

# 565 LARNED

## DOWNTOWN



O'CONNOR

# A LEGACY ADDRESS WITH **MIXED-USE POTENTIAL**

Prominently positioned just north of Jefferson Avenue with exceptional visibility and presence.



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Asking Price

**\$2,600,000**

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Building Size

**3 Story /  
32,552 SF**

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Neighbors

Hart Plaza, Campus Martius,  
Detroit Riverwalk, The Apparatus Room,  
Townhouse, San Morello, Prime + Proper,  
Detroit Foundation Hotel, The Westin Book  
Cadillac, General Motors Renaissance Center,  
Bedrock Detroit

Address

**565 Larned Street**

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Location

**NE corner of Larned  
and Beaubien**

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Neighborhood

**Downtown Detroit**

Parking

**38-Car Lot /  
0.276 acres**

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B-6 Zoning

This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the city. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

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This mixed-use building offers a highly adaptable layout suited for retail, office, restaurant, or redevelopment potential. The first floor formerly housed the renowned Opus One Restaurant, adding a layer of legacy and recognition to the property. A private on-site parking lot enhances accessibility with additional nearby parking supporting future users or tenants.

## Floor Plan

Large open floor plate allows for flexible retail, office, or hospitality use.

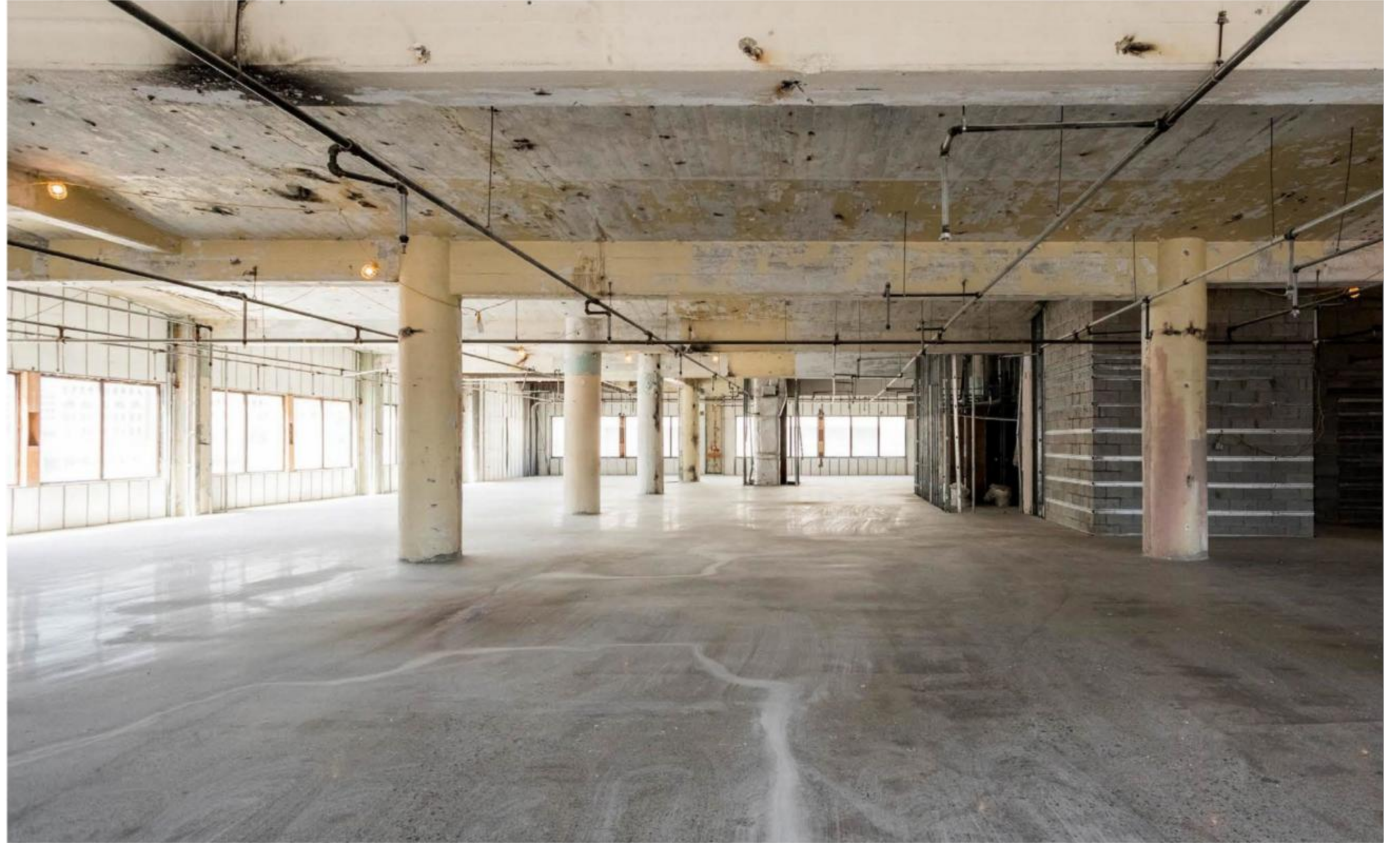
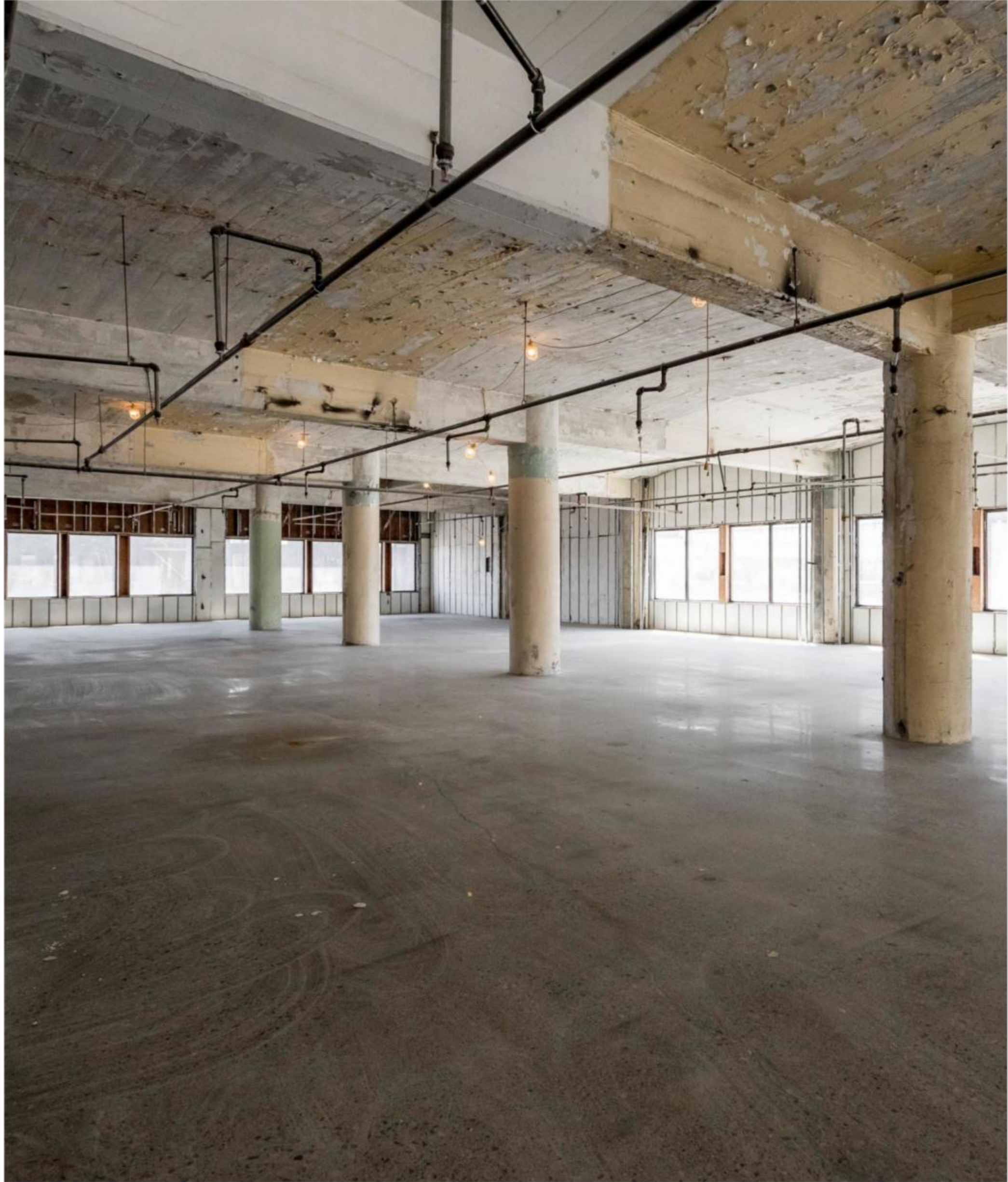
Corner layout with wraparound windows brings in strong natural light and street visibility.

Direct street access and prominent frontage support active ground-floor uses.

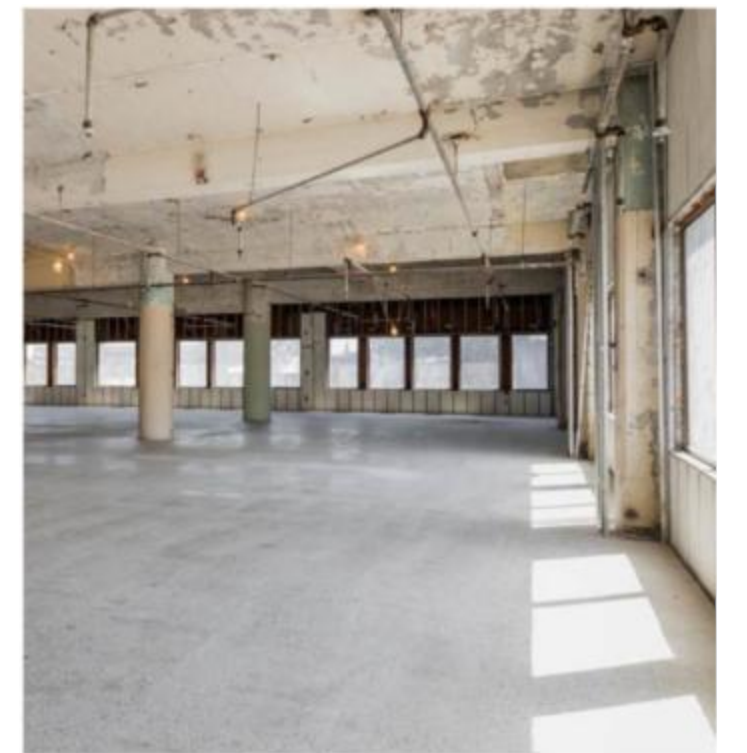




Surrounded by ongoing investment, the building stands at the intersection of legacy architecture and future opportunity.



Generous floor plates and perimeter windows create bright, open interiors with strong adaptability for future uses.



# DOWNTOWN DETROIT

Downtown Detroit sits at the heart of the city's resurgence, offering a dynamic urban environment where business, culture and innovation converge.

Defined by iconic architecture, a revitalized riverfront, and a growing residential base, the district provides unmatched energy, visibility, and connectivity. Home to major corporate headquarters, creative and technology firms, and premier institutions, Downtown delivers a walkable, amenity-rich setting with immediate access to dining, entertainment, and transit—positioning it as one of the Midwest's most compelling locations for modern office users.



### Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season swimming pool, rooftop terrace, and fitness center.



### 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.

### 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 completed in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry.





### New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in the New Center neighborhood, anchored by a new \$1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The new hospital will span more than one million square feet and rise 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 developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger \$1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.



### Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



DETROIT RIVER

RENAISSANCE CENTER

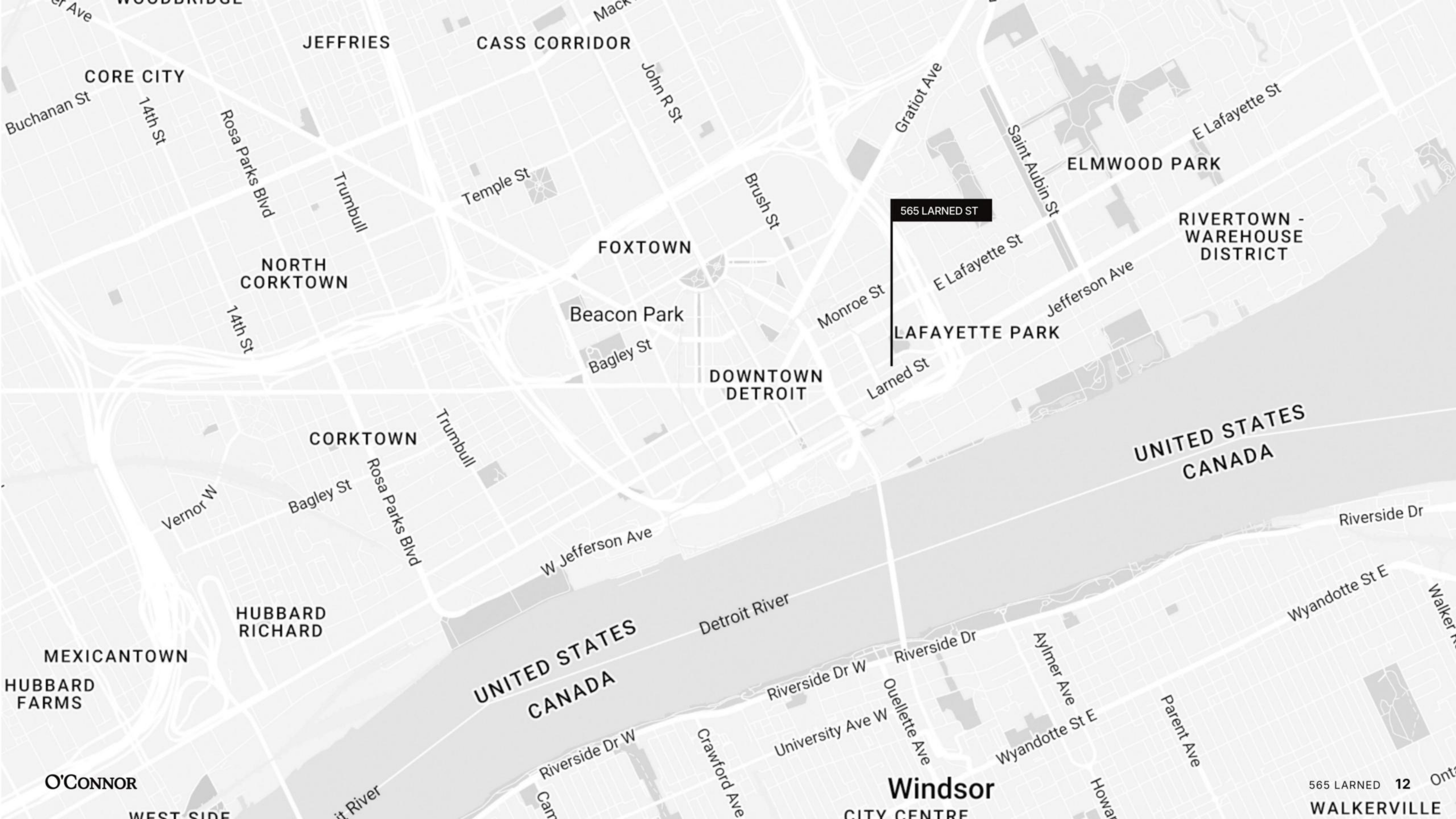
PEOPLE MOVER

JEFFERSON AVENUE

BOOK TOWER

HUDSON'S DETROIT

565 LARNED



565 LARNED ST

JEFFRIES

CASS CORRIDOR

CORE CITY

ELMWOOD PARK

NORTH CORKTOWN

FOXTOWN

RIVERTOWN - WAREHOUSE DISTRICT

Beacon Park

LAFAYETTE PARK

DOWNTOWN DETROIT

UNITED STATES  
CANADA

CORKTOWN

HUBBARD RICHARD

UNITED STATES  
CANADA

Detroit River

MEXICANTOWN

HUBBARD FARMS

Windsor

O'CONNOR

WEST SIDE

CITY CENTRE

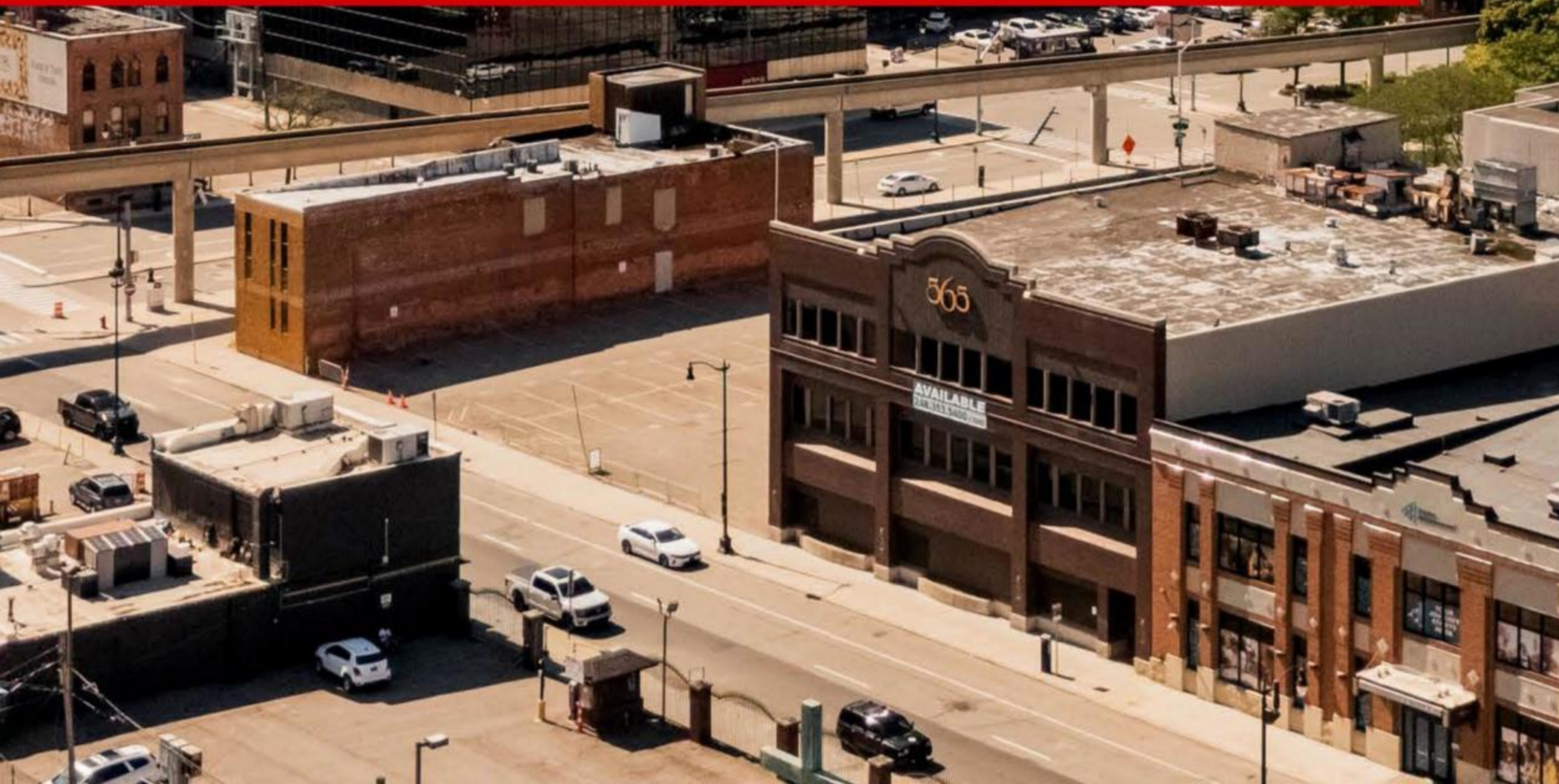
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WALKERVILLE

O'CONNOR

A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

For more information about our properties, please contact O'Connor Real Estate



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