



Landmark Opportunity in Detroit's Thriving CBD: High Profile
Office Suites from 4,300 SF - Full Floors of 21,000 SF

150 West Jefferson

CLASS A OFFICE | DOWNTOWN DETROIT FINANCIAL DISTRICT | 500,000 SF



THE TROPHY-CLASS BUSINESS ADDRESS

Presiding over West Jefferson Avenue, between Shelby and Griswold Streets, this legendary landmark commands impressive vistas of the International riverfront and surrounding cityscape.

526-space parking garage within the building with self-parking and valet service.

Direct access to the Financial District People Mover Station from the platform to the building's lobby.

Steps from QLINE Congress St. Station for access to the entire Woodward Corridor.

Class A+ amenities include 24/7 attended security, fitness center, elevated outdoor patio with putting green, restaurants, deli, ATM, dry cleaning service and more.

150 West Jefferson is an Energy Star® rated building with BOMA 360 Performance Program® Designation. These certifications contribute directly to the comfort and wellness of its occupants as well as lower operating costs.

An office at 150 West Jefferson is more than just the most iconic address in Detroit's Financial District, it is **THE ULTIMATE STATEMENT.**



LEASING INQUIRIES

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Vice President

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FRED KLUGMAN

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SIMPLY UNMATCHED

Flexibility is the defining feature at 150 West Jefferson: open floorplates mean an opportunity to create both higher density work areas and expansive multi-use spaces.



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AMENITIES & SERVICES

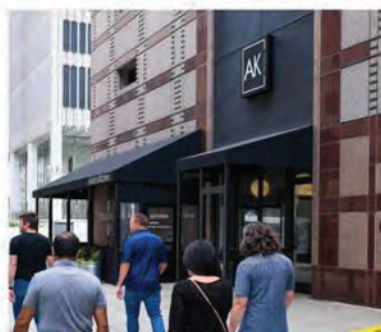
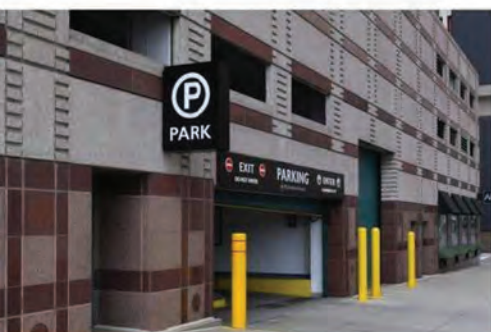
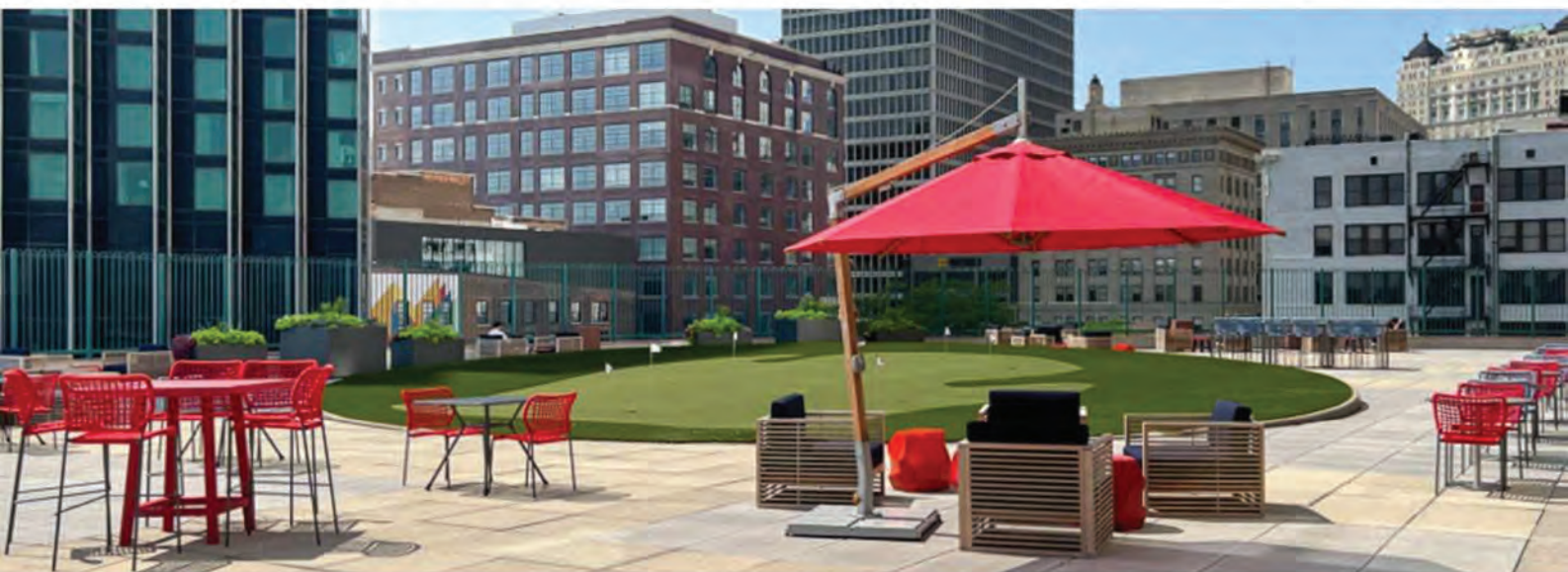
On-site 526-space parking garage with direct lobby elevator access and six EV charging stations

Financial District People Mover Station access from building lobby

Outdoor pation with putting green and well-equipped fitness center

24/7 monitored building security

Restaurants, deli, ATM, sundry shop, and dry cleaning service



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FRONT & CENTER

With an exceptional Walk Score® of 98, 150 West Jefferson is a workplace that inspires every business to perform at its highest level.

This ideal location invites people to explore Detroit's renowned Riverwalk, Hart Plaza, Campus Martius Park (ranked the nation's "Top Public Square" by USA Today), historic Capitol Park and more.

Activated by engaging neighborhood shops, services, food, fun, festivals and new experiences, an office at 150 West Jefferson is a perfect setting for work-life balance.



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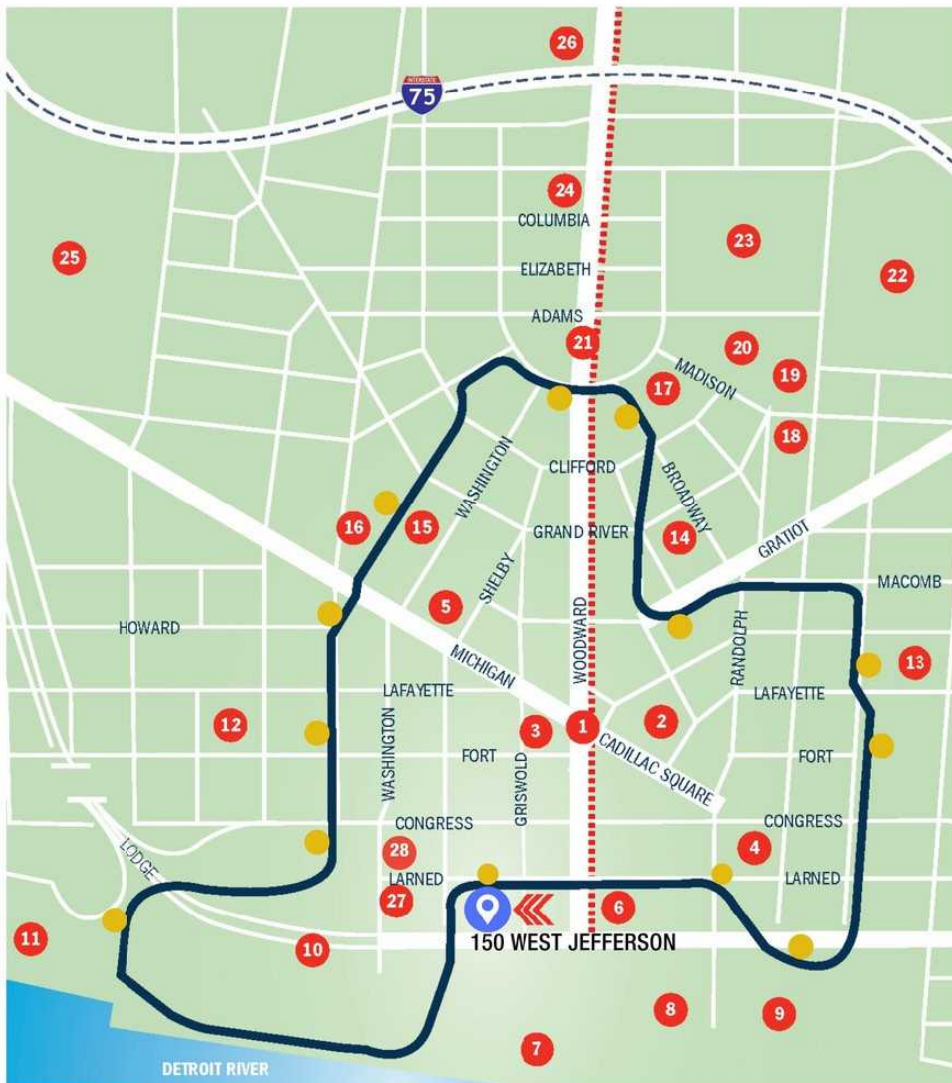
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Unrivalled Accessibility



- 1 Campus Martius
- 2 Cadillac Square
- 3 One Kennedy Square
- 4 Courtyard by Marriott at Millender Center
- 5 Westin Book Cadillac Hotel & Residences
- 6 Coleman A. Young Municipal Center
- 7 Hart Plaza
- 8 Detroit-Windsor Tunnel
- 9 Detroit Marriott at the Renaissance Center
- 10 Huntington Place
- 11 Riverfront Towers
- 12 DoubleTree Guest Suites
- 13 Greektown Casino
- 14 Boll Family YMCA
- 15 Book Tower
- 16 Rosa Parks Transit Center
- 17 Detroit Opera House
- 18 Music Hall
- 19 Gem Theatre
- 20 Detroit Athletic Club
- 21 Grand Circus Park
- 22 Ford Field/Detroit Lions
- 23 Comerica Park/Detroit Tigers
- 24 Fox Theatre
- 25 MGM Casino Hotel
- 26 Little Caesar's Arena/Detroit Red Wings
- 27 Fort Pontchartrain Wyndham Hotel
- 28 Foundation Hotel

- QLINE ROUTE
- PEOPLE MOVER ROUTE
- PEOPLE MOVER STATIONS

Downtown Detroit continues to flourish as a first-class destination for business, culture, living, sports, entertainment and leisure pursuits.



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The Ultimate
Statement



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A **REDICO**® Property

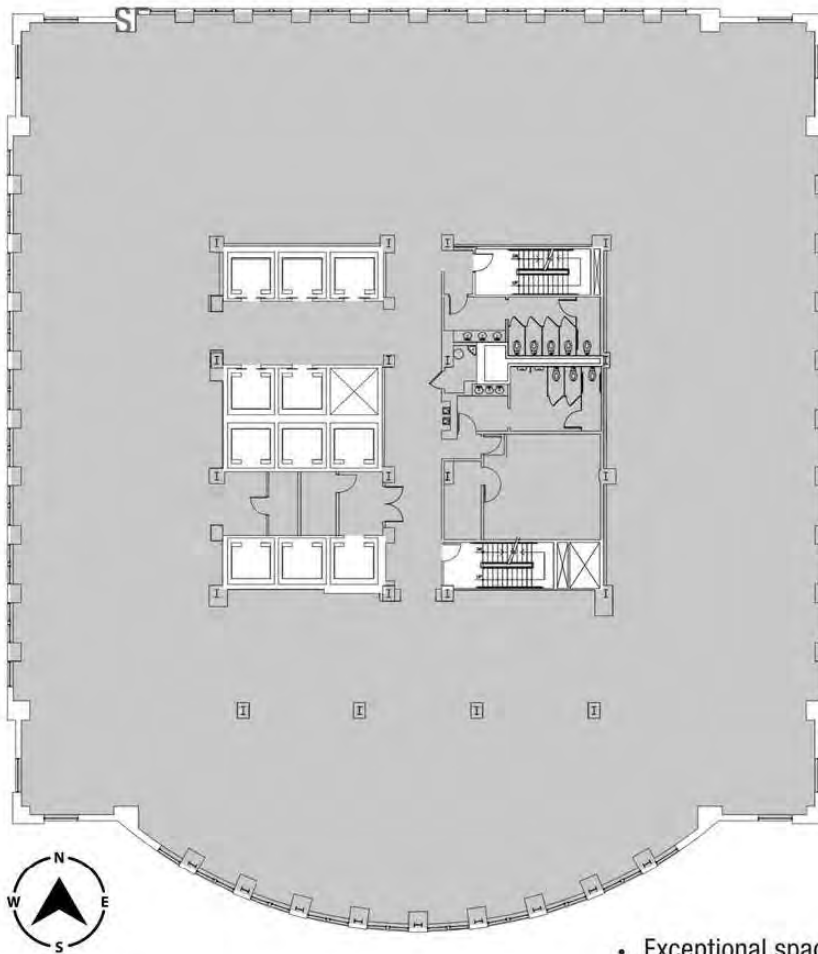


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Typical Floor Plate

Approx. 21,000



- Exceptional space planning flexibility
- Column-free design with high ceilings
- Abundant natural light with spectacular city and river views
- Space is efficiently divisible



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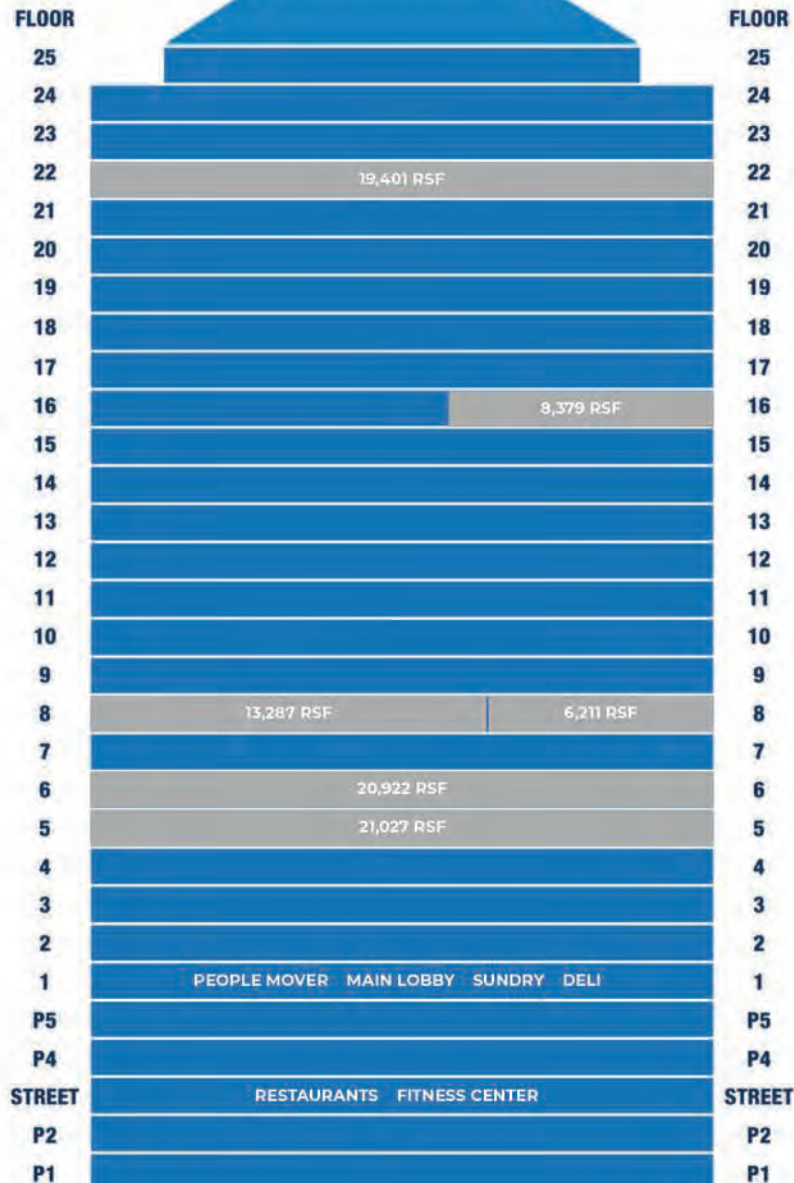
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150 West Jefferson

OFFICE/RETAIL DOWNTOWN DETROIT FINANCIAL DISTRICT | 500,000 SF | DETROIT MICHIGAN

STACKING PLAN



REDICO, a world-class owner and building manager, ensures that every aspect of 150 West Jefferson is flawless.



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