

719 Griswold

Detroit, MI | 48226



Businesses and Talent Are Choosing Detroit

The Detroit region is home to more than 740,000 workers, 17 Fortune 1000 companies, 5.4 million people and some of the top educational institutions in the world. The business-friendly region has the talent, resources and cutting-edge facilities that drive innovation.

SPENDING POWER

\$12.2B

Greater Downtown Detroit tallied a total annual earnings of \$12.2B in 2023.²

AFFORDABILITY

The cost of space and talent in Detroit is lower than in other major markets, which allows for more investment opportunities.

TALENT

The Detroit region leads the nation in engineers per capita, thanks in large part to its proximity to world-renowned colleges and universities that issue thousands of STEM degrees each year.

POPULATION GROWTH

49%+

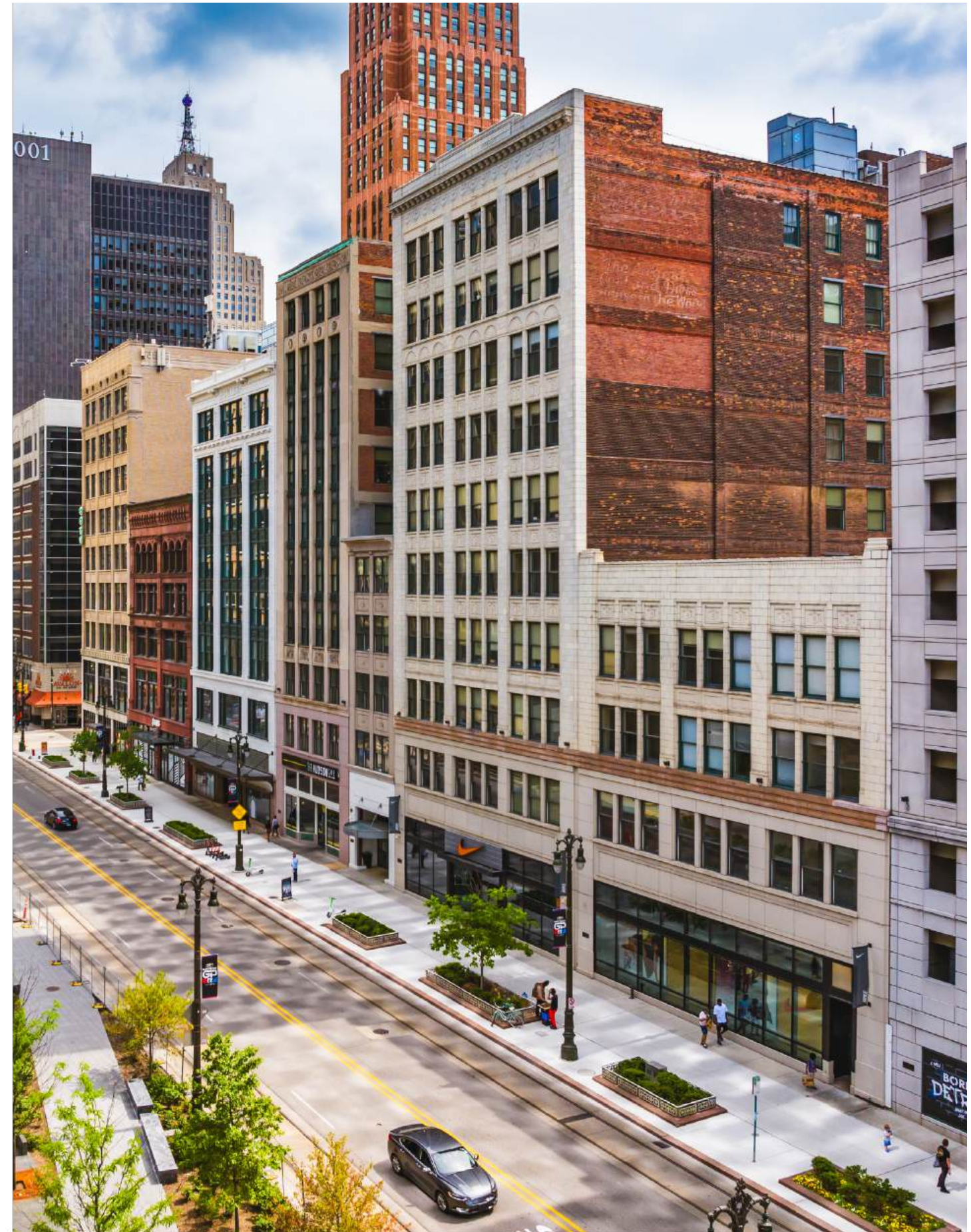
The population of adults ages 25-34 in Greater Downtown Detroit has increased by 49% since 2013.³

ECONOMY

In 2022, Michigan continued its strong economic recovery with a 7.81% growth in real GDP. Detroit's startup ecosystem was named the second-fastest growing in the world in 2024.¹

BUSINESS-FRIENDLY

After reworking its approach to business and development this decade, Detroit and the state of Michigan have adapted their respective approaches to attracting and retaining businesses. In 2024, CNBC ranked Michigan #9 in America's Top States for Business.²



1. Placer.ai data
2. Downtown Detroit Partnership
3. ESRI Business Summary

Building Talent

Southeastern Michigan is home to one of the most robust higher-education regions, with schools like the University of Michigan, Michigan State University and Wayne State University annually ranking among the best research institutions in the nation each year.

The Detroit region employs over 170,000 people in science, technical, engineering and math (STEM) occupations.

From high-tech to skilled trades, Michigan is on its way to becoming one of the top states in the nation for job creation. Developing talent for jobs that are in-demand right now and in the future is a top priority for the state.

THE CITY’S STEM OCCUPATION
JOB GROWTH IS NEARLY TRIPLE
THE NATIONAL AVERAGE RATE
SINCE 2010

STATE INNOVATION
POWER RANKINGS

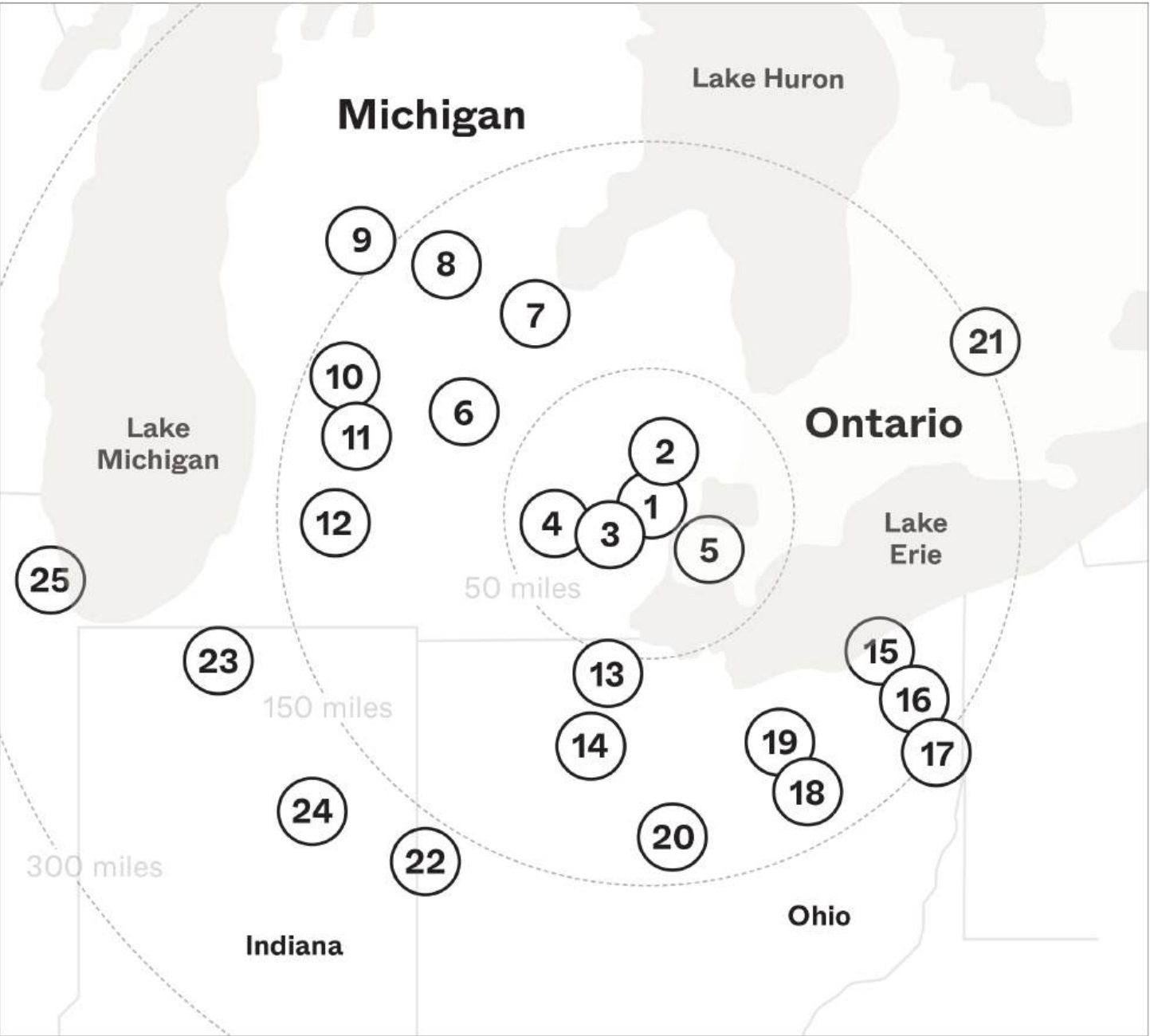
The University Research Corridor (URC) is a collaborative partnership with the University of Michigan, Michigan State University and Wayne State University.

Their research has led to advancements in medicine, mobility and business, and the most recent study showed that the URC had a statewide economic impact of \$18.7 billion and generated 78,845 jobs.

URC is the number-one university cluster in the United States, not only attracting talent from around the world, but also delivering one of the strongest talent bases in the country. Additionally, URC is ranked second in innovation power in the nation – using talent, technology, research and development as metrics.

2.5^x

#2



- | | | | |
|----|---------------------------------|----|---------------------------------|
| 1 | Wayne State University | 13 | University of Toledo |
| 2 | Oakland University | 14 | Bowling Green University |
| 3 | Eastern Michigan University | 15 | Cleveland State University |
| 4 | University of Michigan | 16 | Case Western Reserve University |
| 5 | University of Windsor | 17 | Youngstown State University |
| 6 | Michigan State University | 18 | Kent State University |
| 7 | Saginaw Valley State University | 19 | University of Akron |
| 8 | Central Michigan University | 20 | The Ohio State University |
| 9 | Ferris State University | 21 | University of Waterloo |
| 10 | Grand Valley State University | 22 | University of Dayton |
| 11 | Davenport University | 23 | University of Notre Dame |
| 12 | Western Michigan University | 24 | Ball State University |
| | | 25 | University of Illinois |

DEGREES AWARDED FROM REGIONAL COLLEGES IN 2021

265,437	BACHELOR'S DEGREES
110,340	MASTER'S DEGREES
97,925	ASSOCIATE'S DEGREES
27,813	DOCTORAL DEGREES

A City Worth Visiting

Greater Downtown Detroit experiences more than 67 million visits annually, with visitors traveling from throughout Southeastern Michigan and the Midwest to attend a game, concert, special event or festival.¹ With all four major league sports teams within a four-block radius, Detroit hosts 171 regular season games every year.

RETAIL + OFFICE TENANTS

7.9M+

In 2023, Greater Downtown Detroit welcomed 7.9 million unique annual visitors.¹

TOTAL CONCERTS

400+

More than 400 shows were reported in Detroit in 2022. From large venues like Little Caesars Arena to historical spaces like The Fox Theatre, Detroit is a destination for concertgoers.

MAJOR MUSEUMS

15

There are 15 major museums within Greater Downtown and 150 museums in the Southeast Michigan region.

1. Placer.ai data
2. Downtown Detroit Partnership
3. ESRI Business Summary

DOWNTOWN HOSPITALITY

5,400+

Greater Downtown Detroit has over 5,400 hotel rooms with more than 1,100 additional under construction.²

DOWNTOWN RETAILERS

320+

There are more than 320 retailers, from nationally known brands to locally owned establishments in the Central Business District.³



AfroNation 2024



Campus Martius Tree Lighting



Grand Prix



Motown Museum



Constructing Futures



NFL Draft 2024

Downtown Activations

More than 3.5 million people attend a special event and 1.8 million attend a show in Detroit's Central Business District annually.¹

¹ Placer.ai data



Woodward Avenue Shopping



The Belt



Detroit RiverWalk



Campus Martius Park



NFL Draft 2024

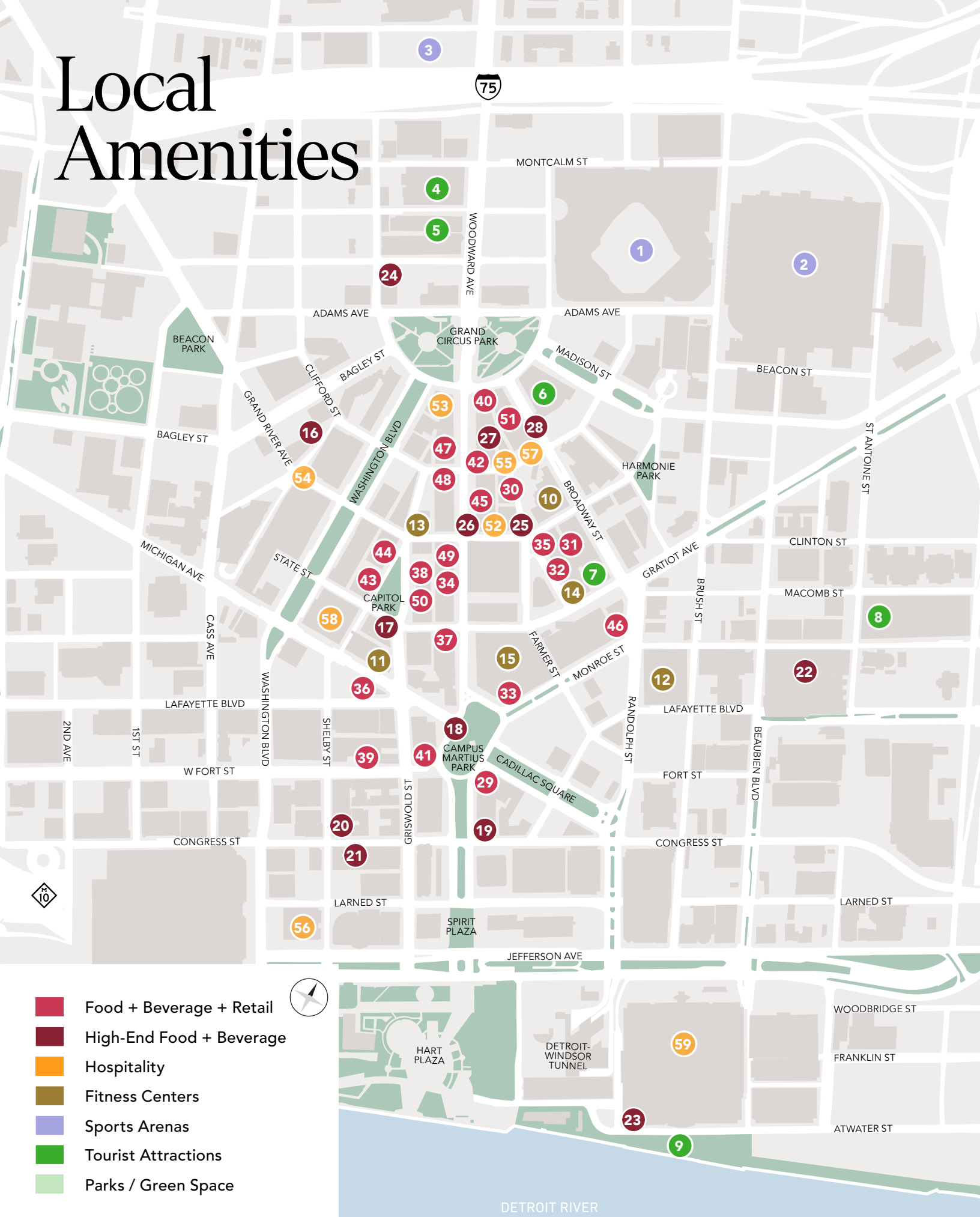


Yoga In The Park



Ford Field

Local Amenities



1-3 COMERICA PARK, FORD FIELD, LITTLE CAESARS ARENA	4 FOX THEATRE	5 THE FILLMORE	6 DETROIT OPERA HOUSE
7 THE BELT	8 HOLLYWOOD CASINO AT GREEKTOWN	9 DETROIT RIVERWALK	12 VIBE RIDE
14 CITIZEN YOGA	15 COR WELLNESS	16 SAVANNAH BLUE	17 PRIME + PROPER
18 PARC	19 BESA	20 CAUCUS CLUB	21 LONDON CHOP HOUSE
22 PRISM	23 JOE MUER SEAFOOD	24 CLIFF BELL'S	25 OLIN
26 SAN MORELLO	27 WRIGHT & CO.	28 ALBENA	29 SHINOLA DETROIT
30 MR DIPS	31 VICENTE'S	32 MOOTZ	33 SUGAR FACTORY
34 HUDSON CAFE	35 GUCCI	36 AMERICAN CONEY / LAFAYETTE CONEY	37 AVALON BAKERY
38 GO! SY THAI	39 MARU	40 BUDDY'S	41 POTBELLY
42 GREYSON	43 EATŌRI	44 XHIBITION	45 SHINOLA HOTEL
46 HOT SAM'S	47 H&M	48 LULULEMON	49 NIKE
50 DETROIT CITY FC SHOP	51 PARAMITA SOUND	52 SIREN HOTEL	53 ALOFT DETROIT
54 WESTIN BOOK CADILLAC	55 ELEMENT HOTEL	56 FOUNDATION HOTEL + APPARATUS ROOM	57 SIREN HOTEL
58 WESTIN BOOK CADILLAC	59 MARRIOTT RENAISSANCE	60 MARRIOTT RENAISSANCE	61 MARRIOTT RENAISSANCE

About Bedrock

Bedrock is a full-service real estate firm specializing in innovative city building strategies. Since its founding in 2011, Bedrock and its affiliates have invested and committed more than \$7.5 billion to acquire, develop and operate more than 140 properties in Detroit and Cleveland with landmark developments at Hudson’s Detroit, Book Tower, City Modern, Tower City and the May Company Building.

Bedrock’s projects include new construction, adaptive reuse and a portfolio totaling more than 21 million square feet of office, retail, residential, industrial, hospitality and parking.

TOTAL SQUARE FOOTAGE

21M+

Bedrock’s portfolio includes over 21 million square feet between Detroit and Cleveland.

BEDROCK OWNED PROPERTIES

140+

Bedrock has over 140 properties combined in Detroit and Cleveland.

RETAIL + OFFICE TENANTS

400+

Bedrock prides itself on providing the best care and services to its tenants.



Property Management



Leasing + Acquisition



Construction



Development



Historic Restoration



Community Experiences and Activations

Common Areas



Lobby/Reception Area



2nd Level Atrium



2nd Level Lounge Seating

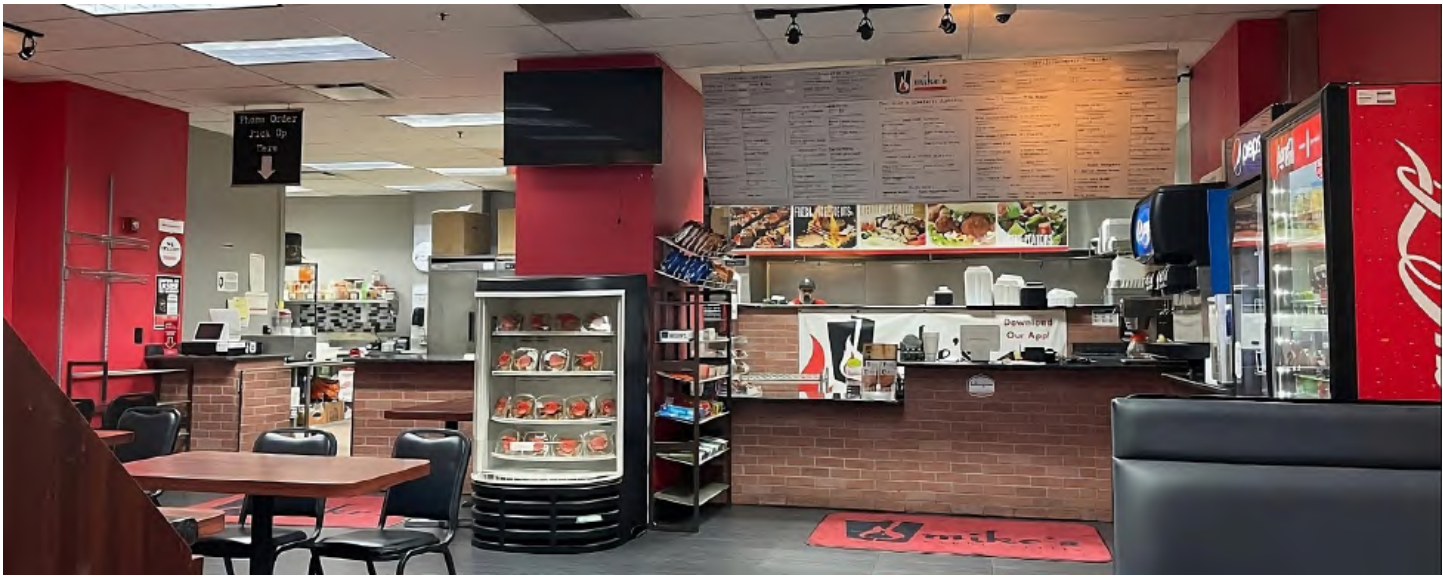
Attached Dining & Retail



Dime Store



Sam's Barber Shop



Mike's Kabob Grille



Lana's Bodega

Attached Parking

Located at 730 Shelby Street, the Financial District Garage has over 900 spaces with amenities including a complimentary air pump, window washing stations, bicycle parking and Tesla and electric vehicle parking/charging stations. It is located near several downtown restaurants and has 24/7 security, badge-holder and daily rate parking availability.



Intersection of West Lafayette Boulevard & Shelby Street (Facing NE)



Covered Walkway to 719 Griswold (2nd Floor)

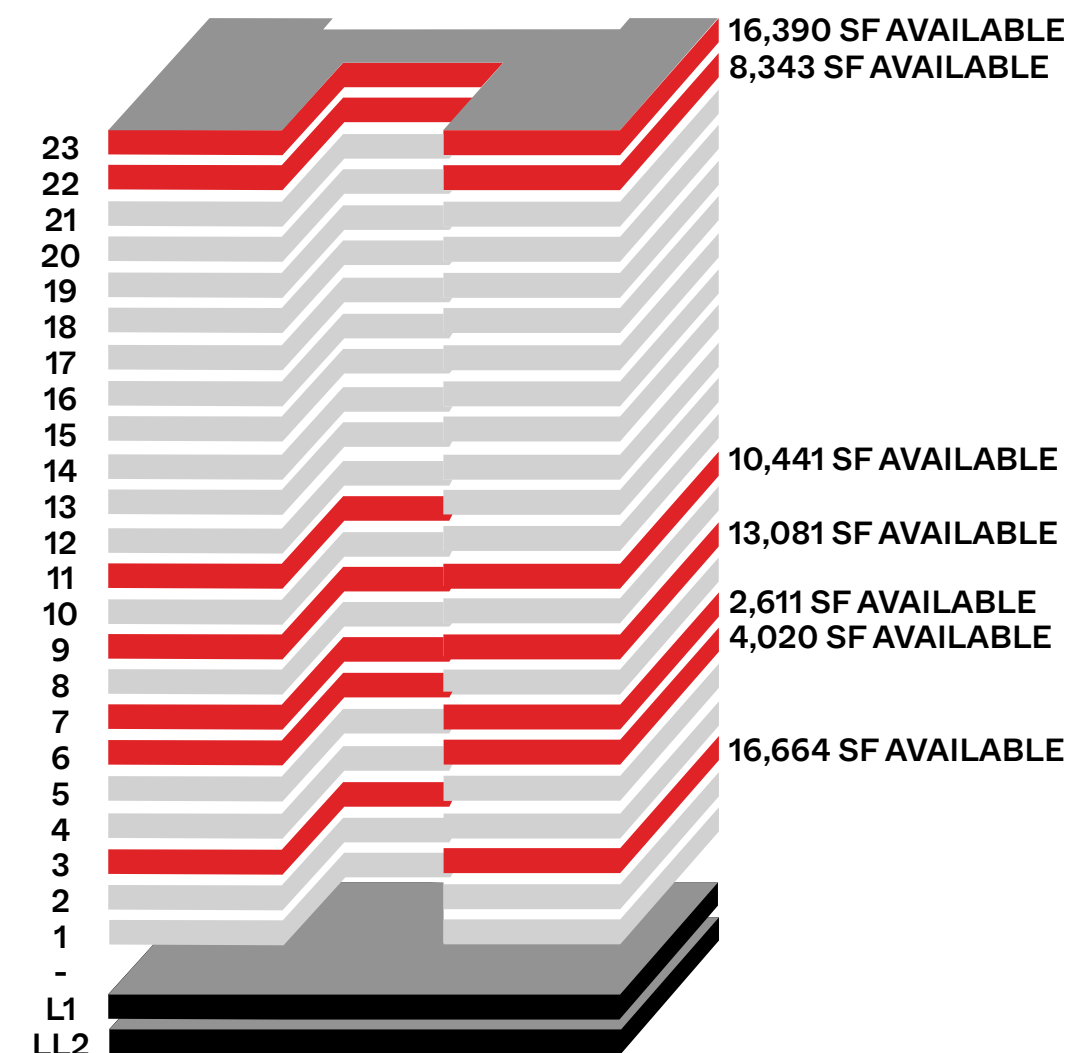


Shelby Street Entrance

A photograph of a tall, ornate building with classical architectural features like columns and decorative moldings. The building is illuminated from within, showing office spaces with desks and computers. The sky is blue with scattered clouds.

PROPERTY DETAILS	
ECODE	289
TOTAL BUILDING SIZE	345,728 SF
LOCATION	Detroit, MI 48226
PARKING SPACES	Attached Garage
SIGNAGE	Yes
YEAR BUILT/RENOVATED	1912/2012
PROPERTY TYPE	Office
RENTAL RATE	Contact Broker

- Historic Detroit office tower for lease
- Signature building naming rights opportunity and exterior signage
- Up to 24,733 SF of contiguous office space available
- Unique opportunity to occupy the top floor of the building - with high end finishes
- Sky lighted two-story glass retail atrium staffed with 24/7 security
- Attached covered parking available at Financial District Garage
- One block from Campus Martius Park, fine dining, and retail
- Professionally owned and managed by Bedrock Management Services LLC



- Two-story atrium
- Multiple dining options within the building
- Vault-themed event and meeting space
- Accessway to the adjacent parking garage

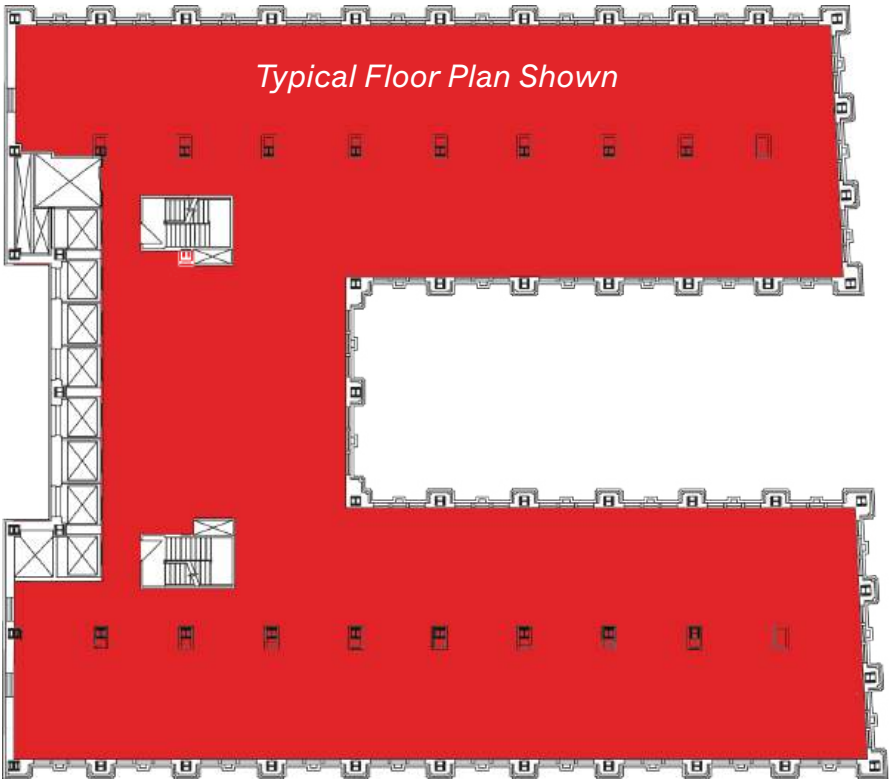
Suite 300

16,664 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



GRISWOLD ST

W FORT ST



Suite 600

1,872 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



GRISWOLD ST

W FORT ST



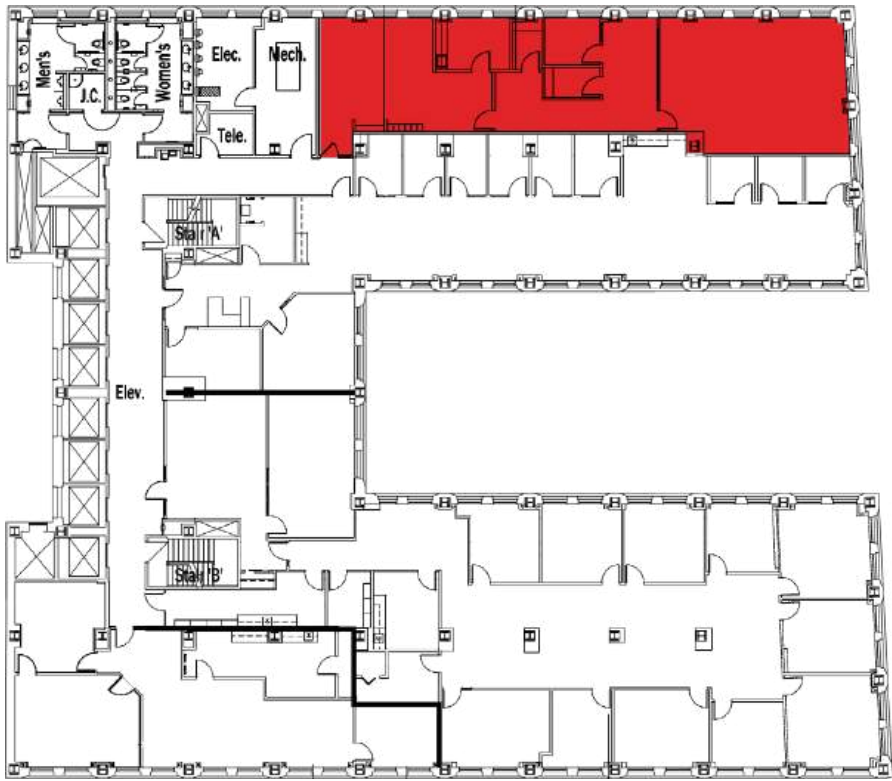
Suite 640

2,148 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



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W FORT ST



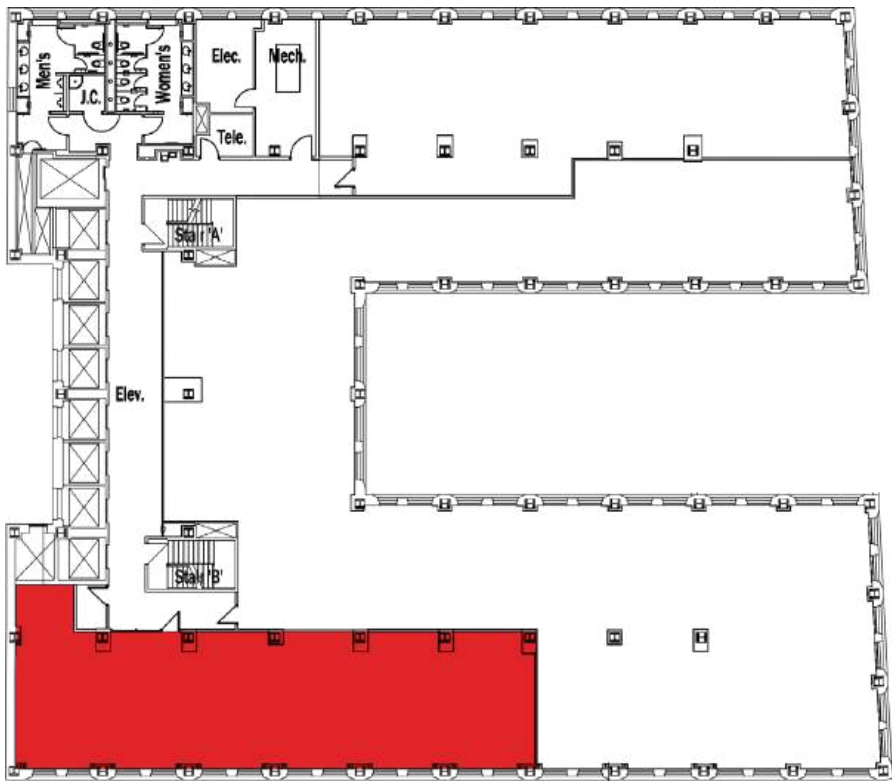
Suite 700

2,611 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



GRISWOLD ST

W FORT ST



Suite 900

2,067 SF (Can be combined with Suite 920 + Suite 930)



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



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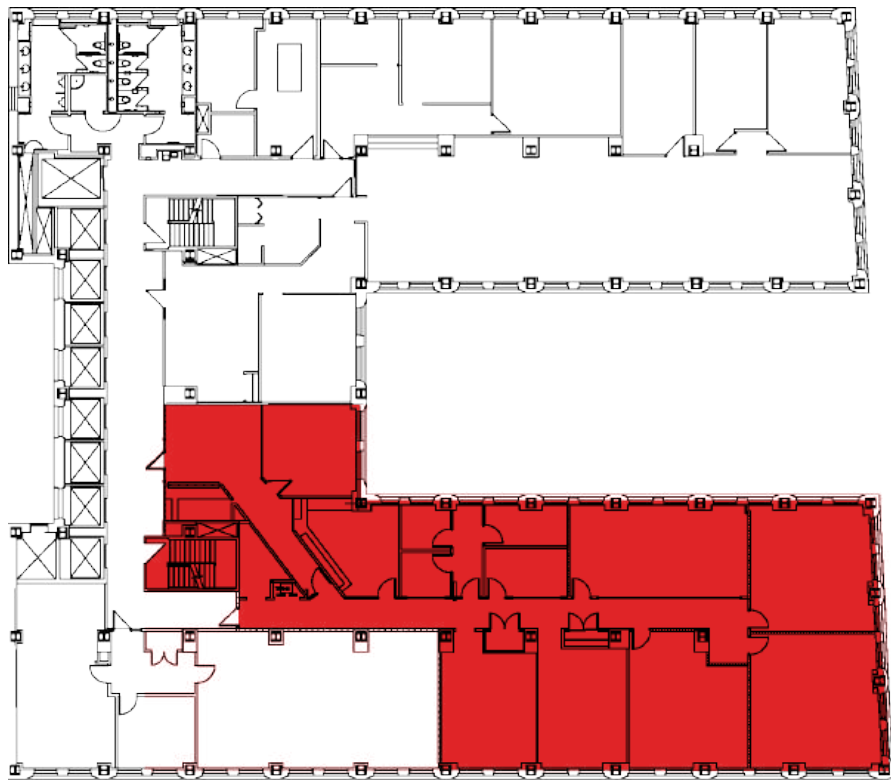
Suite 920

5,415 SF (Can be combined with Suite 900 + Suite 930)



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



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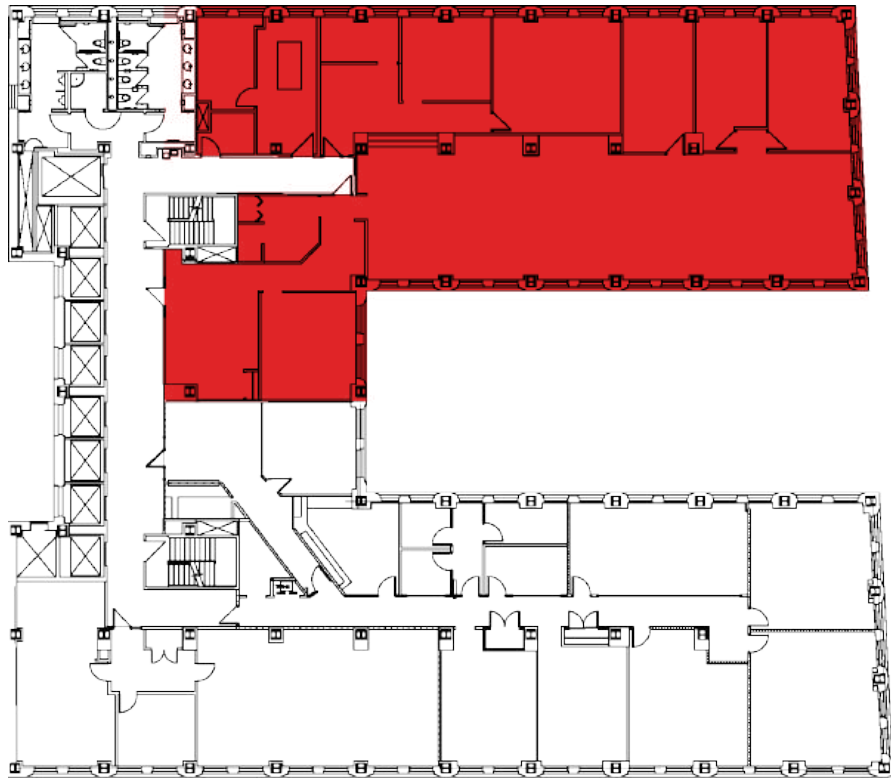
Suite 930

5,599 SF (Can be combined with Suite 900 + Suite 920)



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A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



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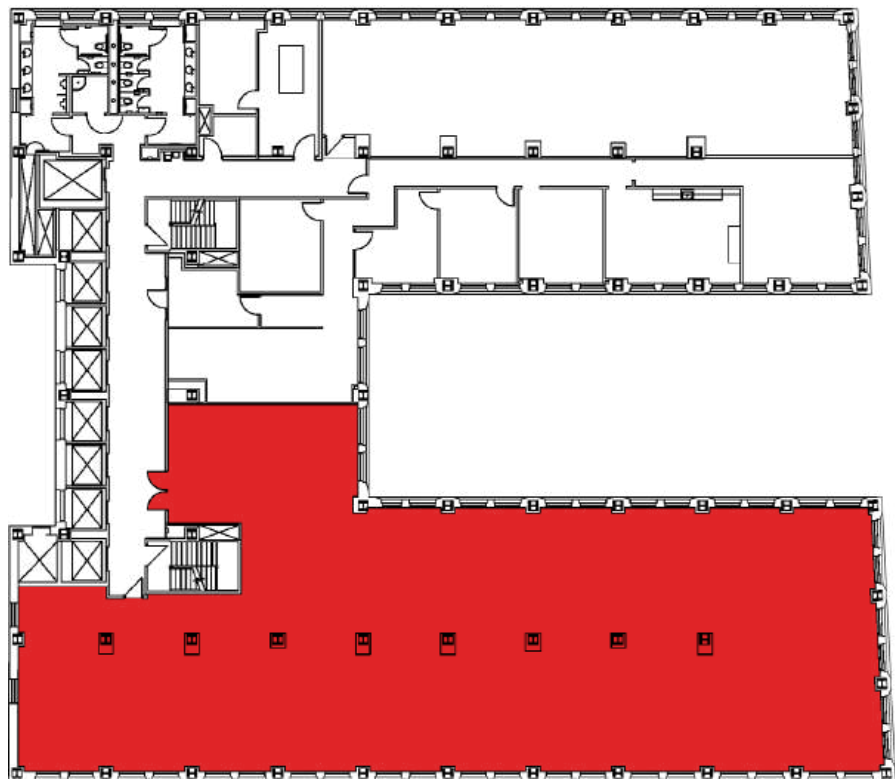
Suite 1100

8,054 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



GRISWOLD ST

W FORT ST



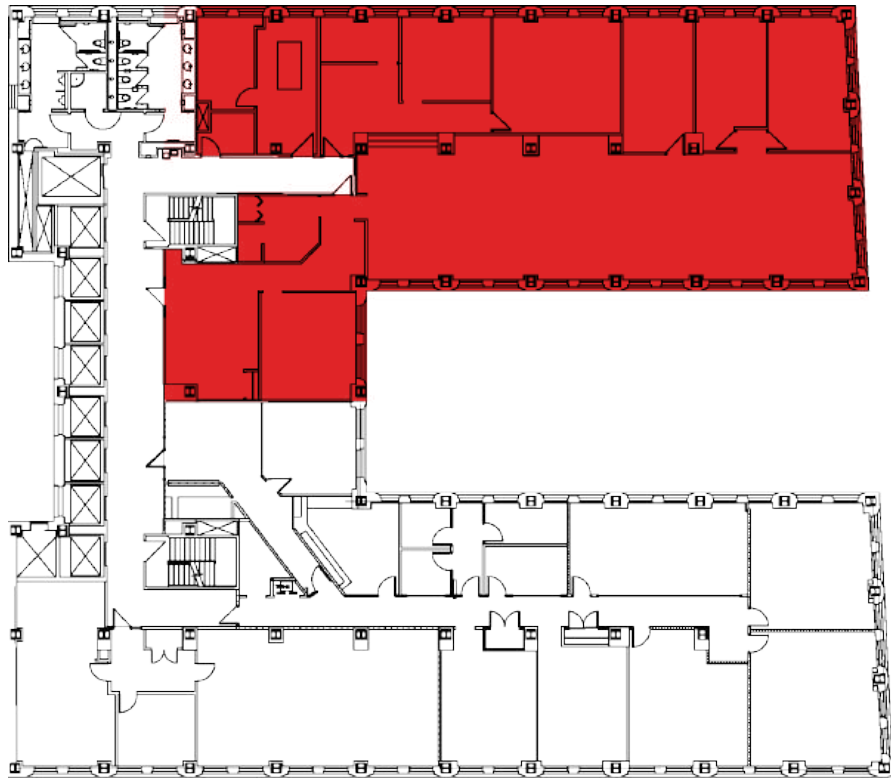
Suite 1140

2,387 SF



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



GRISWOLD ST

W FORT ST



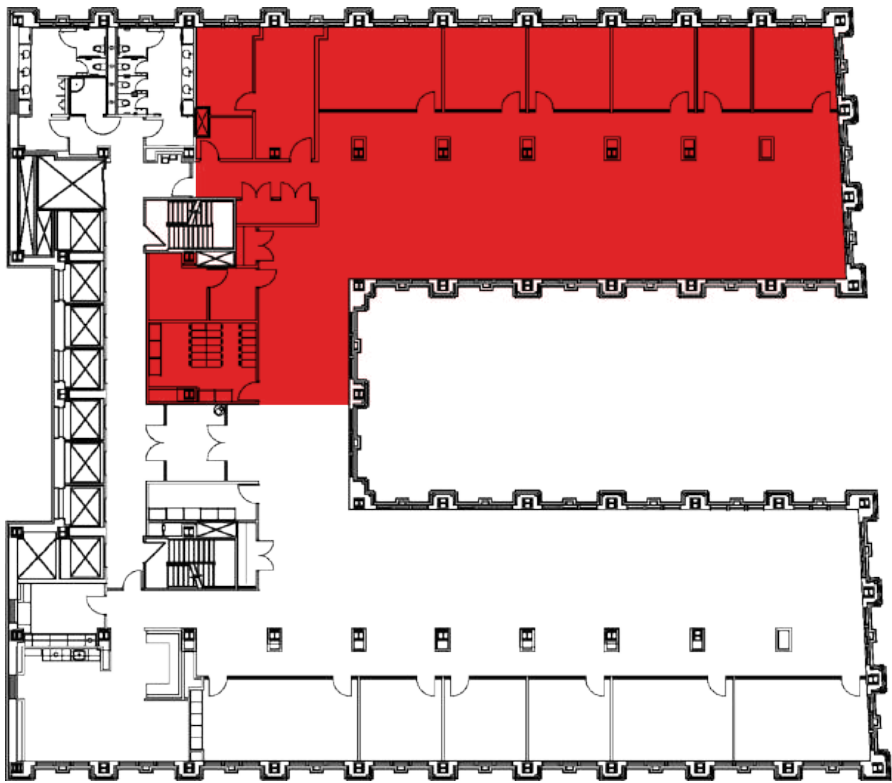
Suite 2250

8,343 SF (Can be combined with Suite 2300)



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



GRISWOLD ST

W FORT ST



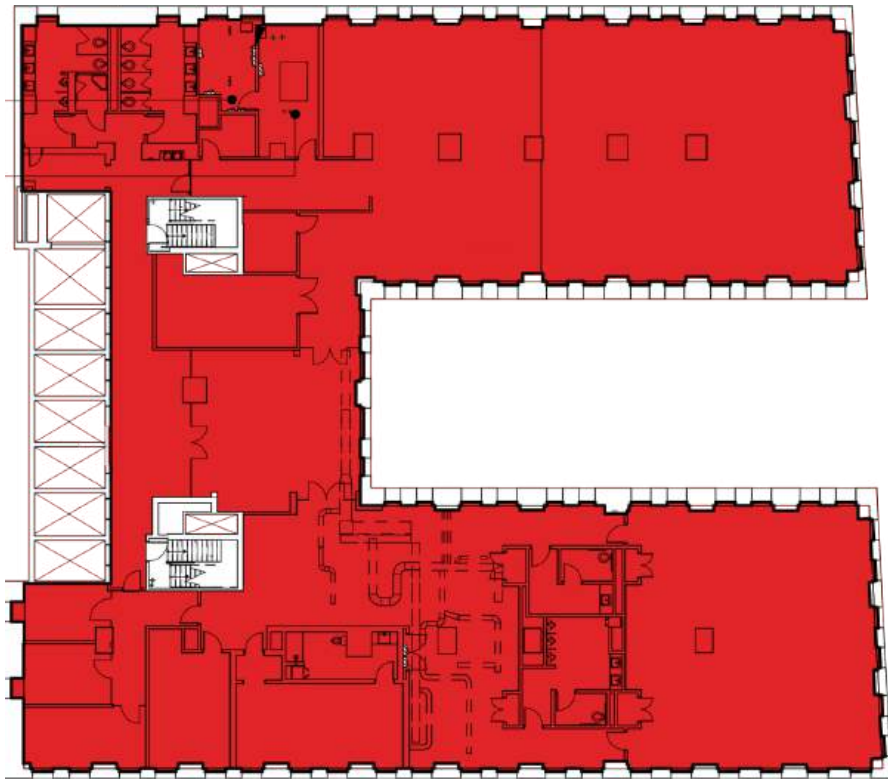
Suite 2300

16,390 SF (Can be combined with Suite 2250)



CLICK ON THE 360 ° ICON FOR
A VIRTUAL WALKTHROUGH

W LAFAYETTE BLVD



GRISWOLD ST

W FORT ST





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