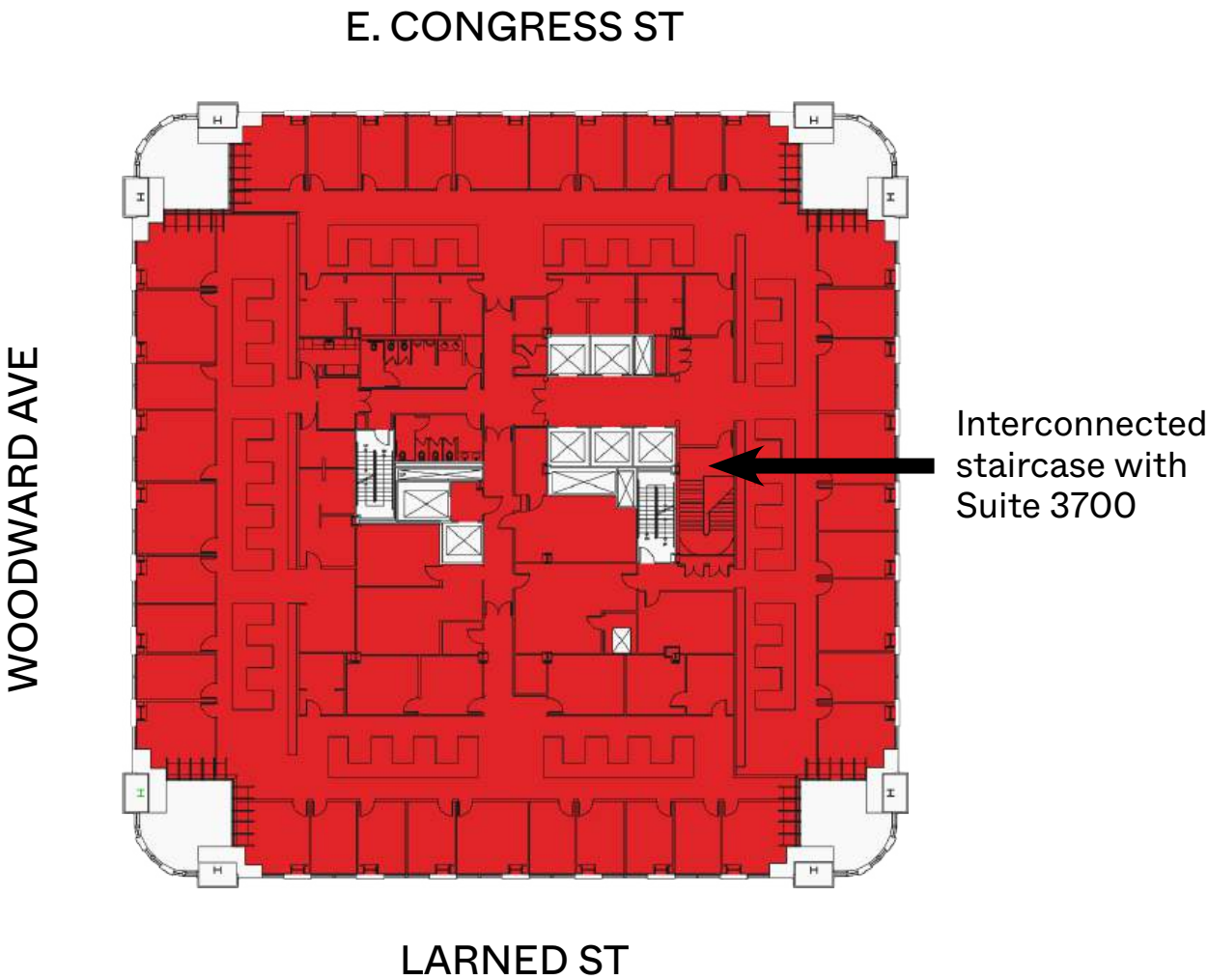
LARNED ST





# Suite 3800

23,202 SF (Can be combined with Suite 3700)



Suite 3800 Photography - Coming Soon







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