

**\$2.00/SF BROKER
BONUS COMMISSION**
FOR NEW LEASES SIGNED
PRIOR TO SEPTEMBER 30, 2025.

1225 WOODWARD AVE

THE FOWLER BUILDING

NEWMARK

 **BEDROCK**

1225 WOODWARD

BUILDING INFORMATION

Located northwest of Campus Martius, the 1225 Woodward Avenue building sits directly across from the future Hudson's Site, a \$1 billion development. Its other neighbors are the Kresge and Traver Buildings, both of which were previously renovated in 2015 and 2018, respectively. The building will round out development along the 1200 west block of the corridor and is poised to contribute to the need for prime office space in the downtown area. Built in 1911, and designed by architect Donaldson & Meier, the stark white terracotta tile facade stands out on the block.



BUILDING INFO	
Programming Type	Office and Retail
Address	1225 Woodward Ave Detroit, MI 48226
Year Built/Renovated	1911 / 2022
Architect	Donaldson & Meier
Historical	Within a Historic District
Building Type	8-Story Mid-Rise Office
Available Space	5,329 – 32,086 RSF



1225 WOODWARD AVE
THE FOWLER BUILDING // BEDROCK

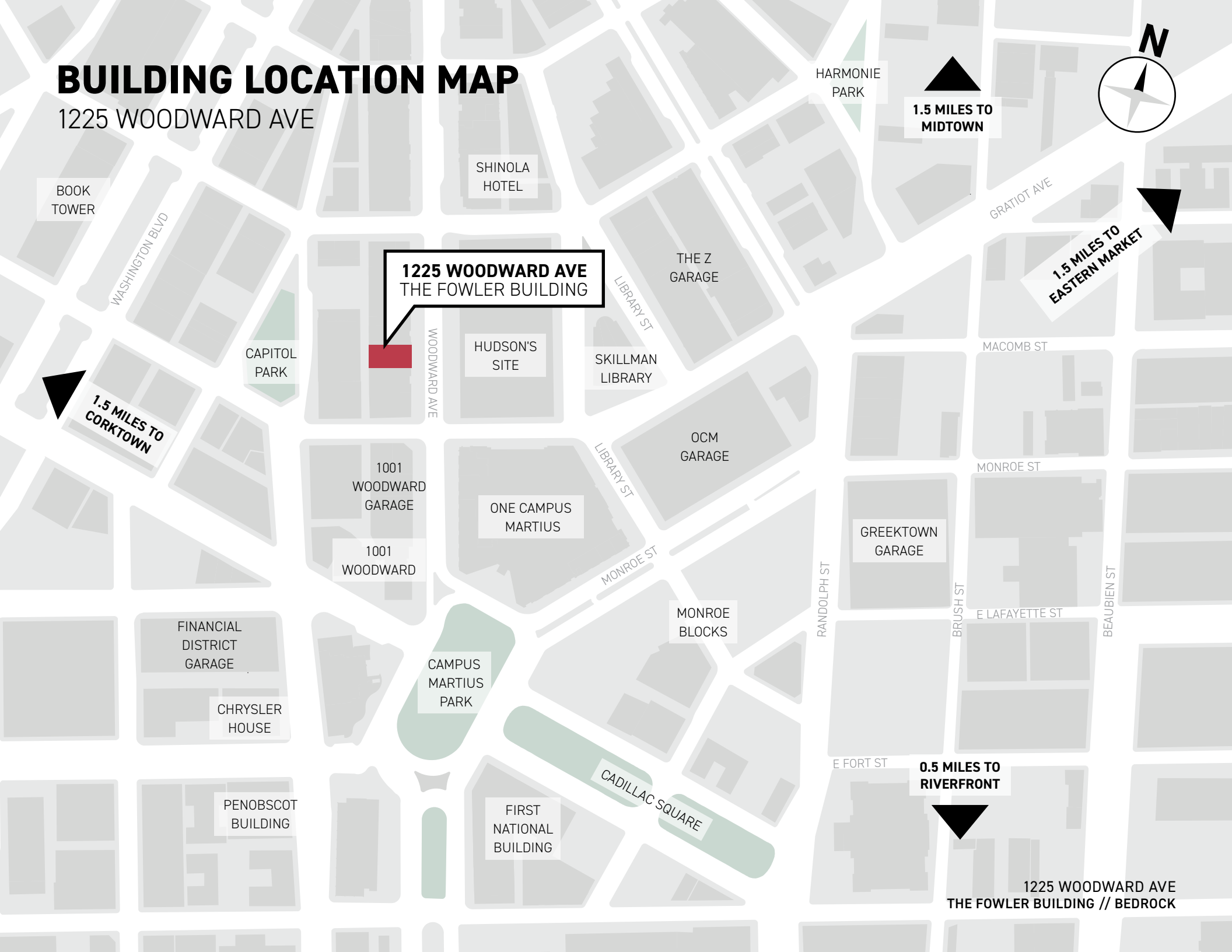


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BUILDING LOCATION MAP

1225 WOODWARD AVE



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THE FOWLER BUILDING

BOOK
TOWER

SHINOLA
HOTEL

HARMONIE
PARK

**1.5 MILES TO
MIDTOWN**



GRATIOT AVE

**1.5 MILES TO
EASTERN MARKET**

CAPITOL
PARK

WOODWARD AVE

HUDSON'S
SITE

SKILLMAN
LIBRARY

THE Z
GARAGE

LIBRARY ST

**1.5 MILES TO
CORKTOWN**

1001
WOODWARD
GARAGE

1001
WOODWARD

ONE CAMPUS
MARTIUS

OCM
GARAGE

LIBRARY ST

MONROE ST

MONROE
BLOCKS

FINANCIAL
DISTRICT
GARAGE

CHRYSLER
HOUSE

CAMPUS
MARTIUS
PARK

RANDOLPH ST

GREEKTOWN
GARAGE

BRUSH ST

MONROE ST

MACOMB ST

BEAUBIEN ST

E LAFAYETTE ST

PENOBSCOT
BUILDING

FIRST
NATIONAL
BUILDING

CADILLAC SQUARE

E FORT ST

**0.5 MILES TO
RIVERFRONT**

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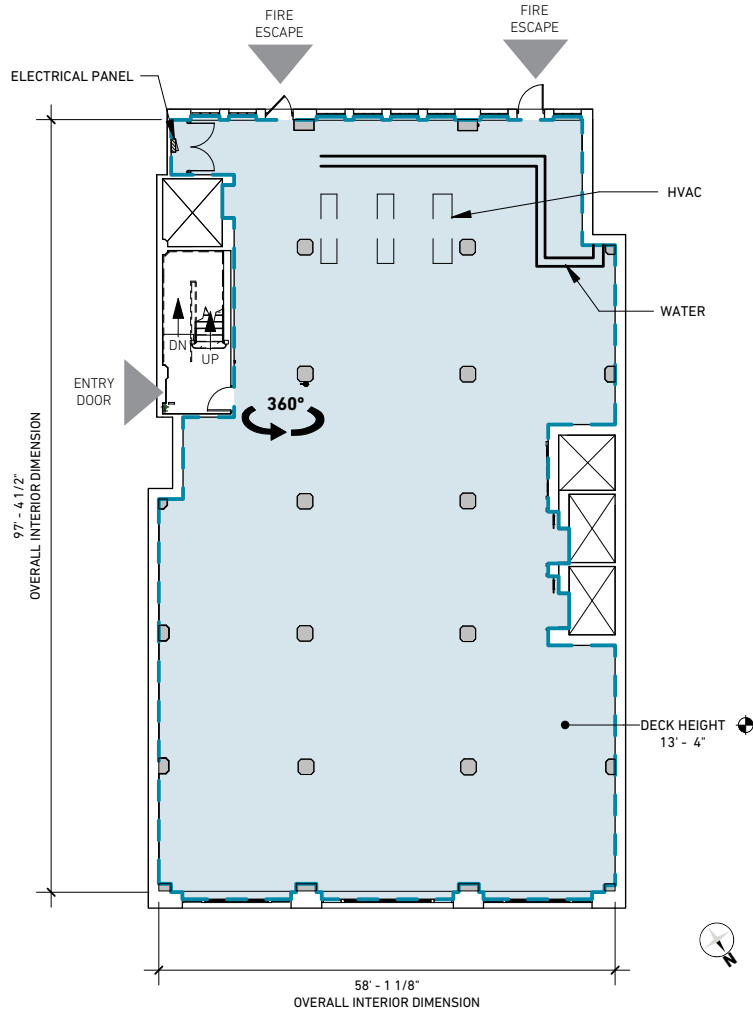
SPACES AVAILABLE FROM 5,329 - 32,086 RSF

COMBINED SUITE 200 - 700 FOR 32,086 RSF
SPACE AVAILABILITY PLANS

1225 WOODWARD AVE
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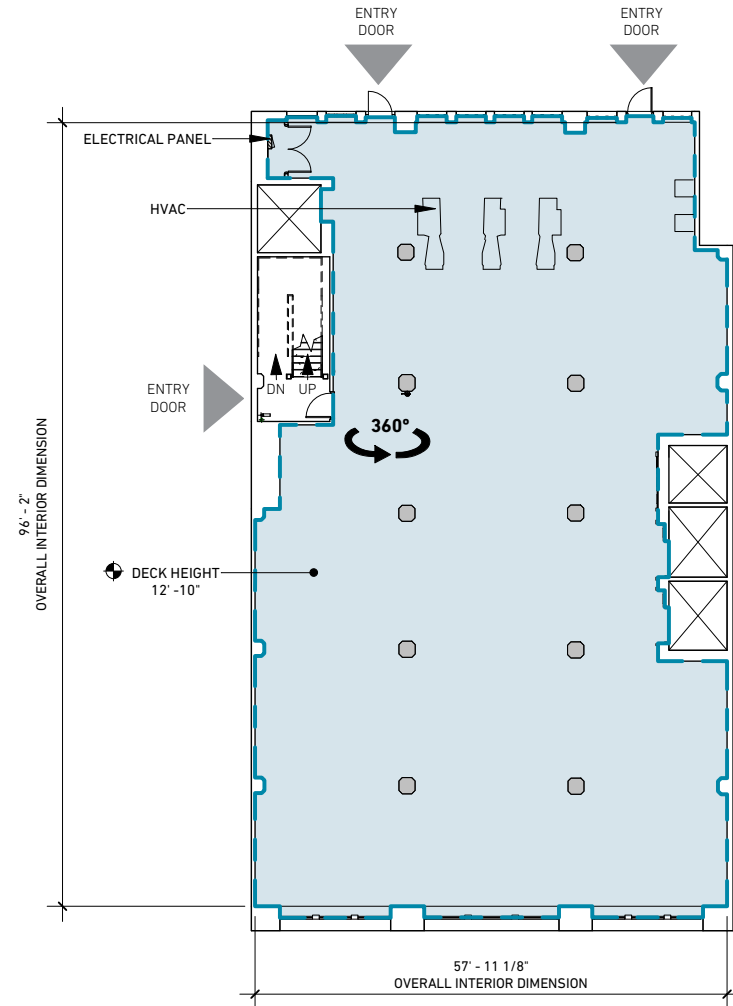
SUITE 200 5,403 RSF

360°
CLICK ICON FOR
AN INTERACTIVE
VIRTUAL TOUR



SUITE 300 5,329 RSF

360°
CLICK ICON FOR
AN INTERACTIVE
VIRTUAL TOUR



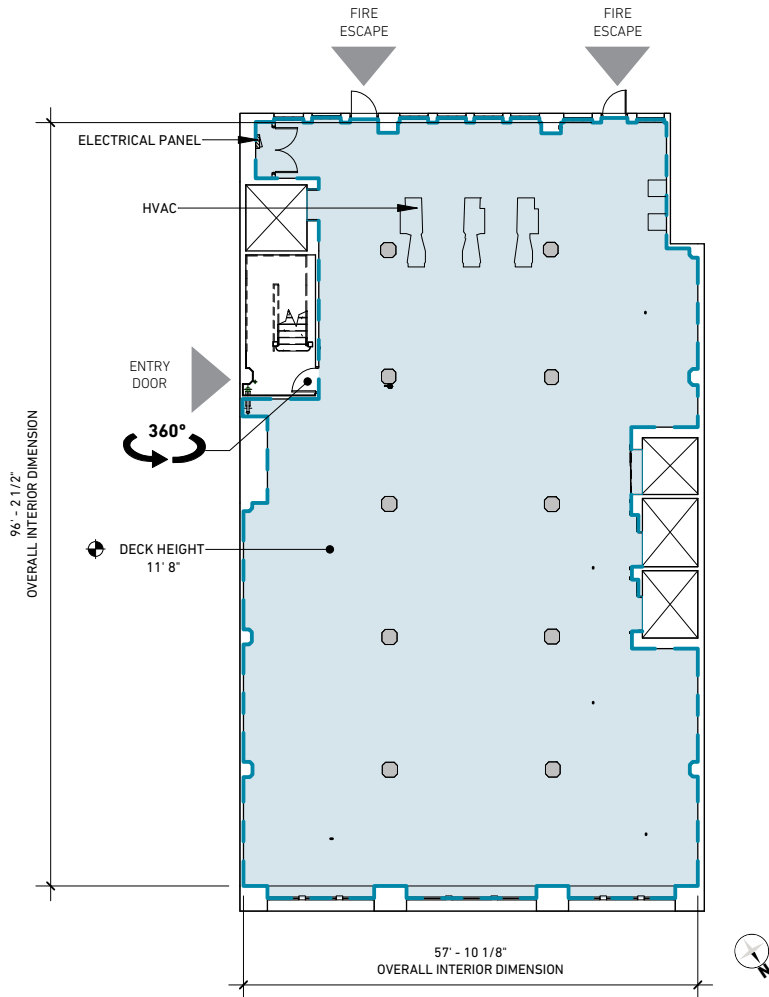
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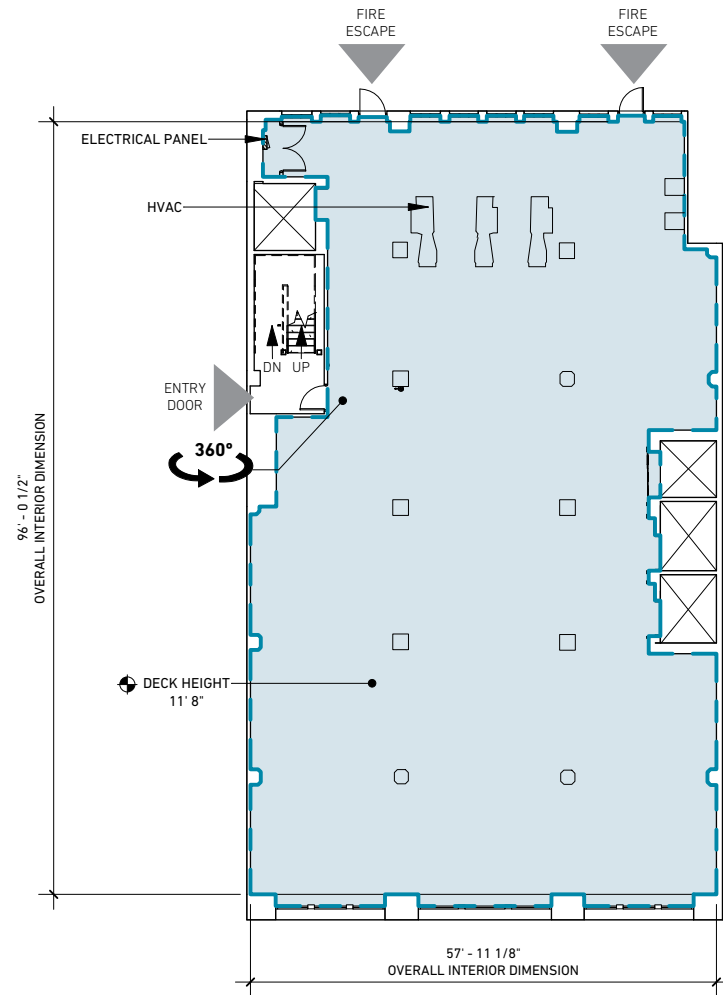
SUITE 400 5,352 RSF

360°
CLICK ICON FOR
AN INTERACTIVE
VIRTUAL TOUR



SUITES 500 5,341 RSF

360°
CLICK ICON FOR
AN INTERACTIVE
VIRTUAL TOUR



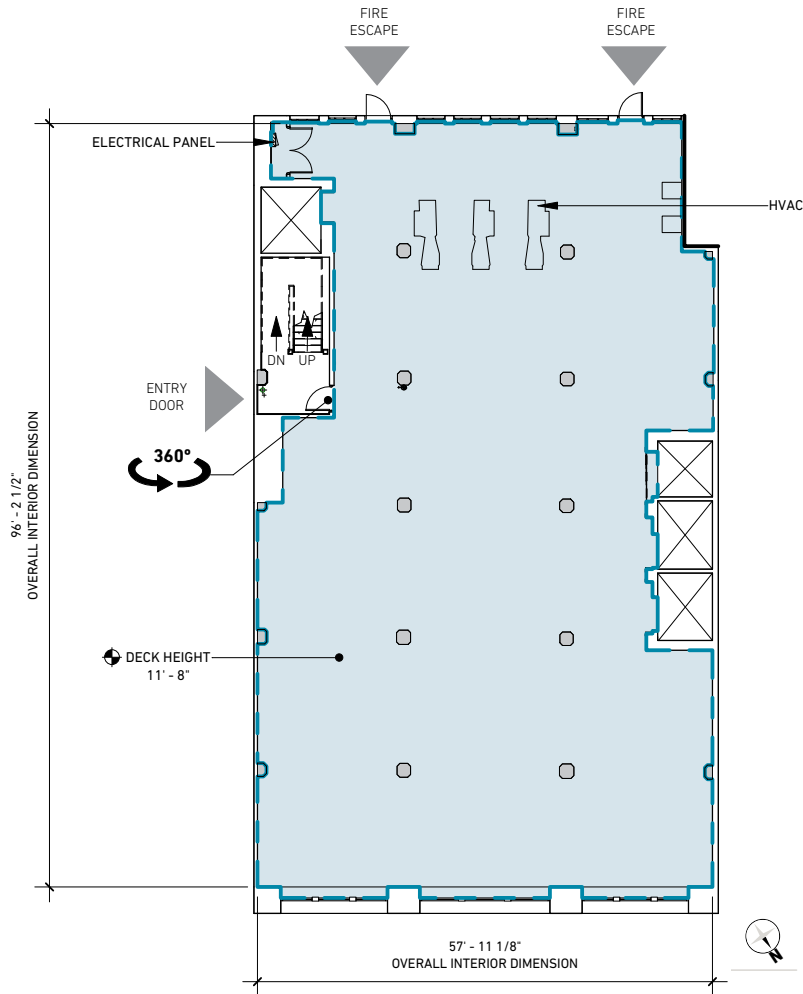
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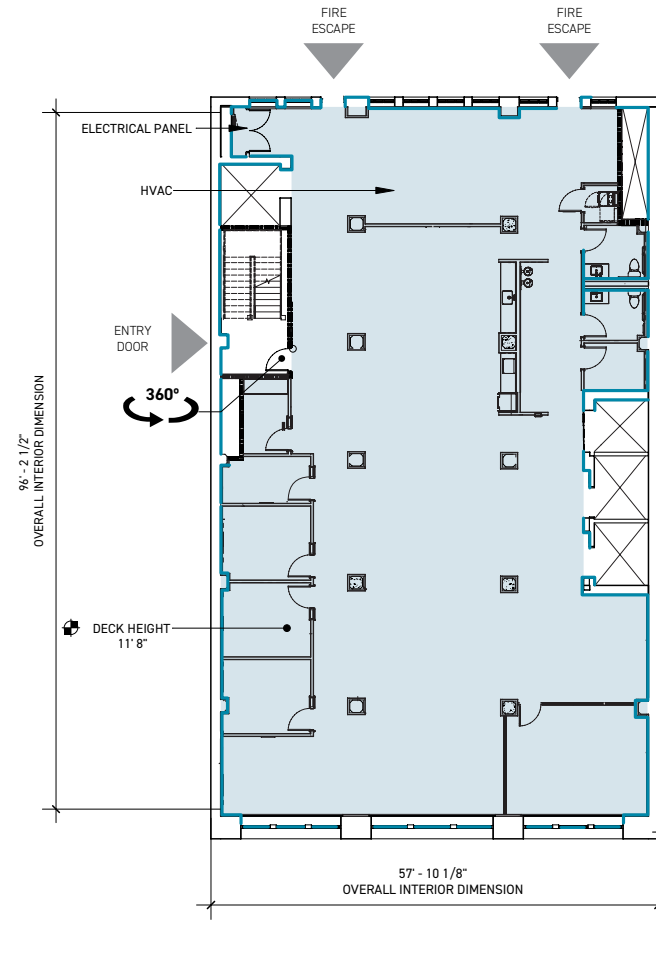
SUITE 600 5,330 RSF

360°
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SUITES 700 5,331 RSF

360°
CLICK ICON FOR
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THE FOWLER BUILDING

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 **BEDROCK**

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