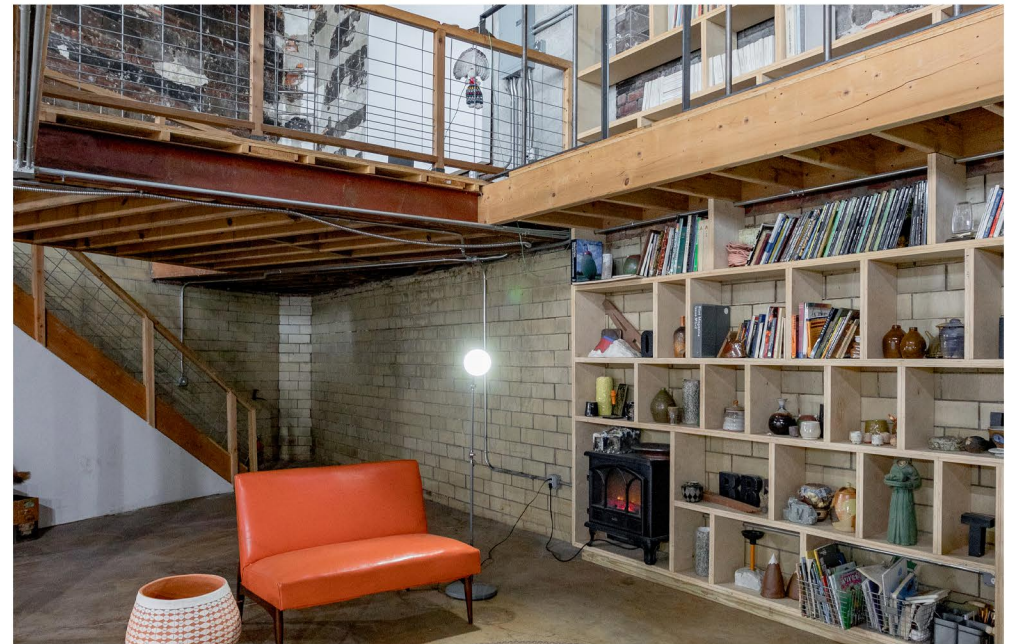


3546

Michigan Avenue
For Lease

West of Corktown
DETROIT



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O'Connor Real Estate is pleased to offer 3546 Michigan Avenue for lease. The 2,800 square foot brick building offers open, loft-style, creative office space -- perfect for start-ups, creative firms or established companies. Connected by a custom, poplar wood mezzanine, the building includes a ground floor, which adds an additional 2,800 square feet, thereby doubling the usable space.



3546 Michigan Avenue For Lease

\$15/SF NNN

2,700 SF | 1,800 SF Outdoor Space

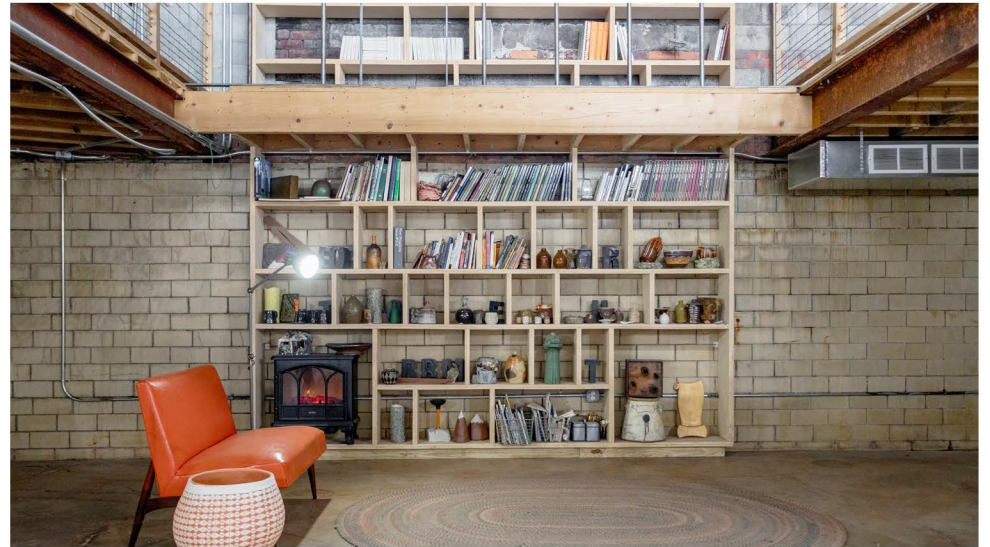
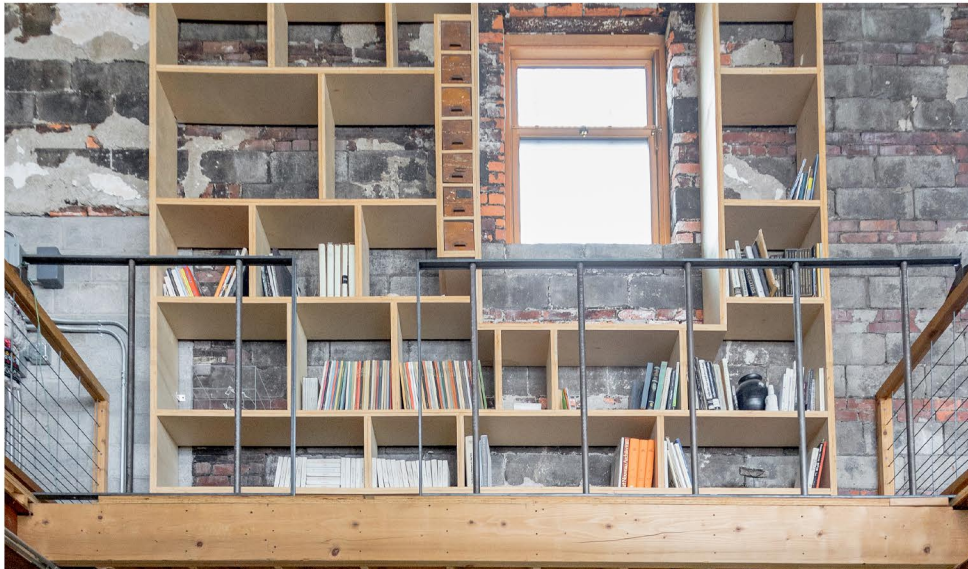
3546 Michigan Avenue features: a cedar-railed balcony; two-story, poplar bookcases; handmade tile in the kitchenette; two bathrooms; restored custom windows; new cedar and steel fenced-in green lot; motion and door sensor security system; and 1,800-square-foot outdoor space.

Space Features

- Just west of Corktown (0.5 Miles)
- Creative office space
- Potential live/work
- 1,800 square feet of outdoor space







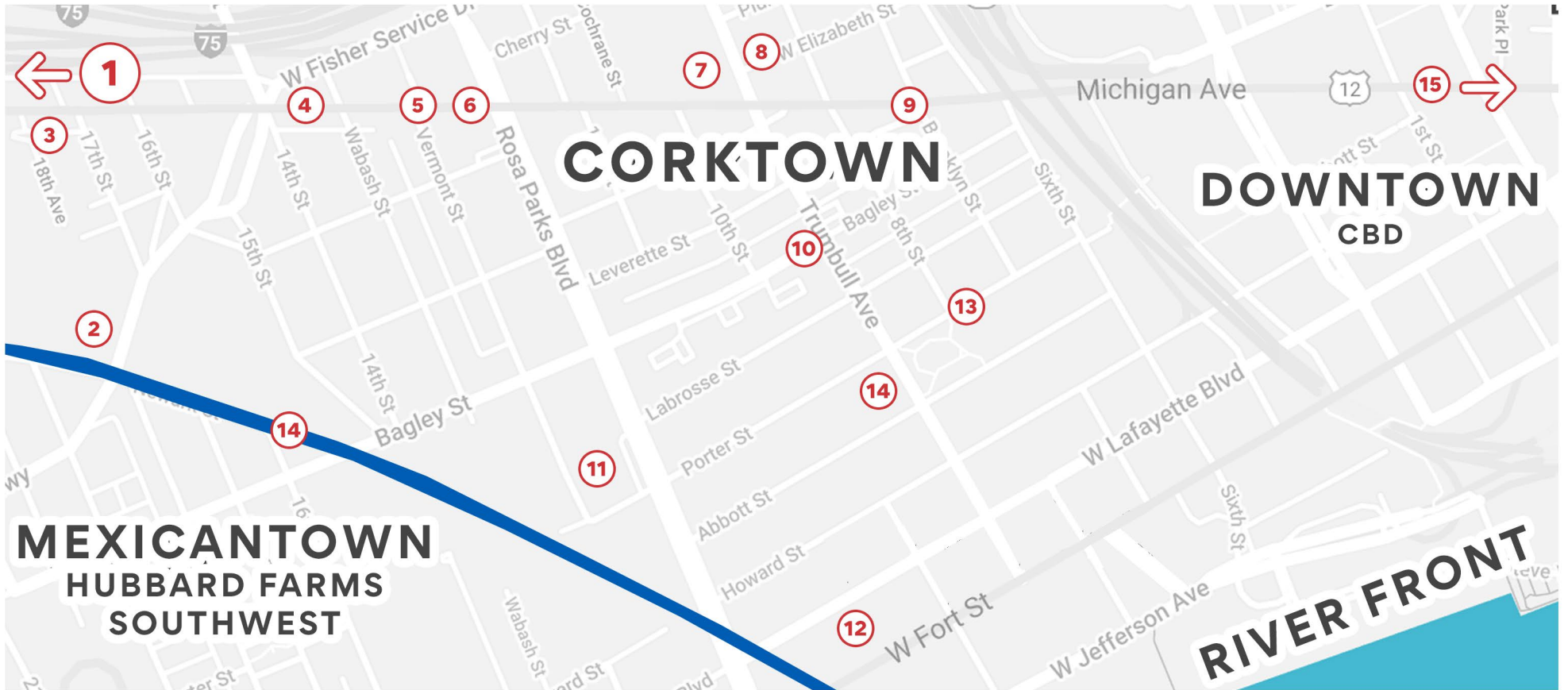




Corktown

Corktown is a historic district located just west of Downtown Detroit, Michigan. It is the oldest extant neighborhood in the city. The residential section is listed on the National Register of Historic Places and is designated as a City of Detroit Historic District. The neighborhood contains many newer homes and retains some original Irish businesses.

Corktown is located in close proximity to housing in Downtown, Midtown, North Corktown, Southwest Detroit, and Woodbridge -- neighborhoods with new and renovated for-sale and rental housing that appeals to a diverse group of talent - young people, young families, and downsizing empty nesters.



Area Retailers & Institutions

- 1 3546 Michigan Avenue (0.5 Miles)
- 2 Ford's Michigan Central Station
- 3 Takoi, Two James Spirits
- 4 Slows BBQ, Astro Coffee, O'Connor, LJ's, Mercury Bar, Grandma Bob's

- 5 Ima Noodles, MotorCity Wine
- 6 Ford's Factory at Corktown
- 7 The Corner | Detroit Apartments
- 8 Elton Park : Upscale Apartments
- 9 Brooklyn Street Local

- 10 Folk Detroit, Mama Coo's Mink, Lady of the House
- 11 Quicken Loans Data Center
- 12 The Assembly / Modern Apartments and Office

- 13 Mudgie's Deli, Batch Brewing,
- 14 Trumbull + Porter Hotel Brew Detroit
- 15 1 Mile +/- to General Motors Quicken Loans, Bedrock, Blue Cross Blue Shield

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