

FOR LEASE

**601 WASHINGTON BLVD
DETROIT, MI 48226**



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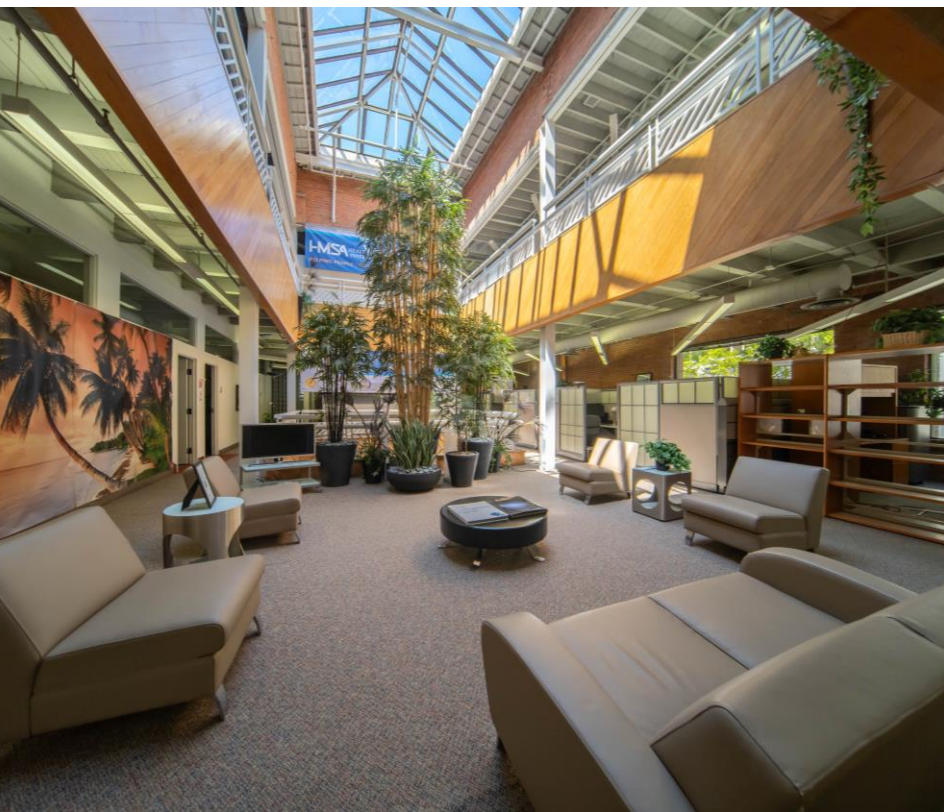
601 WASHINGTON BLVD

PROPERTY HIGHLIGHTS

- 22,629 SF Single Tenant Office Building Available
- Unique Full Building User Opportunity in Downtown Detroit
- High Image Location – Ideal For Corporate Branding
- Adjacent to Huntington Place Convention Center and Future JW Marriott (600 Keys)
- Building Comprised of Three (3) Floors With Skylight Atrium
- Exterior Signage Available
- Potential For Sale – Contact Broker
- Lease Rate: \$24.00/SF Modified Gross + Electric

eCode	290
Available SF	22,629
Property Type	Office
Year Built	1974
Signage Available	Yes
City	Detroit
Sale Price/Lease Rate	\$24.00/SF Modified Gross + Electric





INTERIOR PHOTOS

AERIAL OVERVIEW





DETROIT, MI

Detroit, Michigan is experiencing a vibrant renaissance that is transforming the city into a dynamic and thriving urban center. Once primarily known for its automotive industry, Detroit is now diversifying its economy with significant growth in technology, healthcare, and the arts. The city has become a magnet for young professionals and entrepreneurs, drawn by affordable real estate, a burgeoning job market, and a supportive business ecosystem. Initiatives like the Detroit Innovation District and the QLINE streetcar have revitalized downtown, making it a bustling hub of activity with new restaurants, shops, and entertainment venues springing up. This resurgence is fostering a sense of optimism and pride among Detroiters, who are witnessing the city reclaim its position as a powerhouse of American industry and culture.

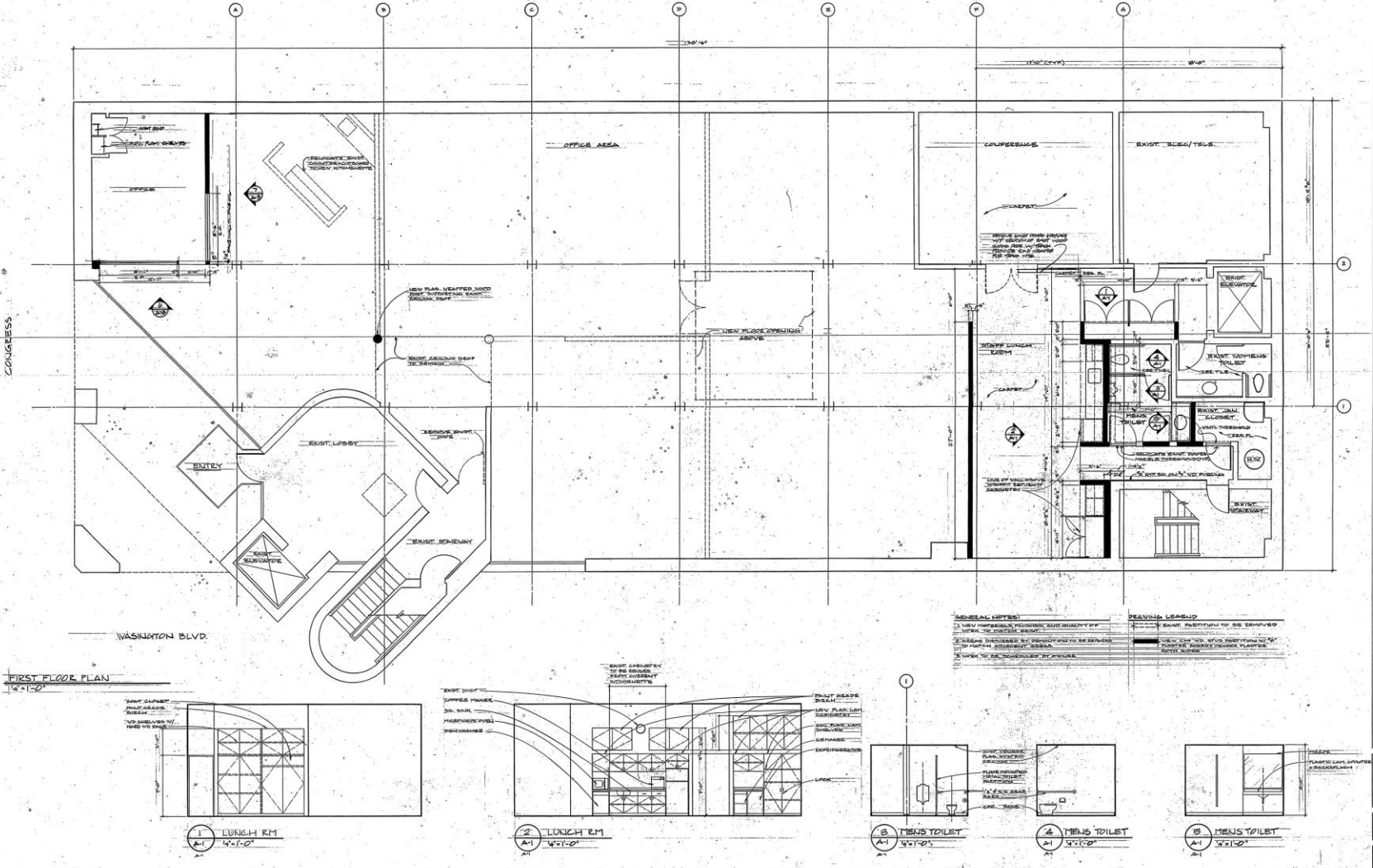
Moreover, Detroit's rich cultural heritage is being celebrated and expanded upon in innovative ways. The revitalization of historic neighborhoods and the development of new public spaces have made the city more attractive and livable. Iconic institutions like the Detroit Institute of Arts and the Motown Museum continue to draw visitors, while new cultural events and festivals highlight the city's diverse and creative spirit. Community initiatives and public-private partnerships are also playing a crucial role in Detroit's comeback, addressing social challenges and ensuring that the benefits of economic growth are widely shared. With a strong sense of community and an indomitable spirit, Detroit is not just bouncing back but emerging stronger, embodying the resilience and ingenuity that define the city.

DETROIT DEMOGRAPHICS

ESTIMATED POPULATION (2022)	636,787
HOUSEHOLDS (2022)	243,240
MEDIAN HH INCOME (2022)	\$37,761
POPULATION PER SQUARE MILE (2022)	4,456

601 WASHINGTON BLVD
1ST FLOOR

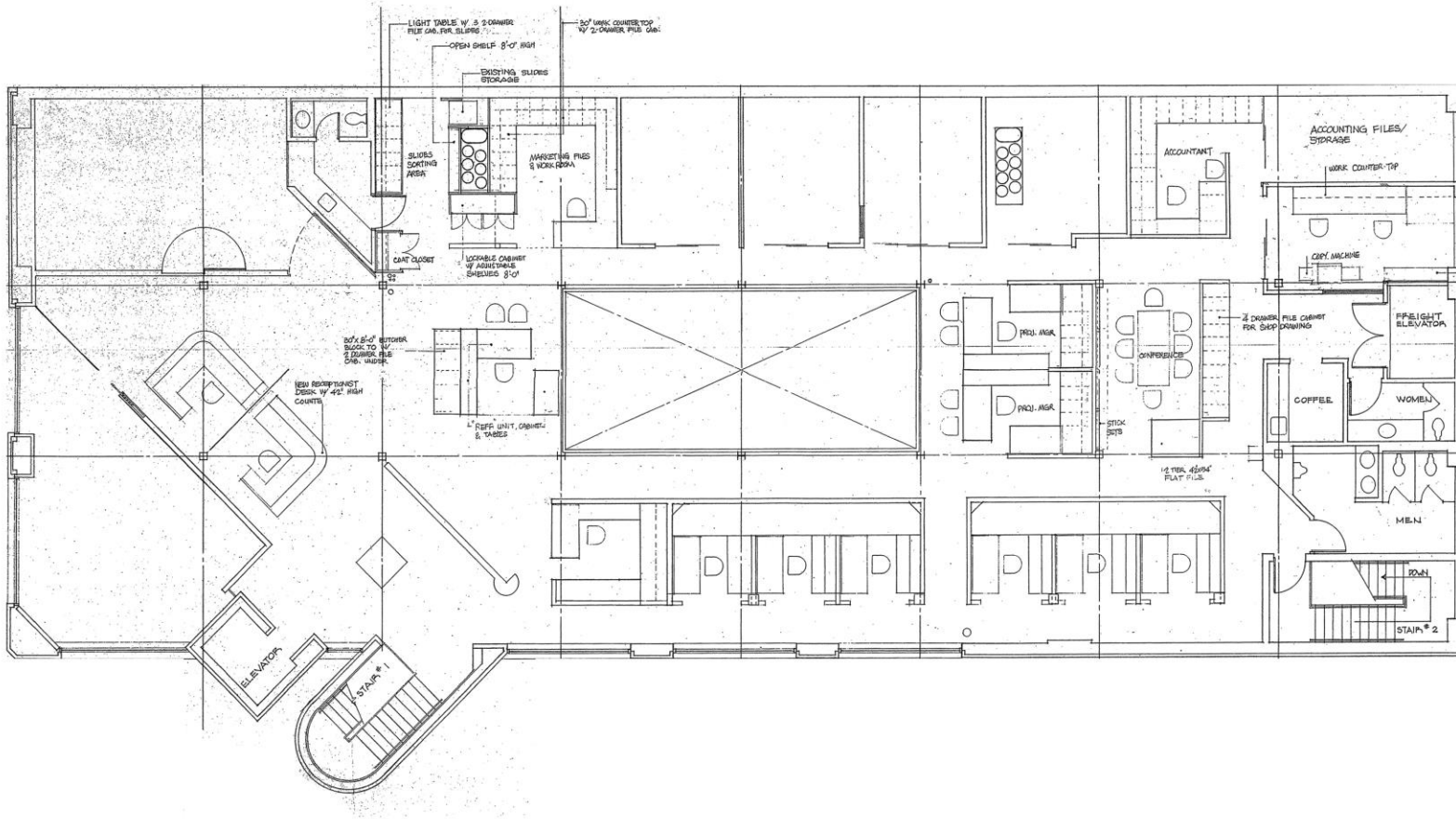
SPACE PLAN



SPACE PLAN



601 WASHINGTON BLVD
3RD FLOOR



SPACE PLAN

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTI-FAMILY
APARTMENTS MANAGED

20,000,000

COMMERCIAL
SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



ANDREW J. BOWER

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Andrew is an experienced commercial real estate advisor, assisting tenants and landlords lease, sell, or purchase office and flex space in Michigan and nationally. Andrew adds value to clients in every transaction by providing detailed lease analysis, contract negotiations, market studies, site identification, and best in class marketing.

Andrew is currently part of a team responsible for leasing the largest portfolio of institutionally owned office buildings in Downtown Detroit, encompassing 5.6 Million Square Feet. These assets include: One Campus Martius, Ally Detroit Center, First National Building, 1 Woodward Avenue, 1001 Woodward Avenue, 160 West Fort Street, 719 Griswold Street, and 300 River Place Drive.



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Steve Eisenshtadt embarked on his career as a commercial real estate portfolio leasing manager, which provided him with the opportunity to travel across the United States. After seven years in this role, the portfolio was sold, leading Steve to transition into brokerage, primarily focusing on representing landlords and tenants in the metro Detroit area. His CCIM and SIOR designations have been instrumental in his work, granting him a competitive edge and expertise that sets him apart. Steve's legal background has honed his contract comprehension, communication skills, and quick-thinking abilities, bolstering his value proposition. As a broker serving both landlords and tenants, Steve recognizes the importance of understanding the interests of each party in a transaction, allowing him to create favorable deals for his clients.



SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
 - Debt placement / capital markets
 - Sale leasebacks & portfolio sales
 - Valuation, research & consultation
 - Commercial management
 - Multi-Family Management
 - Construction & design services
 - Financing
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VALUE
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