

440 SELDEN

MIDTOWN



O'CONNOR

MODERN MIDTOWN OFFICE CONDO

Located in the heart of Midtown Detroit, 440 Selden offers a rare opportunity to own a modern, move-in-ready office condominium surrounded by some

of the city's best restaurants, cultural institutions, and growing residential population. The 1,050-square-foot space features a bright, contemporary interior with an open office area, private office, kitchenette, restroom, and abundant natural light. Built in 2017, the property provides an efficient alternative to leasing for an owner-user seeking a well-located Midtown presence.



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Asking Price

\$225,000

Size

1,050 SF

Neighbors

Detroit Institute of Arts, Detroit Public Library, Museum of Contemporary Art Detroit, Wayne State University, College for Creative Studies, Detroit Symphony Orchestra, The Fisher Building & Fisher Theatre, Little Caesars Arena, Whole Foods Market, Third Man Records, Shinola Detroit, City Bird & Nest, Detroit Shipping Company, Selden Standard, Grey Ghost Detroit, SheWolf Pastificio & Bar, The Whitney.

Address

440 Selden

Location

N side of Selden
W of Cass

Neighborhood

Midtown

Type

Office Condo

Year Built

2017

Built in 2017, the property offers a modern, turnkey workspace ideal for a professional office, creative firm, small business, or owner-user. The efficient floor plan includes an open office area, private office, kitchenette, restroom, and large windows providing abundant natural light. Positioned just west of Cass Avenue, 440 Selden is within walking distance of Midtown’s restaurants, shops, cultural institutions, and major employers, while providing convenient access to Downtown, New Center, and the greater Detroit area.

440 Selden

Floor Plan

TURNKEY OFFICE

Modern 1,050 SF office condominium with a functional layout designed for a small business or professional office.

FLEXIBLE FLOOR PLAN

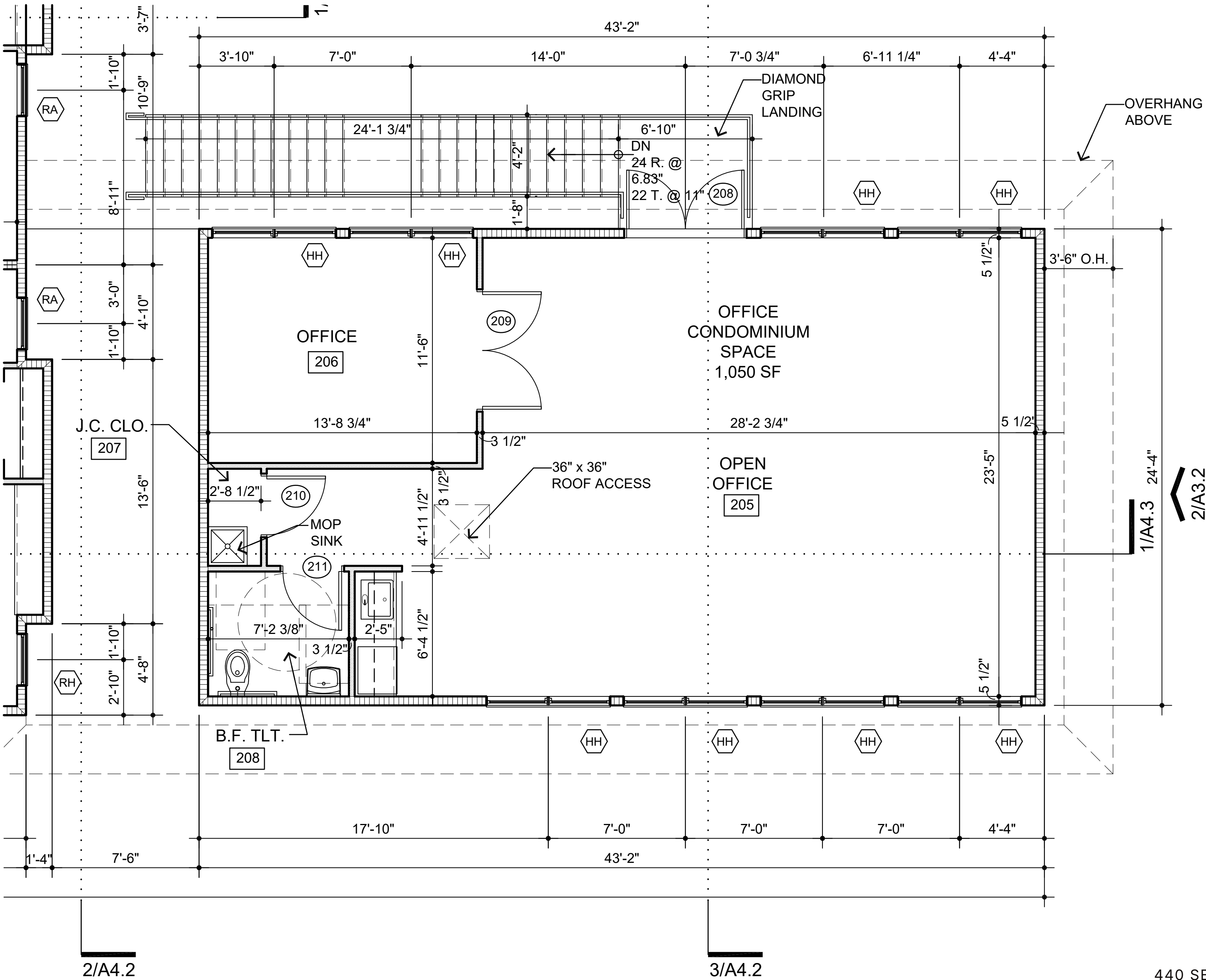
Large open work area complemented by a separate private office, allowing for a variety of workplace configurations.

ABUNDANT NATURAL LIGHT

Multiple windows along the exterior walls provide excellent natural light throughout the office.

PRIVATE AMENITIES

Dedicated restroom and kitchenette provide the convenience and functionality of a self-contained office suite.





Located just west of Cass Avenue, 440 Selden sits in the center of Midtown's established residential, dining, retail, and cultural district. The property offers a highly walkable location with convenient access to Downtown Detroit, New Center, Wayne State University, and the Detroit Medical Center.



Built in 2017, the property combines contemporary construction with a central Midtown location. The office condominium benefits from direct exterior access and a private, self-contained layout, providing an efficient setting for an owner-user or small business.





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Bright, modern interiors feature an open office area, private office, kitchenette, restroom, contemporary finishes, and abundant natural light—providing a move-in-ready workspace with the flexibility to accommodate a variety of professional users.



MIDTOWN DETROIT



Midtown Detroit blends historic character with modern growth and is one of the city's most walkable neighborhoods. Tree lined streets connect residential blocks with renowned cultural institutions, restaurants, and local businesses. Anchored by Wayne State University and the Detroit Medical Center, the district continues to expand with

new residential and mixed use development. A \$3 billion joint project between Michigan State University and Henry Ford Health will further strengthen Midtown as a hub for healthcare, research, and innovation. With QLINE access and strong connections to major corridors, Midtown remains one of Detroit's most desirable places to live, work, and invest.

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 one of Detroit's most significant developments in decades, Hudson's Detroit has transformed the former J.L. Hudson Department Store site in the heart of the Central Business District. The 1.5-million-square-foot mixed-use development includes office, retail, restaurant, hotel, residential, and event space. The development opened in phases beginning in 2024, with the 685-foot tower and remaining components reaching completion in 2026.

Gordie Howe International Bridge

The new Detroit–Windsor bridge opened to traffic in July 2026, enhancing trade and travel across the busiest international crossing in North America and providing uninterrupted freeway connectivity between the two countries. The 1.5-mile crossing features six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry on both sides of the border.





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.



SELDEN STANDARD

2ND AVENUE

HONEST JOHN'S

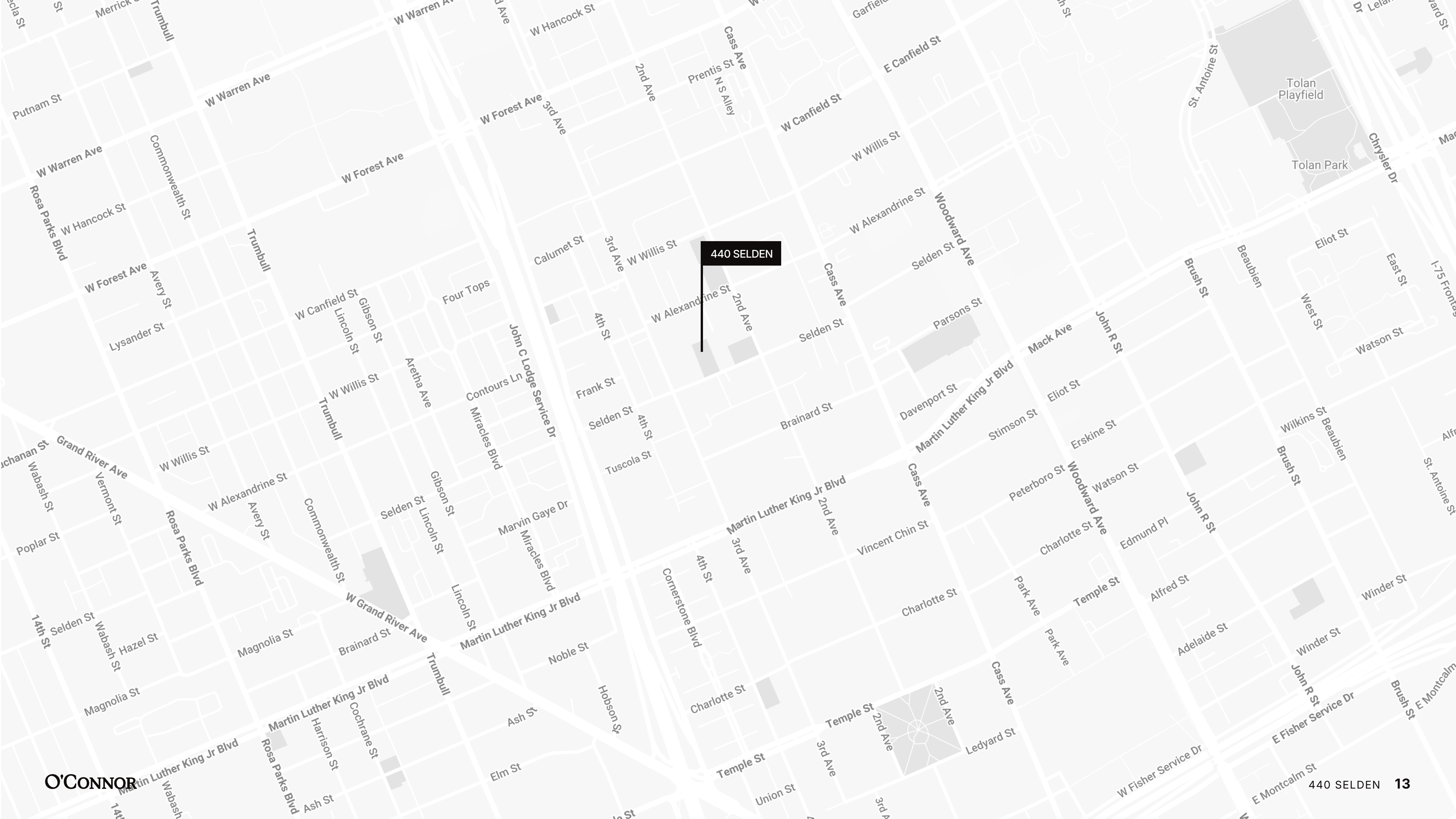
MAD NICE

440 SELDEN

CASS AVENUE

SHEWOLF PASTIFICIO & BAR

SELDEN STREET



440 SELDEN

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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