

OFFICE PROPERTY // FOR LEASE

UNIQUE OFFICE SUITES IN NEW CENTER FOR EDUCATION/MEDICAL USERS

7375 WOODWARD AVE

DETROIT, MI 48202



- 644 SF - 5,200 SF first-floor suites available
- Prime location at the northern M1 Public Rail Terminal
- Convenient parking options including an adjacent parking deck
- Spacious two-story building with high ceilings
- Flexible floor plan to suit various businesses
- Near Henry Ford and Detroit Medical Center (DMC)
- Enhanced security features for peace of mind
- Impressive basketball gymnasium on site



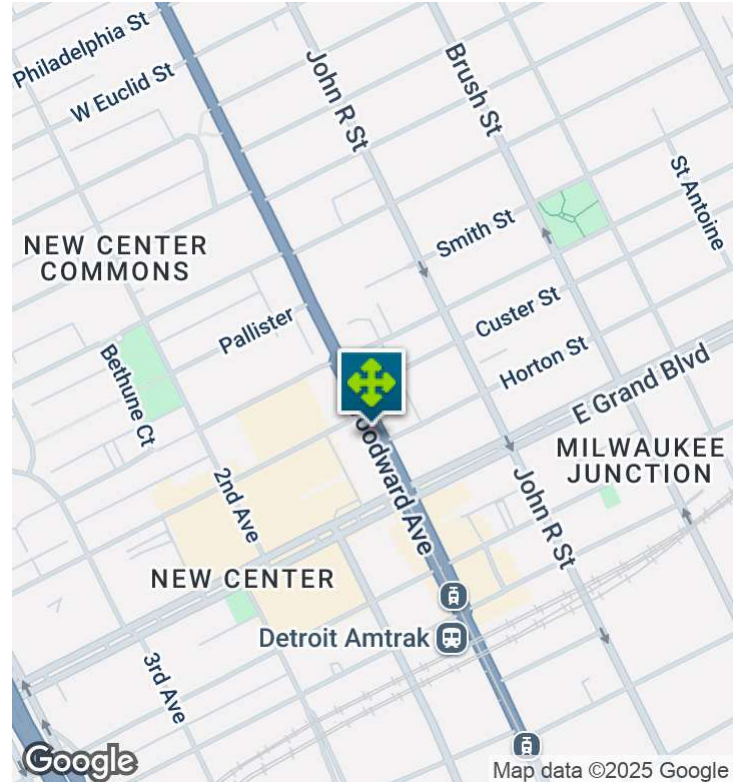
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate

**\$22.00 SF/YR
(FULL SERVICE)**

OFFERING SUMMARY

Building Size:	72,695 SF
Available SF:	644 - 5,200 SF
Lot Size:	1.3 Acres
Year Built:	2005
Zoning:	B-5
Market:	Detroit
Submarket:	Detroit-New Center
Traffic Count:	15,464

PROPERTY OVERVIEW

Great New Center location on Woodward near West Grand Boulevard! There are currently three first-floor suites available—644 SF, 2,400 SF, and 2,800 SF—which can be combined for up to 5,844 SF of contiguous space. A variety of office configurations are possible, with large offices and rooms featuring quality finishings, some available partially furnished. The building offers excellent amenities, including large and small conference rooms, classroom-style spaces, a full-service kitchen, a gym, and on-site management and security.

LOCATION OVERVIEW

The northern anchor of Detroit's greater downtown, New Center is a diverse and vibrant neighborhood that offers shopping, entertainment, and dining among National Landmark office buildings and historic neighborhoods. Home of the architecturally and historically significant Fisher and Cadillac Place (former General Motors) building and to the nationally recognized Henry Ford Medical Center, New Center is a thriving area for people to live, work and play.



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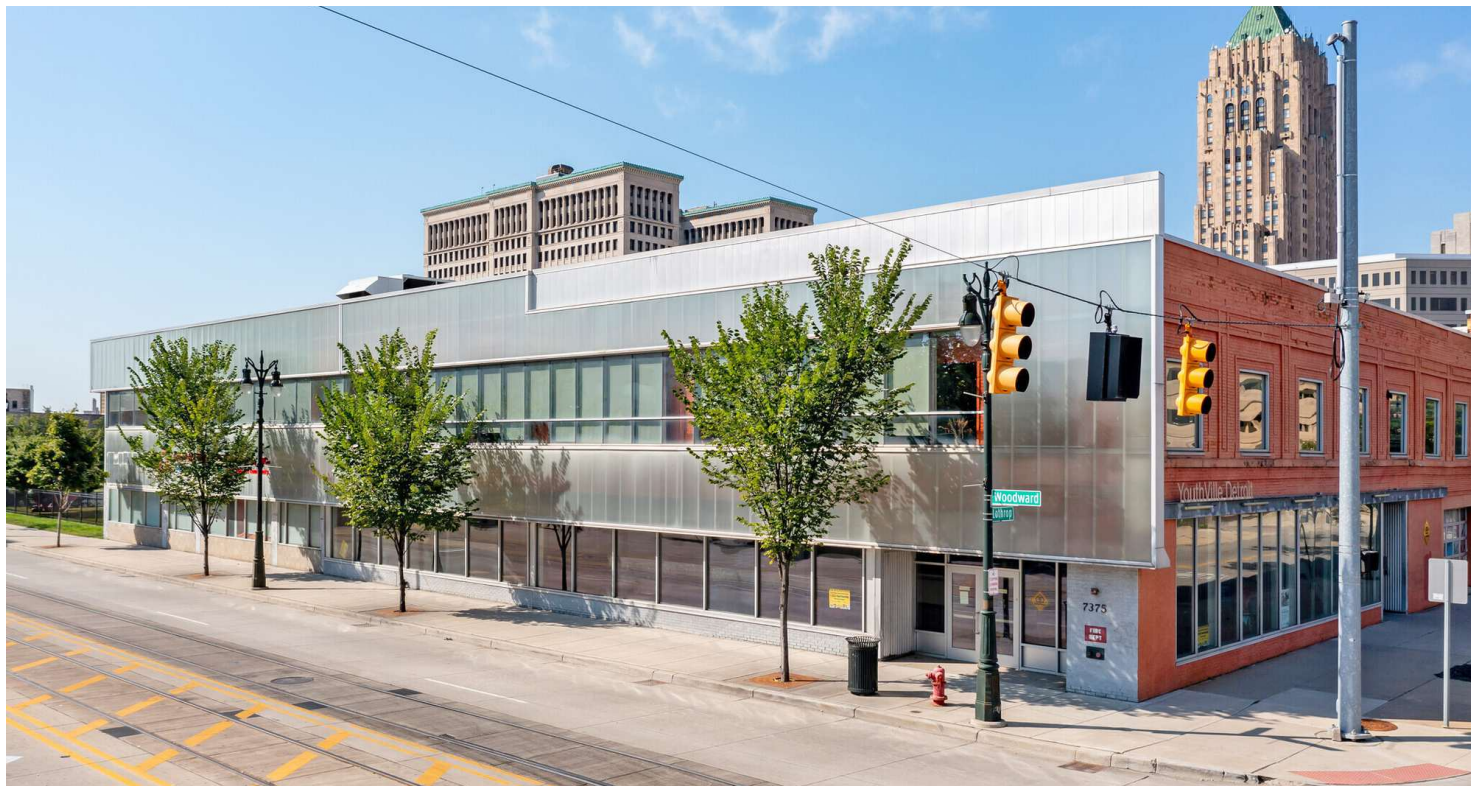
DeVon Jackson SENIOR ASSOCIATE
D: 248.663.0508 | C: 248.568.1488
DeVon@pacommercial.com

Anthony Pellegrino SENIOR ASSOCIATE
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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	644 - 5,200 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7375 Woodward Ave, Suite 1570	Available	2,400 - 5,200 SF	Full Service	\$22.00 SF/yr
7375 Woodward Ave, Suite 1520	Available	2,800 - 5,200 SF	Full Service	\$22.00 SF/yr
7375 Woodward Ave, Suite 2510	Available	644 SF	Full Service	\$22.00 SF/yr



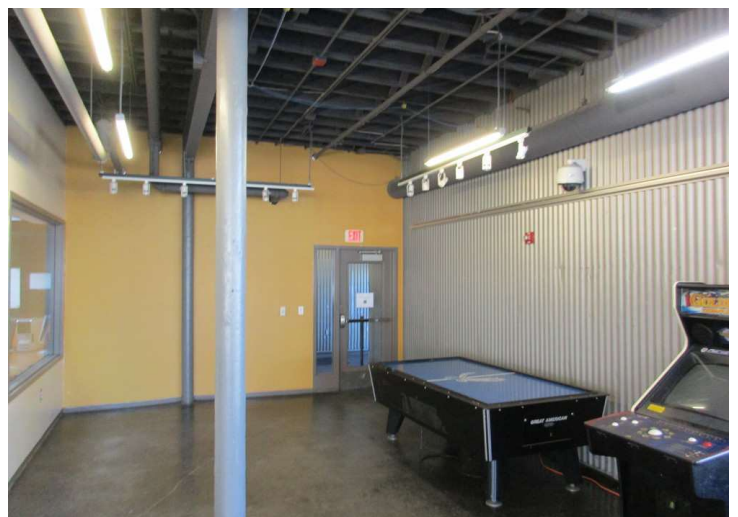
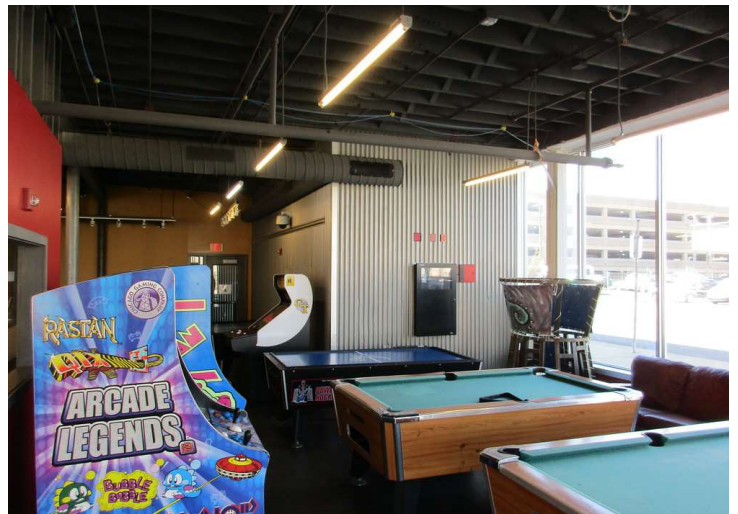
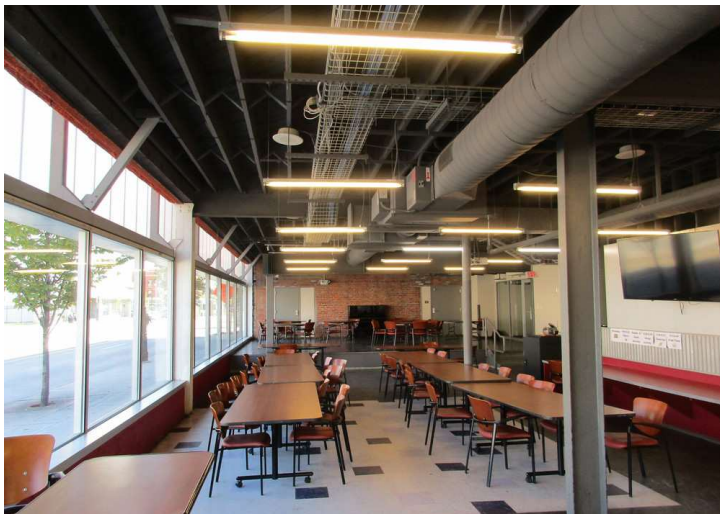
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ADDITIONAL PHOTOS



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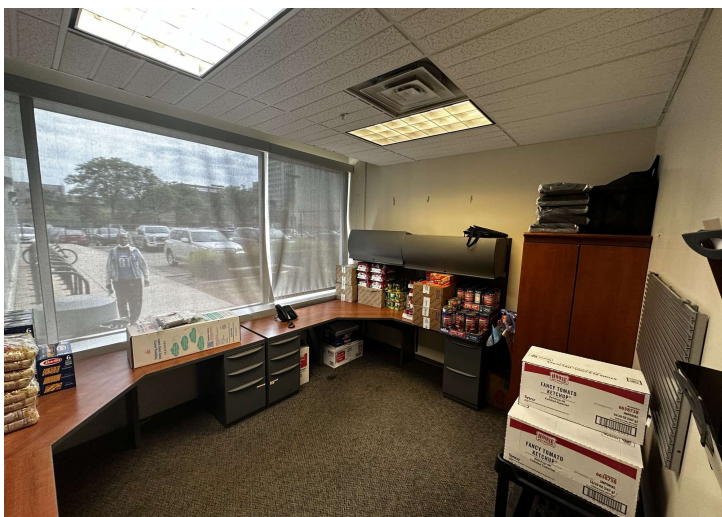
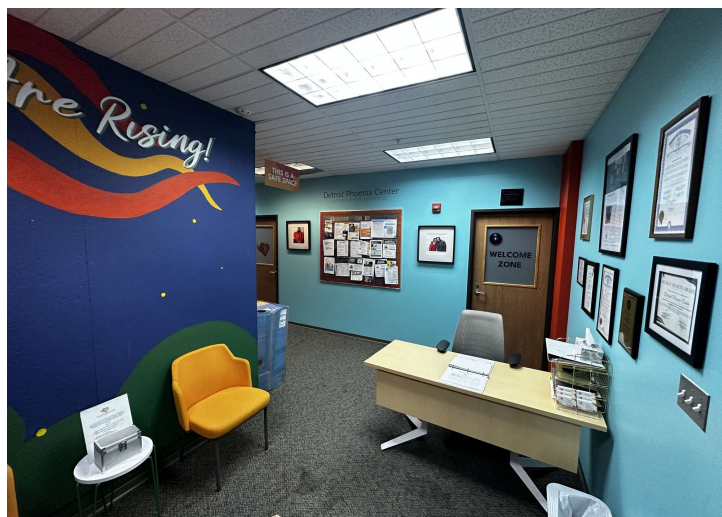
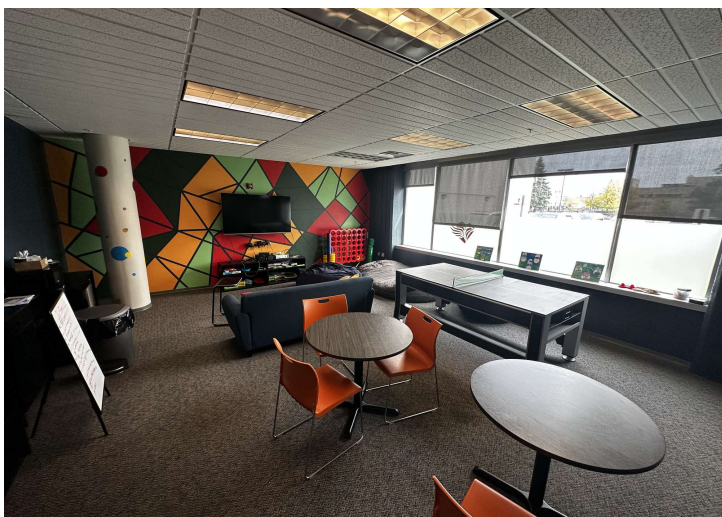
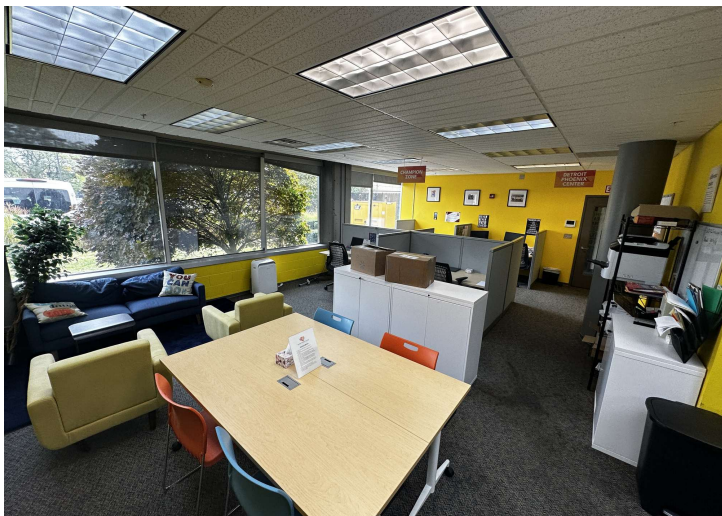
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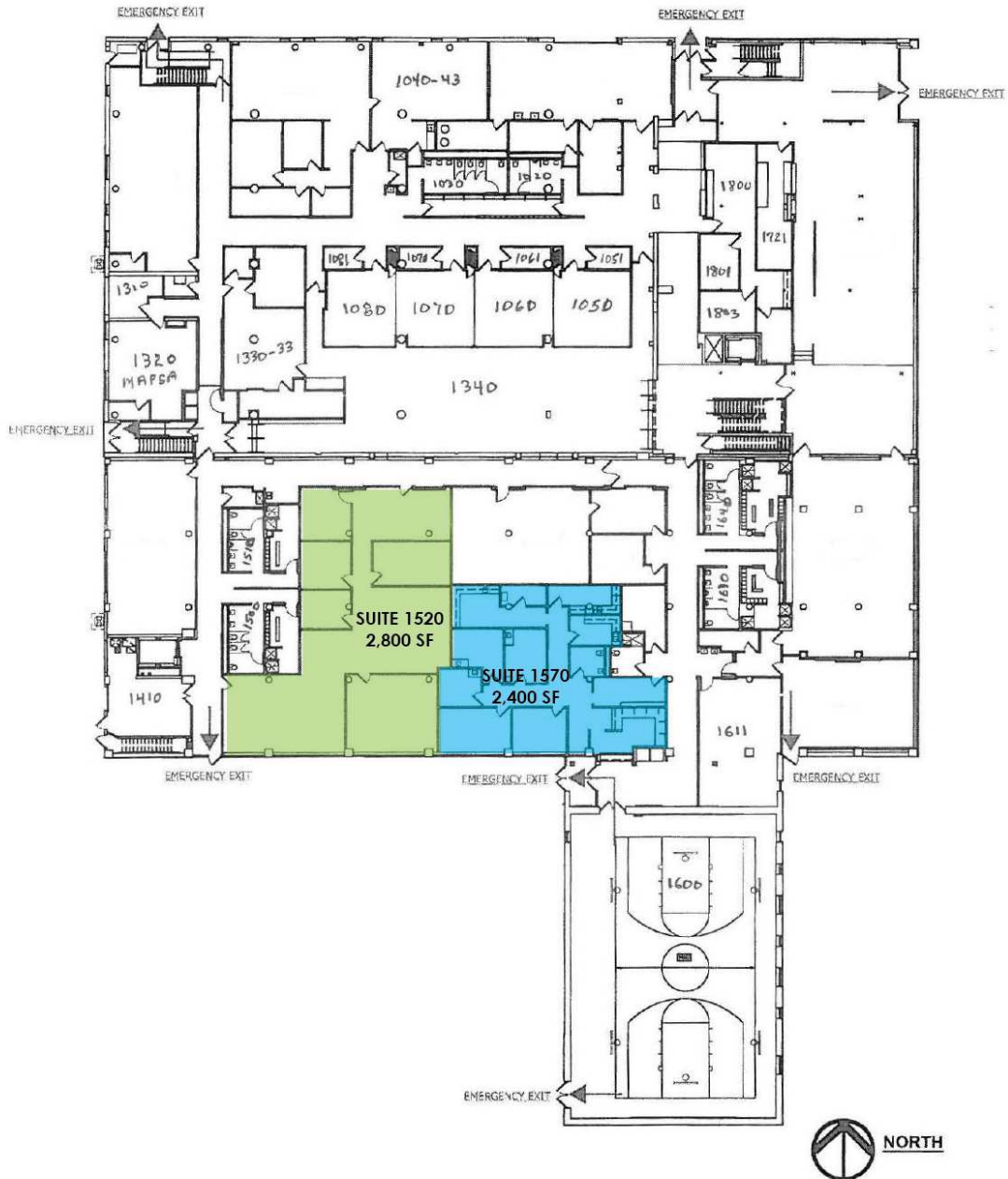
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FLOOR PLANS



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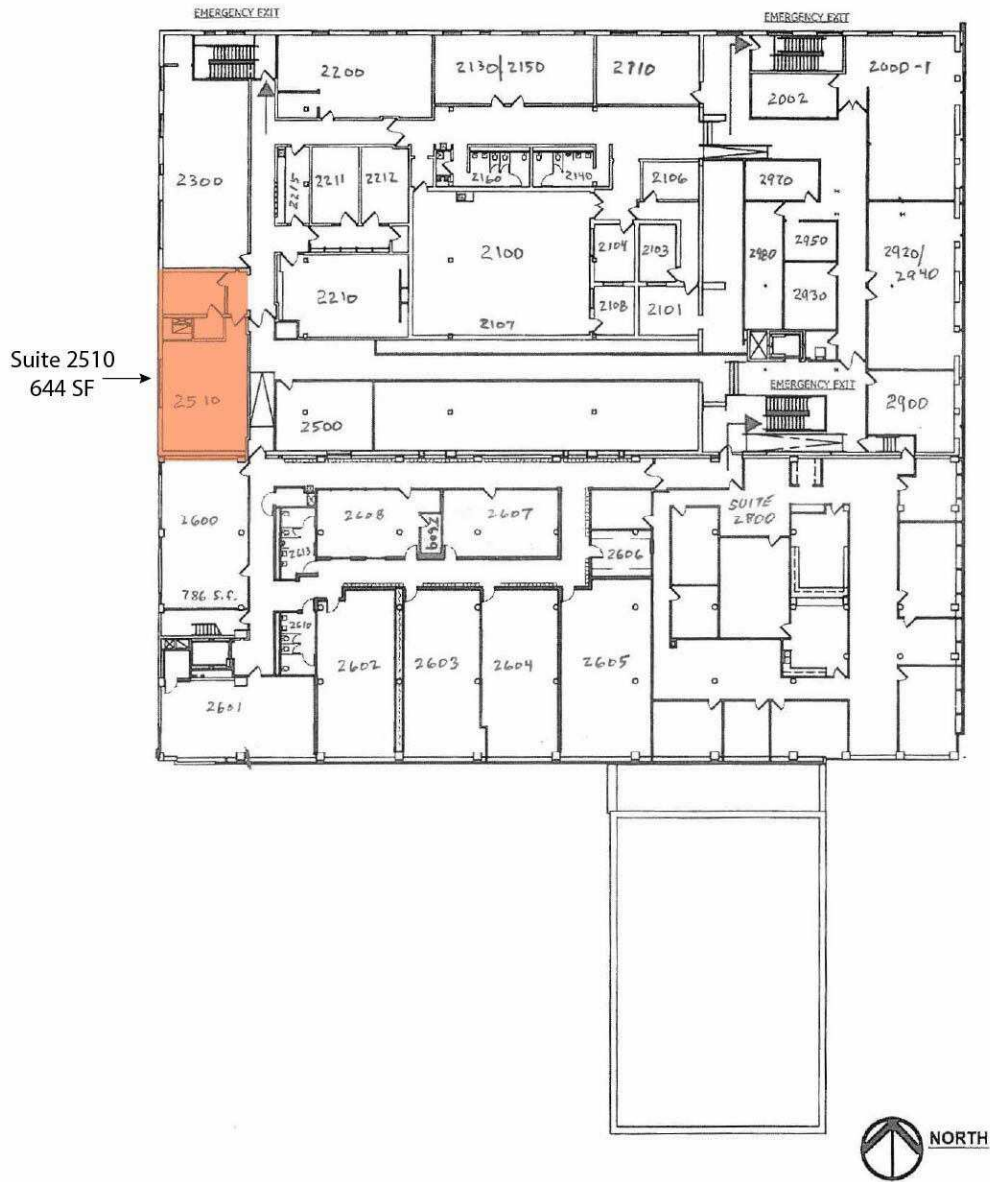
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FLOOR PLANS



YOUTHVILLE

SECOND FLOOR



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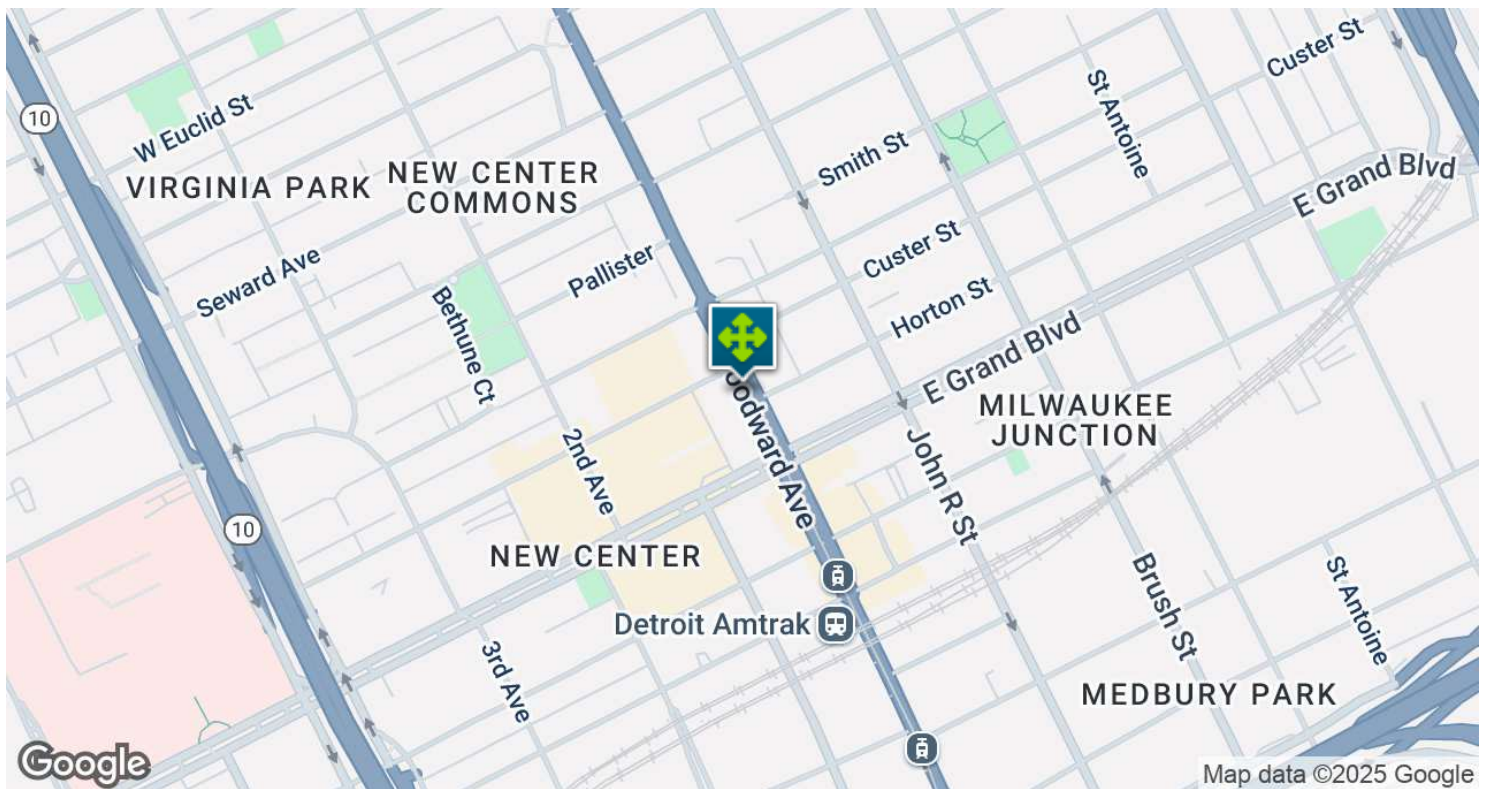
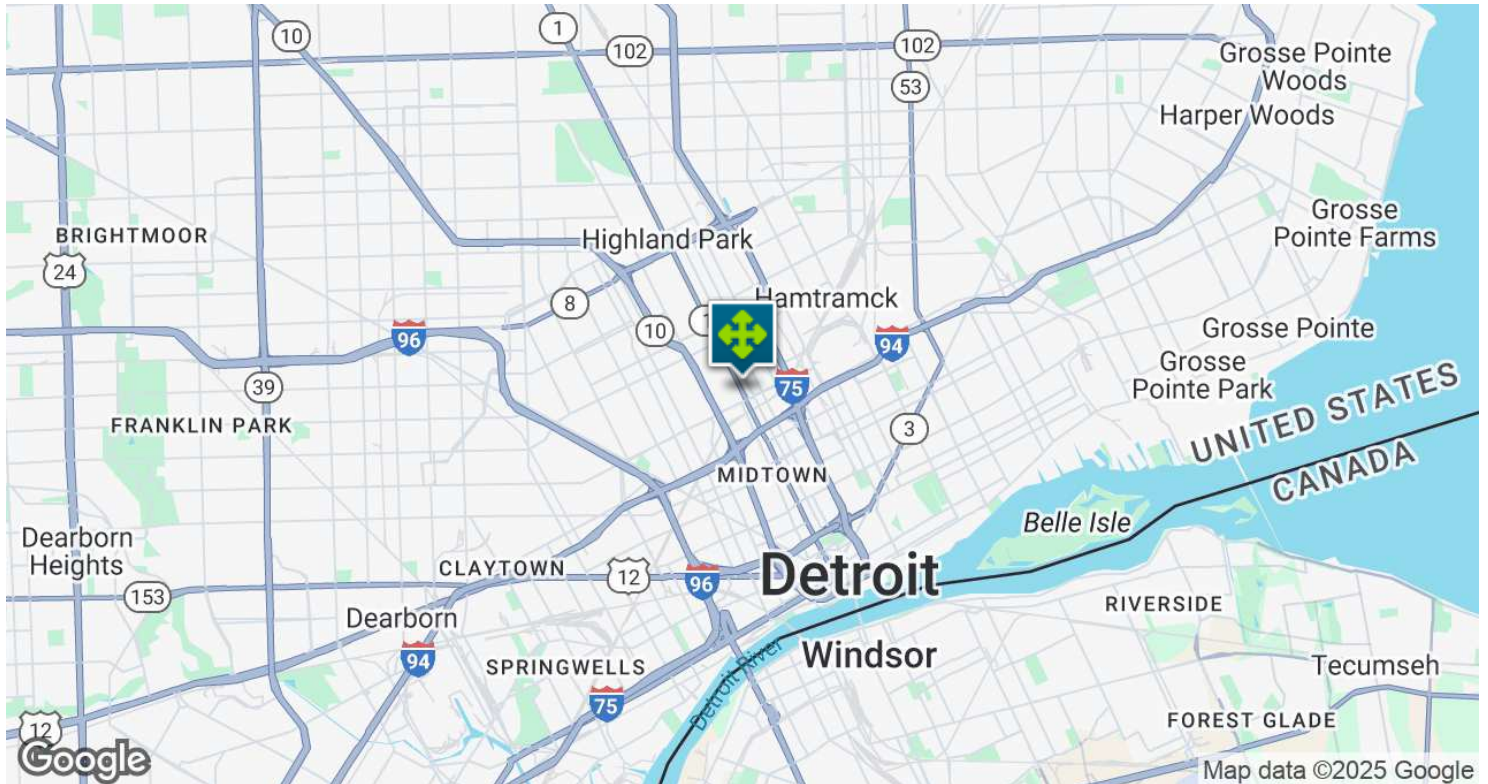
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RETAILER MAP



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LOCATION MAP



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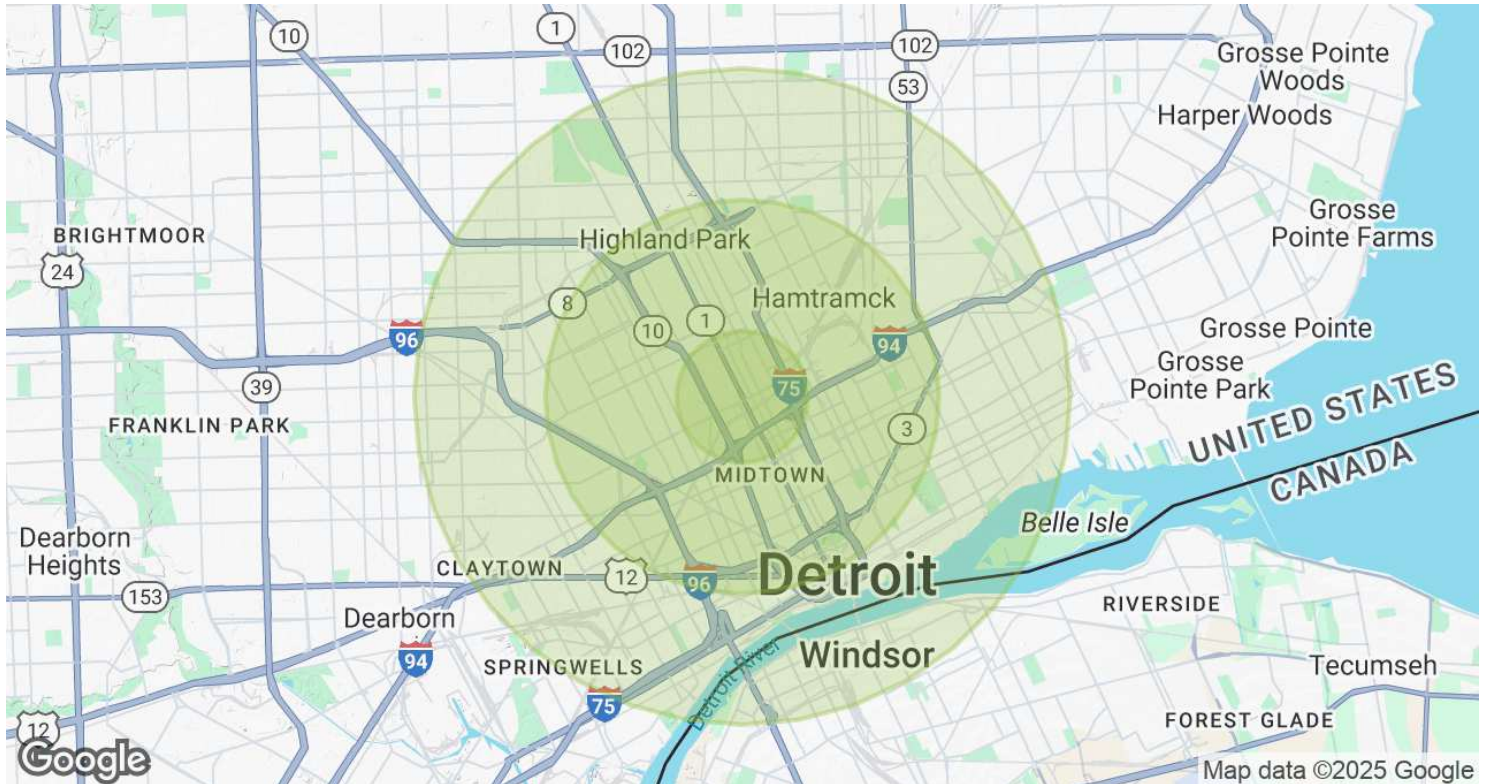
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population

14,243

138,561

365,434

Average Age

34.1

34.5

34.6

Average Age (Male)

31.4

33.2

32.7

Average Age (Female)

37.8

35.2

35.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

6,687

53,890

134,230

of Persons per HH

2.1

2.6

2.7

Average HH Income

\$30,681

\$31,104

\$32,662

Average House Value

\$106,579

\$94,230

\$82,418

2020 American Community Survey (ACS)



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