

# FOR SALE OR LEASE



2990 W Grand Blvd  
Detroit, MI

60,000 SF 5-Story Office Building



**BEN AND BENJI**  
COLLIERS DETROIT REAL ESTATE



**Ben Hubert**  
248 417 7150  
ben.hubert@colliers.com



**Benji Rosenzweig**  
248 752 3762  
ben.rosenzweig@colliers.com

**Colliers Detroit**  
400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
colliers.com/detroit

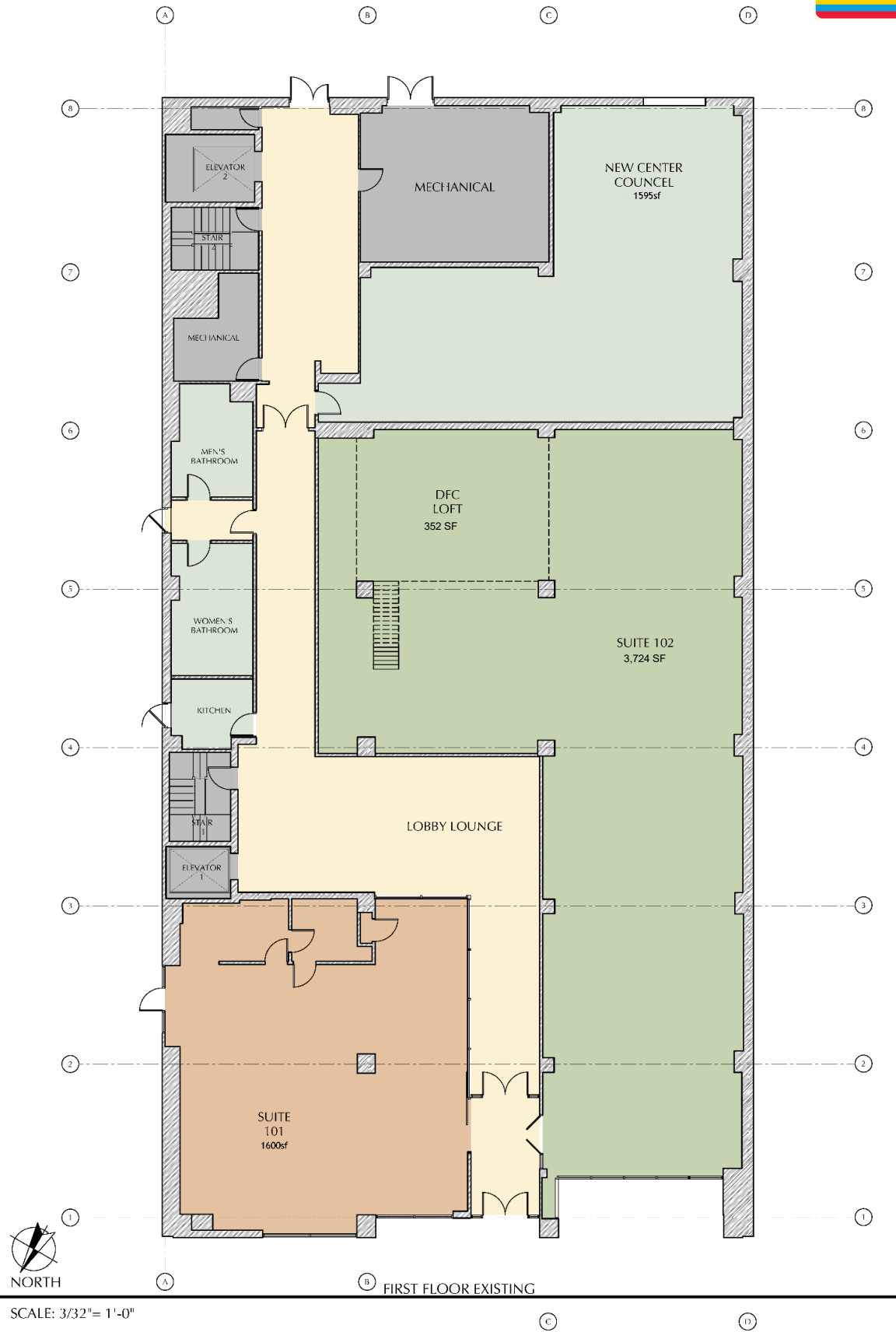




# PROPERTY HIGHLIGHTS

- 60,000 SF 5-Story Office Building
- Across from the Iconic Fisher Building and Adjacent to New Center Park
- 1<sup>st</sup> Floor – 1,600 SF Café/Restaurant, 4,094 SF Retail/Office
- 2<sup>nd</sup>-5<sup>th</sup> Floors – 415 SF Office Suite to 9,600 SF Full Floor Plate
- 4<sup>th</sup> and 5<sup>th</sup> Floors Cleared
- 12,600 SF Low Occupancy: Value-Add or Residential Conversion
- John C Lodge Fwy (1 Block), Woodward Ave (2 Blocks), and Henry Ford Hospital (0.4 Miles)
- Blocks from \$3B Henry Ford / MSU Campus Expansion
- Wayne State University (0.8 Miles), Pistons Performance Center (0.3 Miles), College for Creative Studies (0.2 Miles)

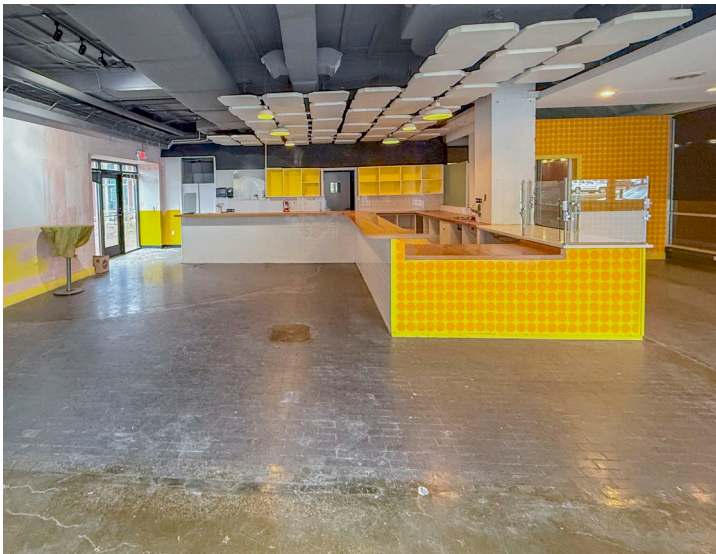
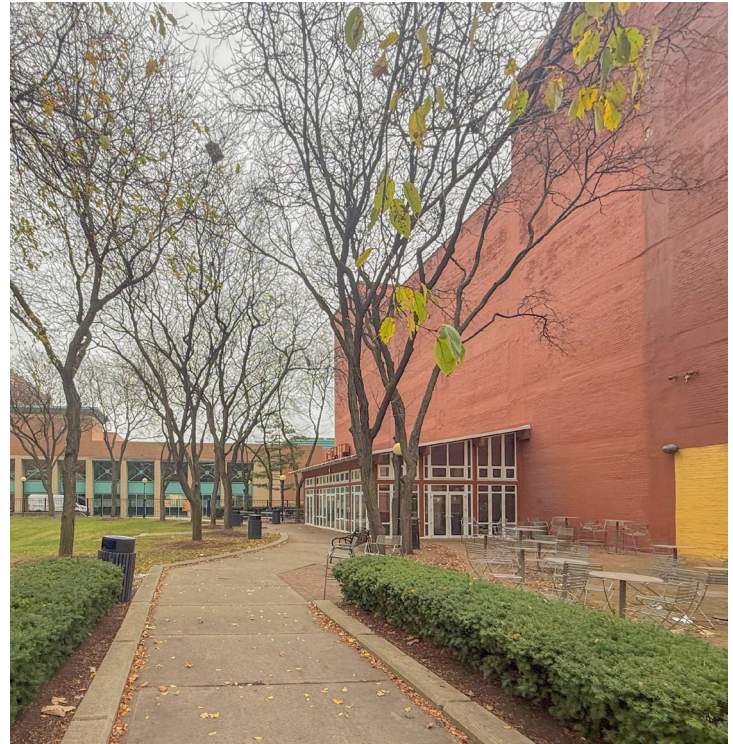
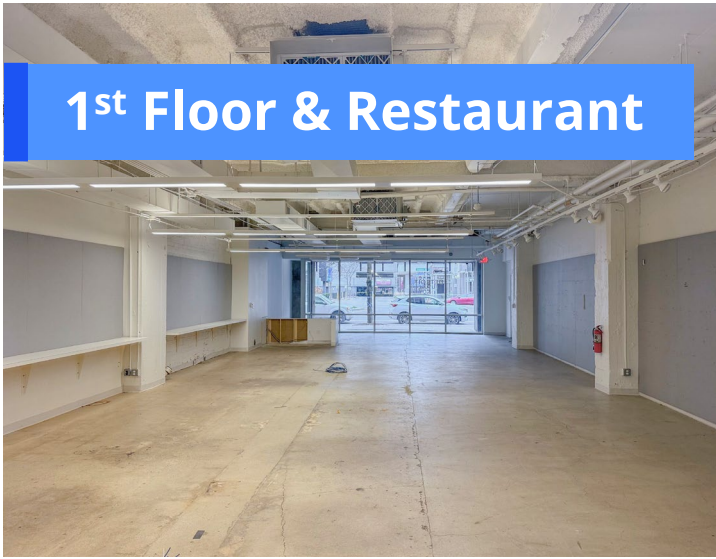
# FLOOR PLAN



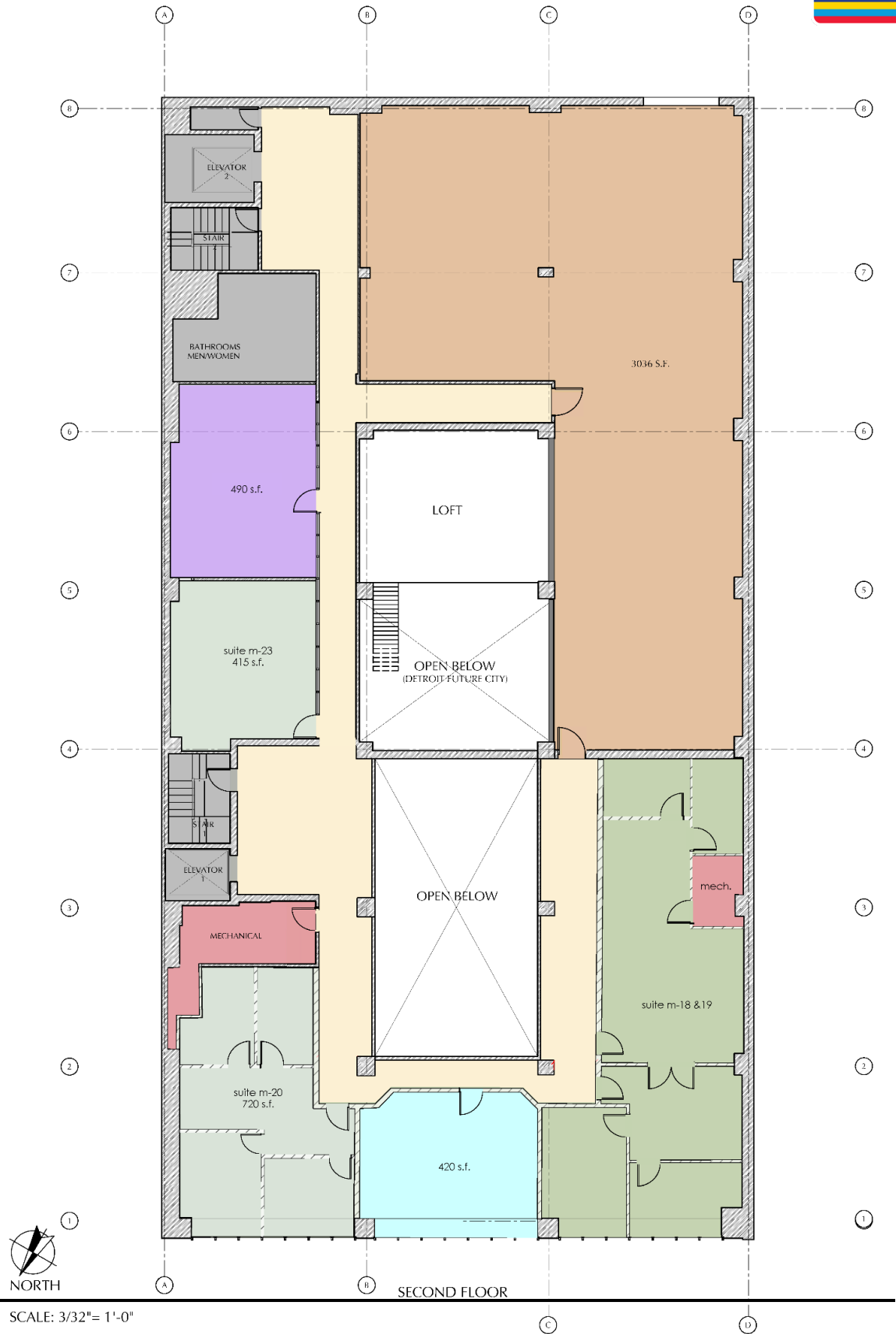
SCALE: 3/32" = 1'-0"

1<sup>st</sup> Floor – 12,600 SF

PROPERTY PHOTOS



# FLOOR PLAN

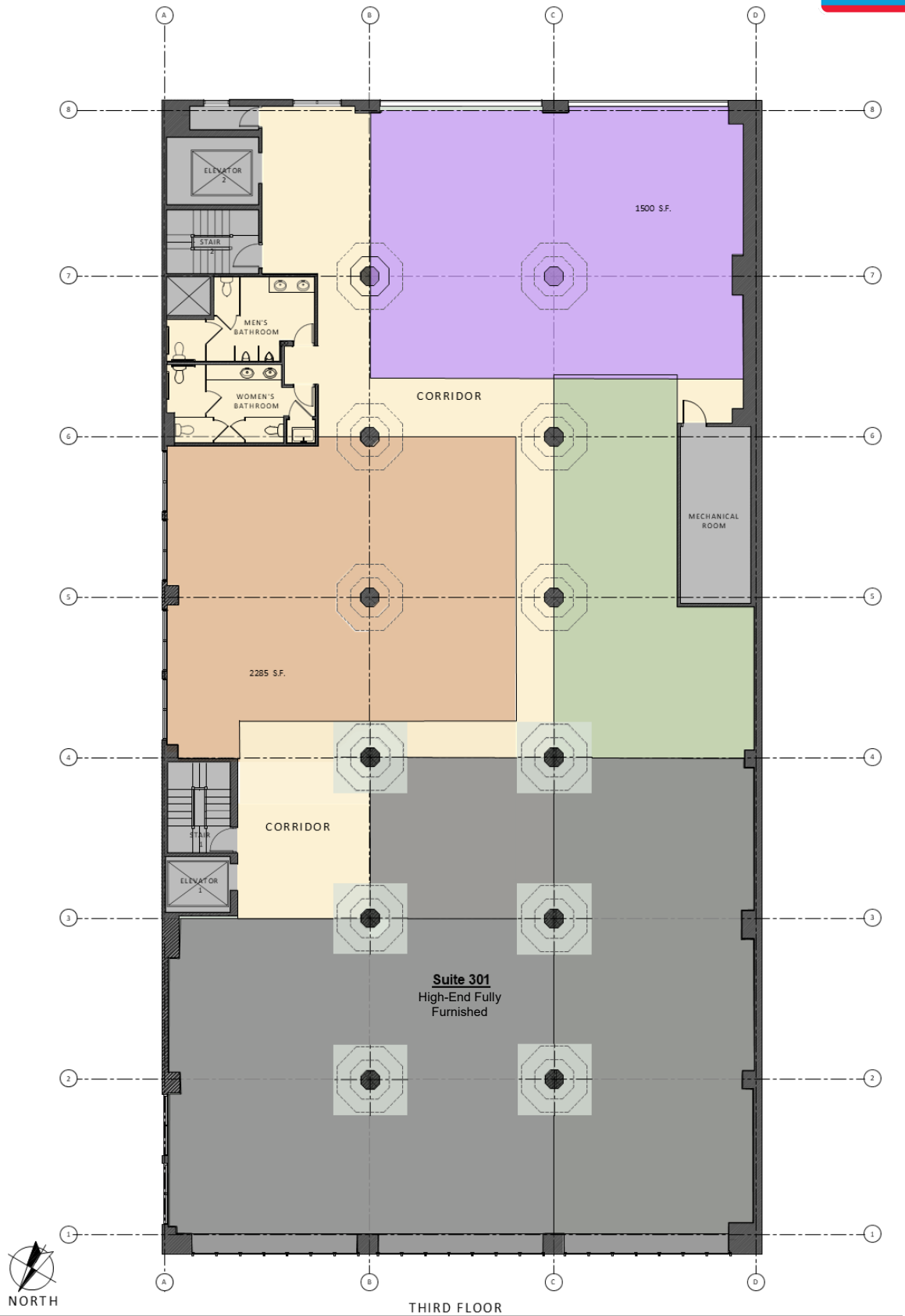


2<sup>nd</sup> Floor – 9,600 SF

2nd Floor



# FLOOR PLAN

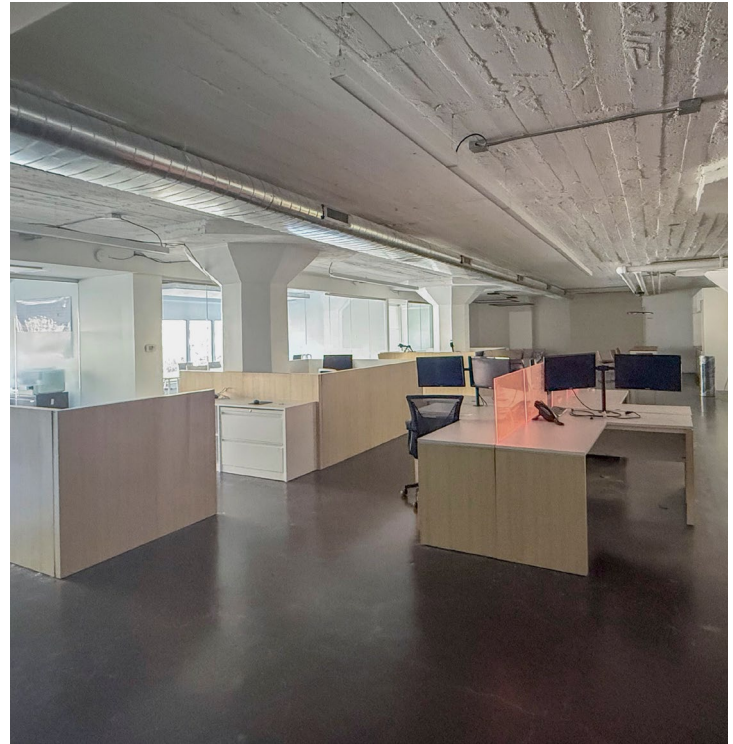
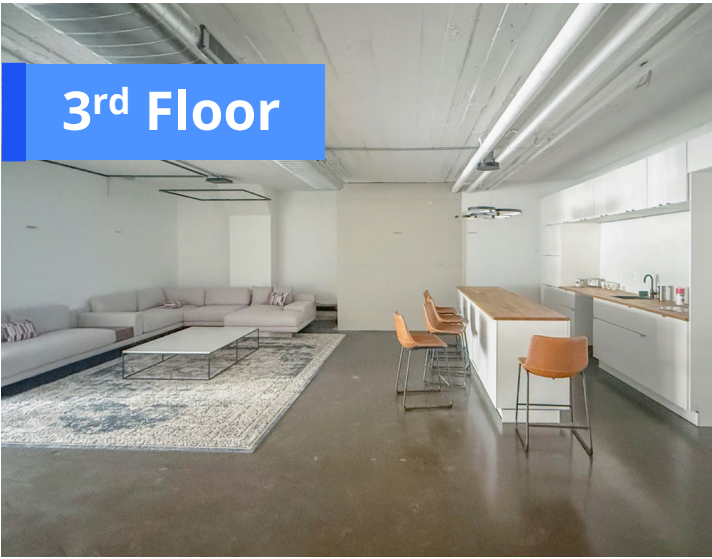


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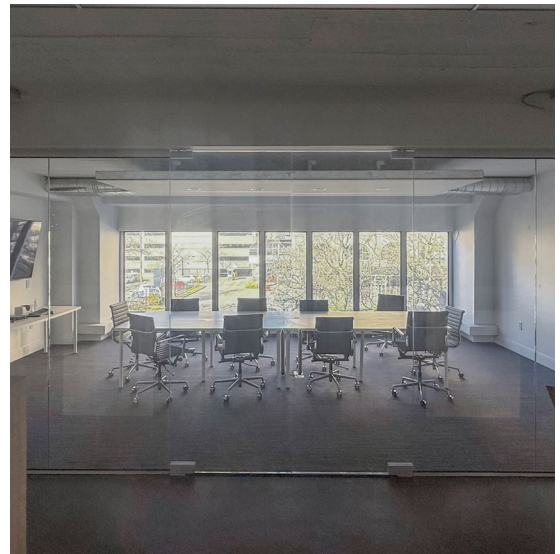
3<sup>rd</sup> Floor – 12,600 SF

# PROPERTY PHOTOS

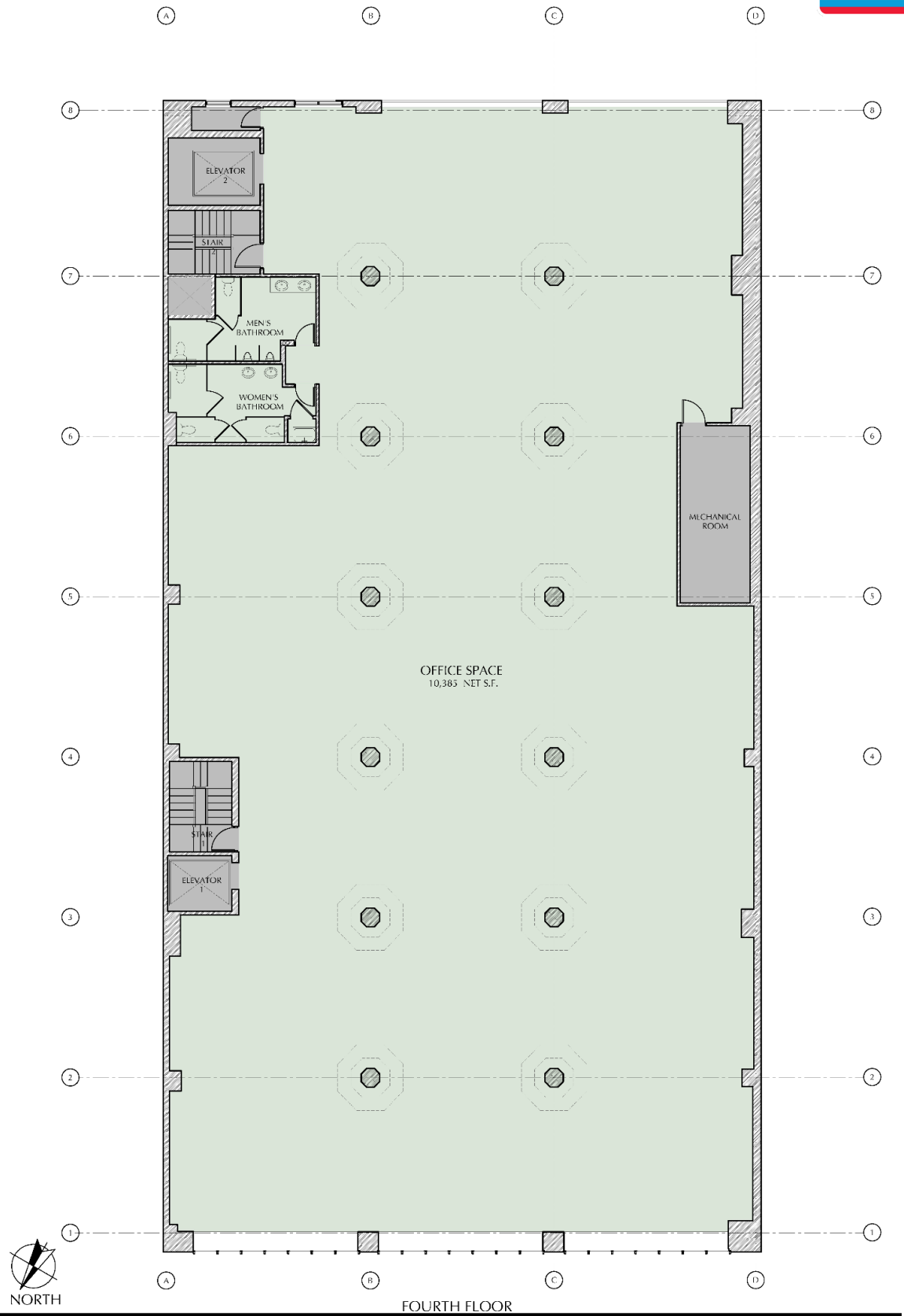
3rd Floor



Unfinished Suite



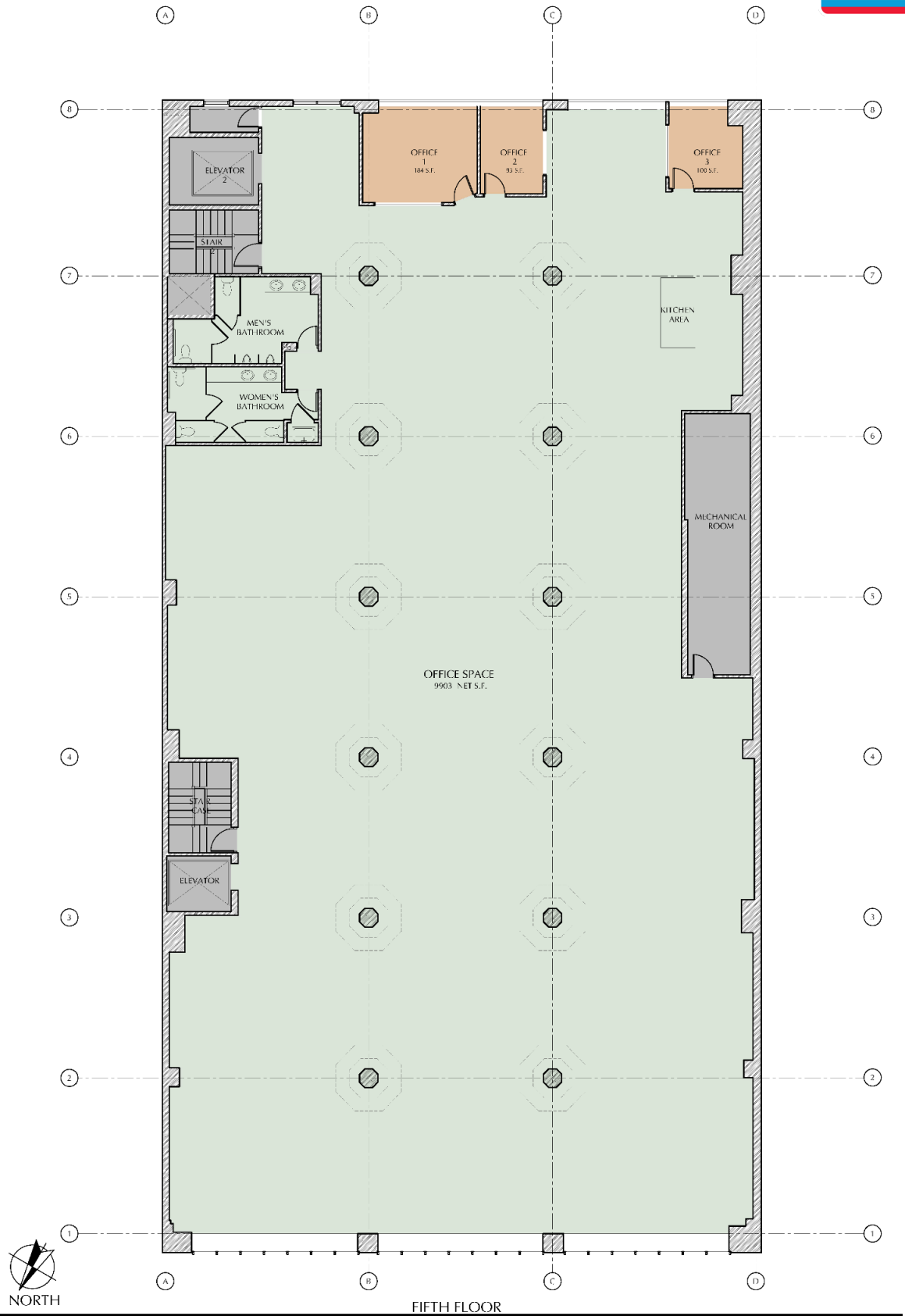
# FLOOR PLAN



SCALE: 3/32" = 1'-0"

## 4<sup>th</sup> Floor – 12,600 SF

# FLOOR PLAN

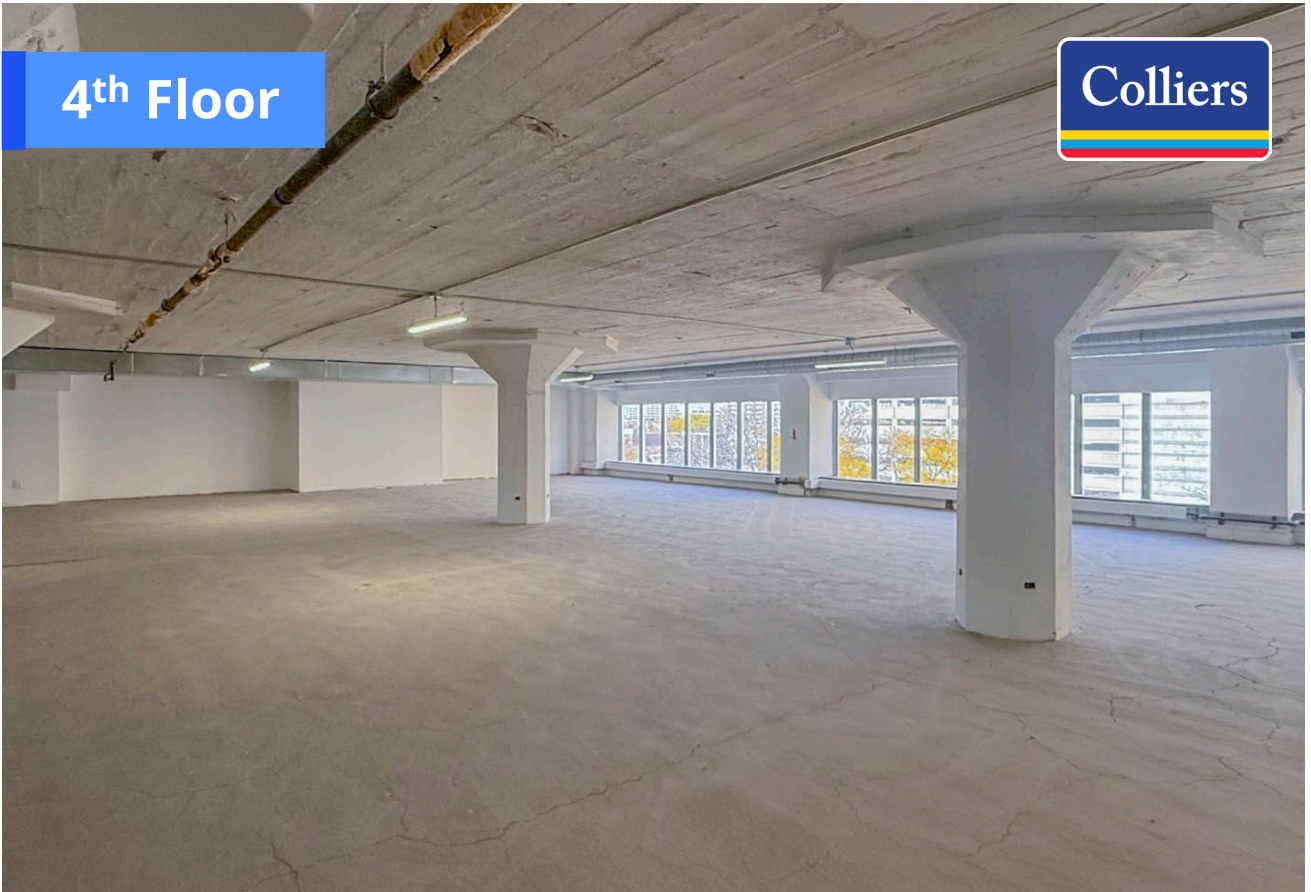


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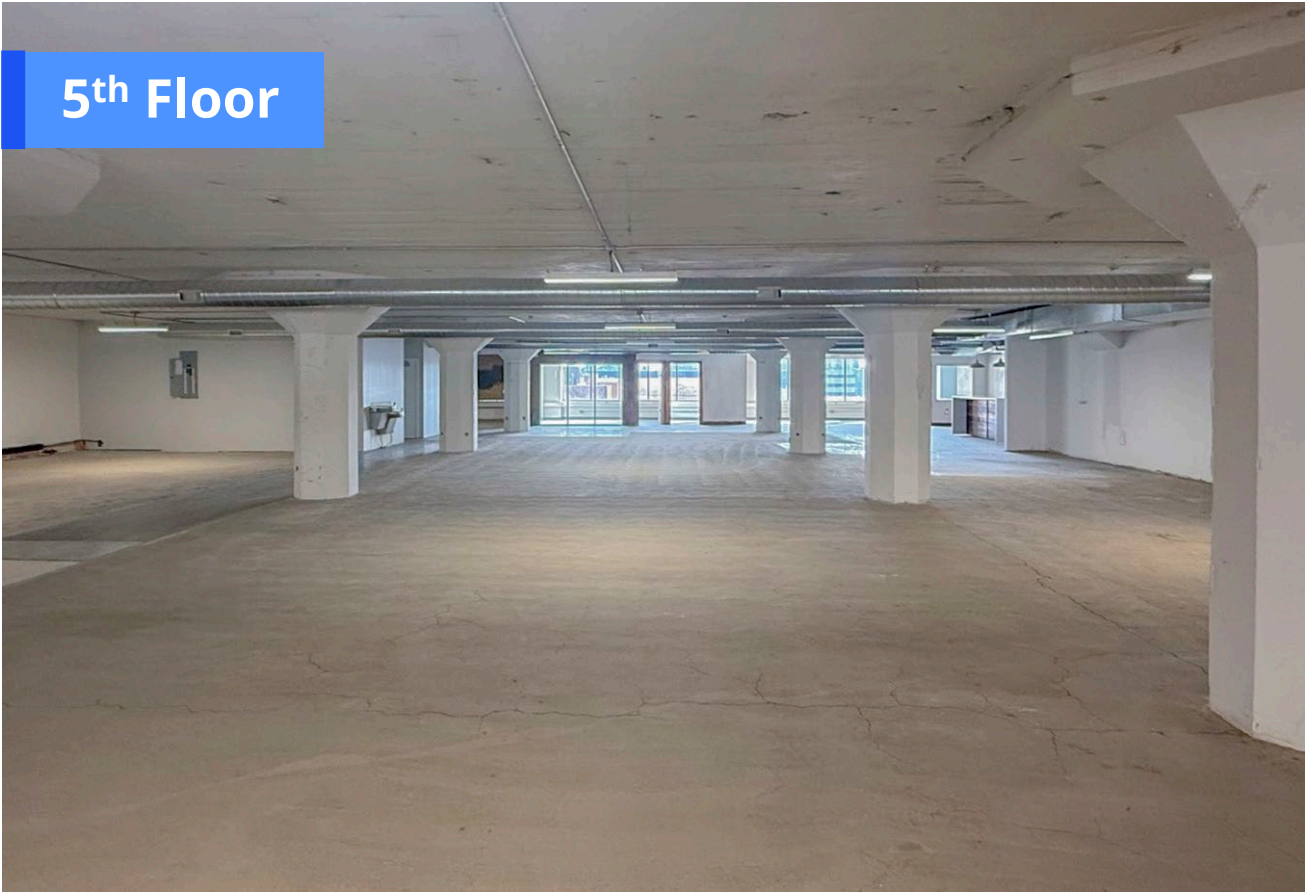
5<sup>th</sup> Floor – 12,600 SF

# PROPERTY PHOTOS

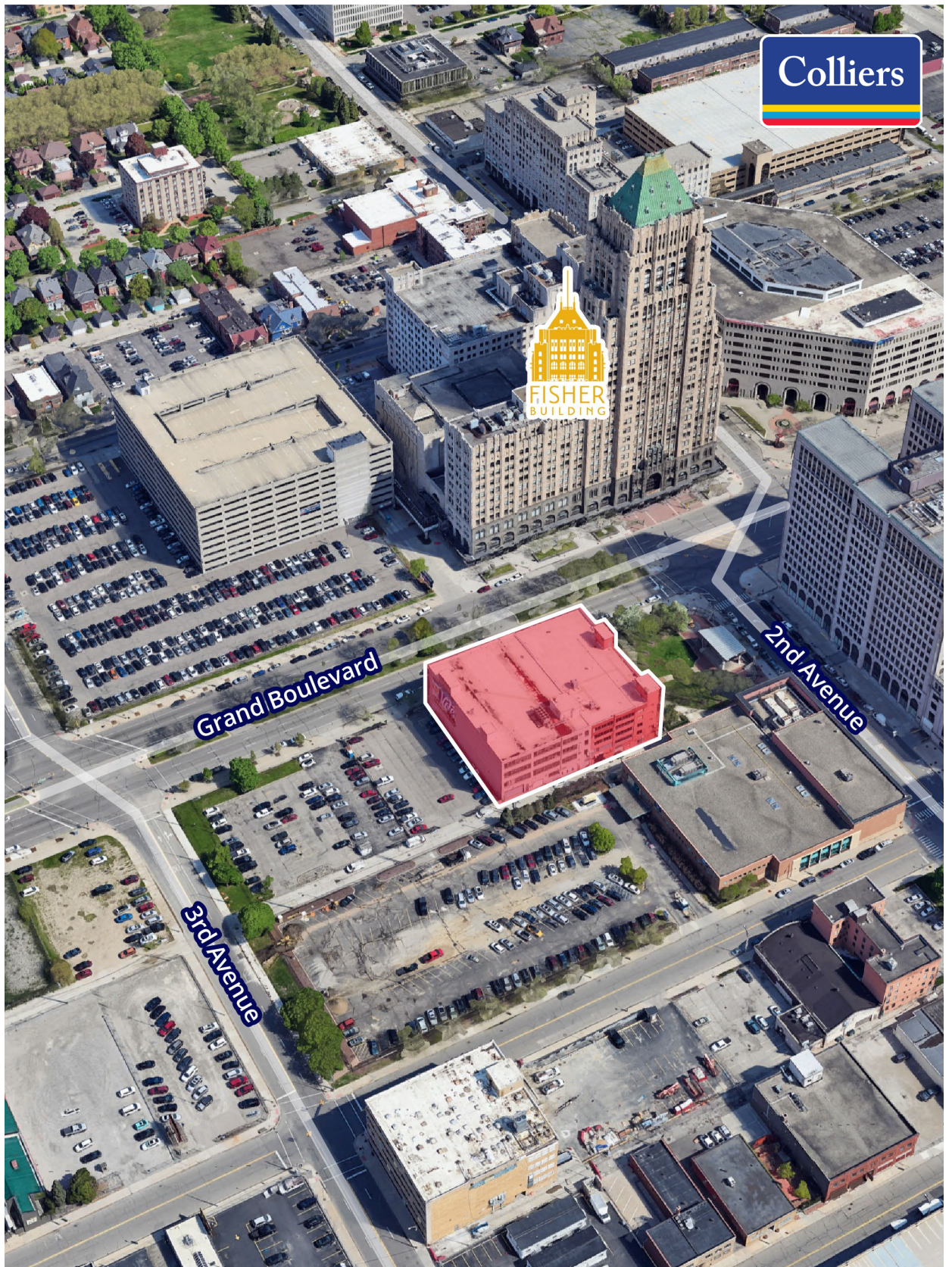
4<sup>th</sup> Floor



5<sup>th</sup> Floor



# AERIAL MAP



Colliers

FISHER  
BUILDING

Grand Boulevard

2nd Avenue

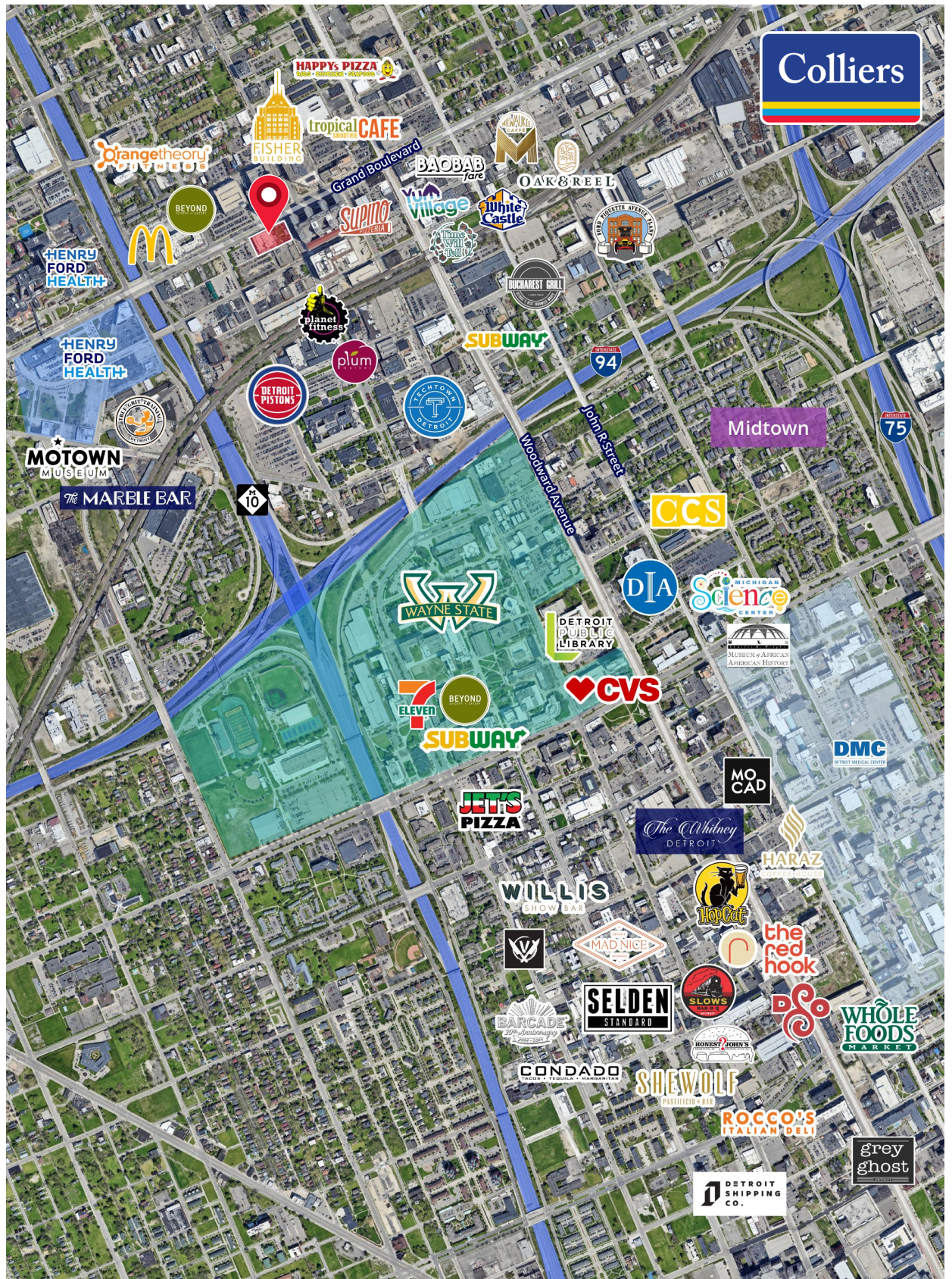
3rd Avenue



### CONSTRUCTION SCHEDULE

	2023				2024				2025				2026				2027				2028				2029				2030															
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4												
Hospital (Podium)									CONSTRUCTION																																			
Hospital (Tower)									CONSTRUCTION																																			
SSB									CONSTRUCTION																																			
South Parking Deck					CONSTRUCTION																																							
Central Energy Hub									CONSTRUCTION																																			
Research Building					CONSTRUCTION																																							
Resi-2									CONSTRUCTION																																			
Resi-1 OFP																	CONSTRUCTION																											
East Parking Deck									CONSTRUCTION																																			
Resi-3																	CONSTRUCTION																											

# MERCHANT MAP



# LOCATION MAP

