

THE ANCHOR AT MARINERS INN

oconnordetroit.com



NEIGHBORHOOD

DISTRICT DETROIT

LOCATION

**SW CORNER OF CASS
AND LEDYARD**

SPACE TYPE

RETAIL

Located just steps from Little Caesars Arena and one block west of Woodward Avenue, this retail space offers unmatched access to Downtown Detroit. With up to 4,254 SF of flexible space and on-site parking, the building is situated in a dynamic, rapidly growing neighborhood. Its prime location near the Lodge and I-75 freeways makes it a coveted destination in one of Detroit’s most sought-after areas.

ASKING RENT

\$25/SF NNN

NEIGHBORS

Little Caesars Arena, Comerica Park, Ford Field, Fox Theatre, The Fillmore Detroit, Detroit Opera House, Hockeytown Café, Union Assembly, Frita Batidos, Tin Roof, JoJo’s ShakeBAR, Good Cakes and Bakes, Sahara Restaurant & Grill, Rush Bowls, Mike’s Pizza Bar, Sports & Social, Chevy Plaza, The M Den, Lululemon, Warby Parker, Shinola Detroit, Under Armour, Nike Detroit, Detroit Tigers Team Store, Detroit Red Wings Team Store.

SIZE

1,500 - 4,254 SF

CEILING HEIGHTS

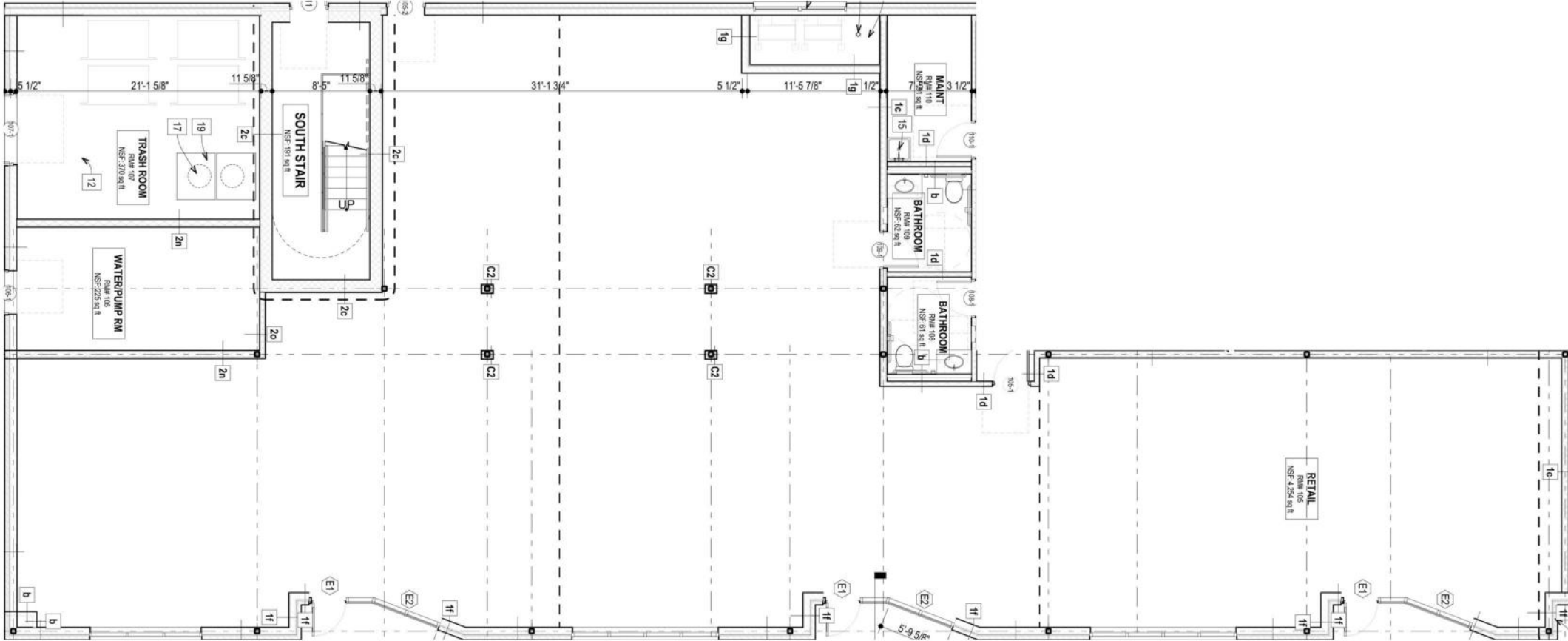
12’

2627 Cass

Floor Plans

FEATURES

- Prominent Cass Ave frontage
- Steps from the Little Caesars Arena
- 1,500 - 4,254 square feet available
- Easy access to both the Lodge and I-75 freeways









← Ford Field

← Comerica Park

← Little Caesars Arena

← Hudson Site

→ **144**
Residential units
Under construction
to be delivered
spring 2026

→ **The Anchor**
at Mariners Inn
1,500 - 4,254 SF
For Lease

DISTRICT DETROIT

District Detroit is a dynamic, rapidly evolving mixed-use neighborhood in the heart of the city, seamlessly blending sports, entertainment, dining, and residential spaces. Anchored by Little Caesars Arena—home to the Detroit Red Wings and Pistons—the district serves as a vibrant hub for locals and visitors alike. The area is a cornerstone of Detroit’s resurgence, featuring an expanding mix of retail, office, and residential developments that enhance walkability and connectivity. With proximity to Comerica Park, Ford Field, and the Fox Theatre, District Detroit benefits from a built-in audience drawn to year-round events, making it an ideal location for businesses looking to capitalize on high foot traffic and a growing, engaged community.

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AREA DEVELOPMENTS



Hudson's 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.



New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



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.

AREA DEVELOPMENTS



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.



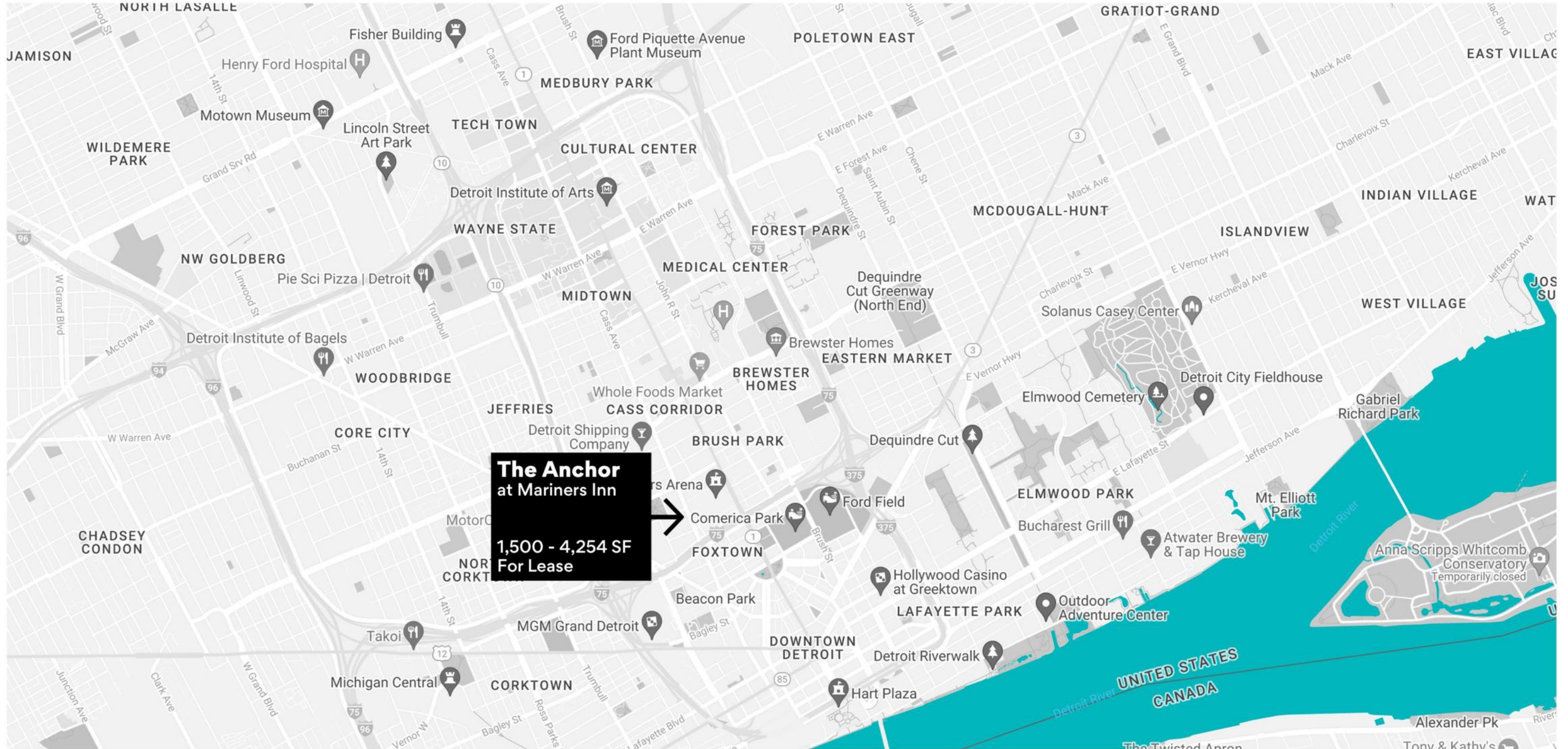
Ford's Michigan Central Station

Ford Motor Company purchased Michigan Central Station in 2018 as part of its vision to transform the historic landmark into a state-of-the-art hub for mobility and innovation. After years of meticulous restoration, the station is set to reopen in 2025 as the centerpiece of Michigan Central, Ford's 30-acre innovation district in Corktown.



Gordie Howe International 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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TO THE COMMERCIAL OFFICE
AND RETAIL MARKET.

For more information about the spaces available at The Anchor at Mariners Inn,
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