

1315

**BROADWAY STREET
DOWNTOWN**

RETAIL FOR LEASE



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O'Connor Real Estate

Located at Broadway and Gratiot, 1315 Broadway claims a pivotal stake in the Downtown retail scene. Surrounded by some of Detroit's most beloved retailers and dining options, 1315 Broadway is just steps from the new Hudson's site, The Shinola hotel and all downtown Detroit has to offer. The retail spaces benefit from access from both Broadway and the Belt Alley.



1315 Broadway Street DOWNTOWN

\$35/SF NNN

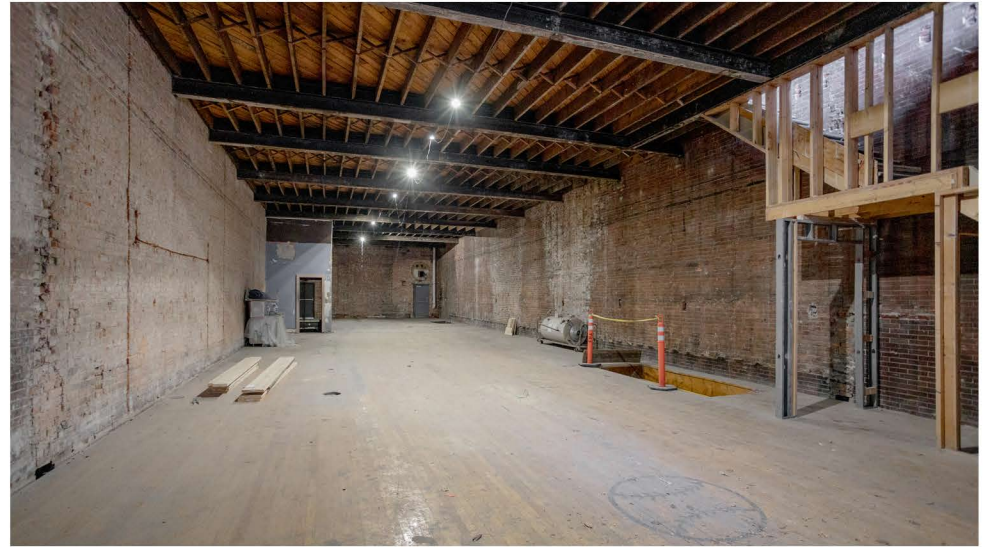
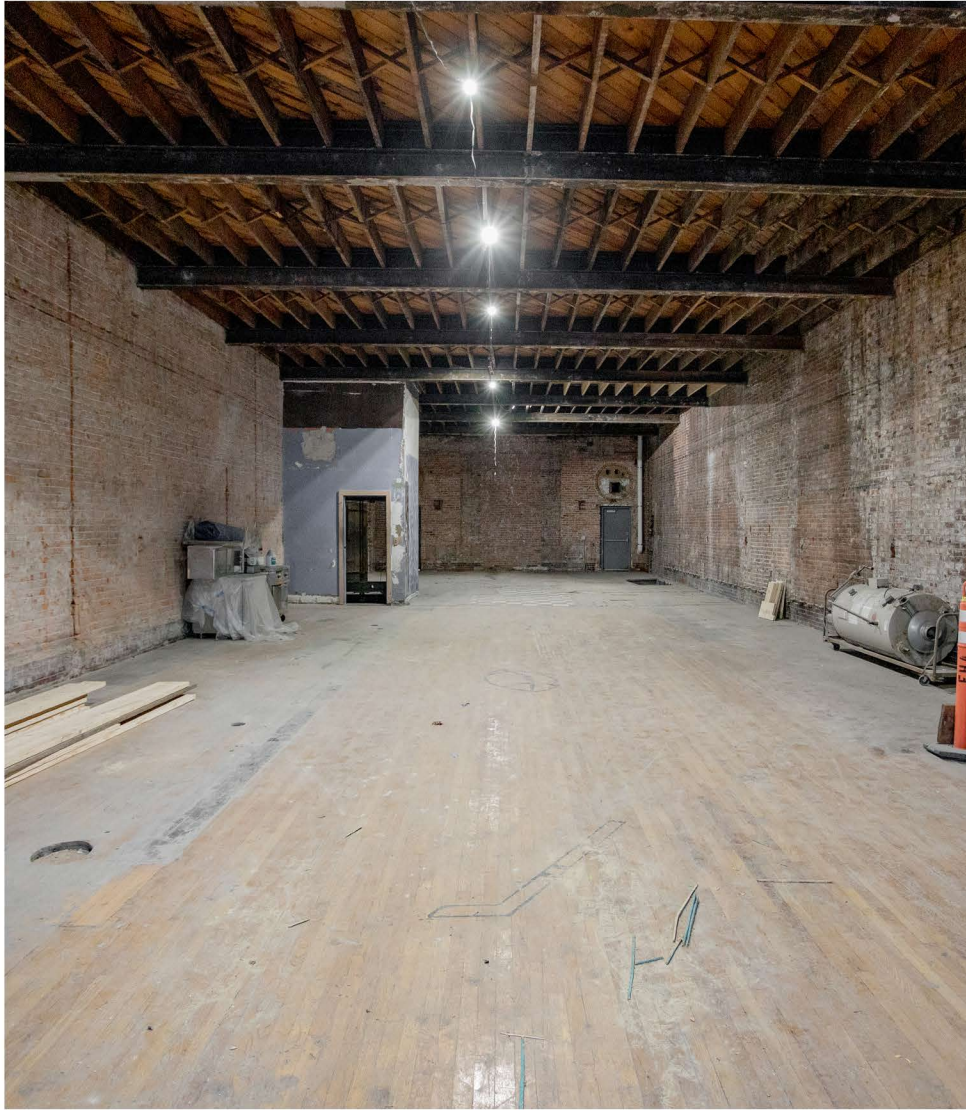
1,400 - 2,682 sf grade level

2,490 sf lower level (negotiable rate)

1315 Broadway holds 30 feet of prominent frontage along Broadway and the Belt Alley, providing dual access to some of Detroit's most walkable spaces. The glazed terracotta building was constructed in 1915 and the ground floor space features exposed brick walls, original hardwood floors and 16-foot ceilings. Ideal space for a high-end retailer or restaurant with access to a useable lower level with 8.5-foot ceilings that could be used for a bar or speakeasy. The retail space will provide an all-glass facade and be delivered in a full white box with a class c liquor license in place.



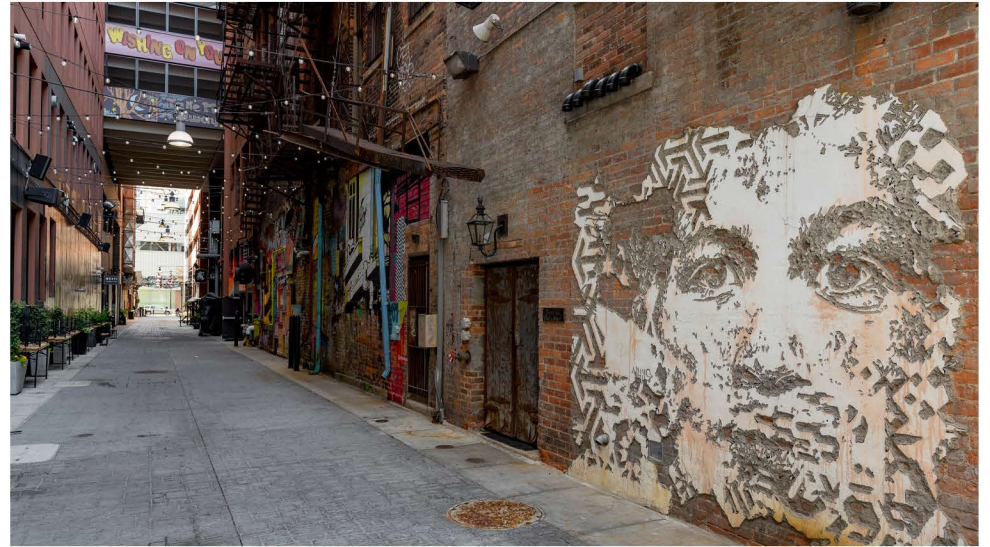






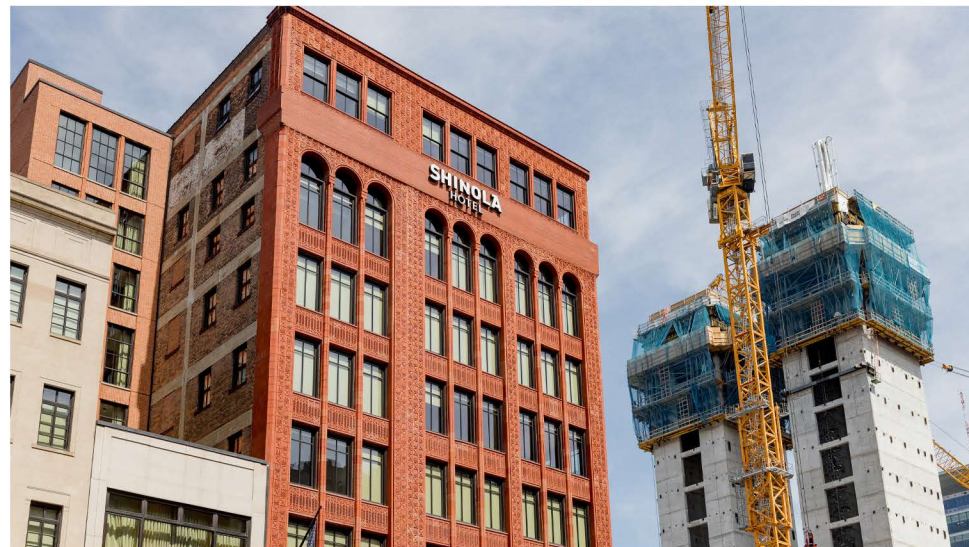
The Belt

The Belt is a culturally redefined alley in the heart of downtown Detroit. Named for its physical orientation in a former downtown garment district, The Belt is located between Broadway and Library Street and links Gratiot and Grand River. The project was conceptualized and curated by Library Street Collective.

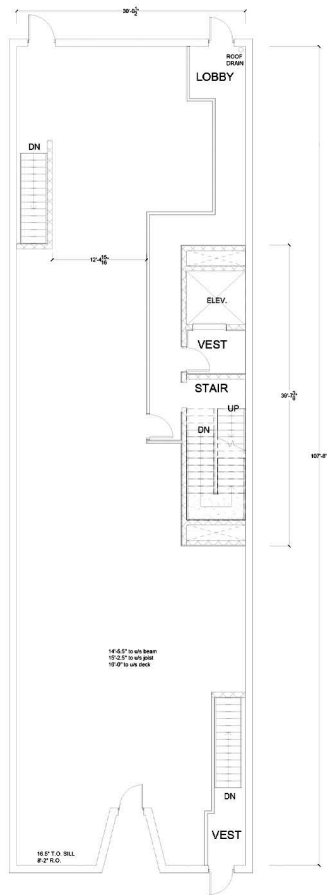


Downtown Detroit

Downtown Detroit is known for its significant historic architecture and prominent skyscrapers, including the Renaissance Center, the Penobscot Building, One Detroit Center and the Guardian Building. Historic churches, theaters and commercial buildings anchor the various downtown districts. Downtown offers a number of beautified parks including those linked by a promenade along the River front, as well as its central square, Campus Martius Park.

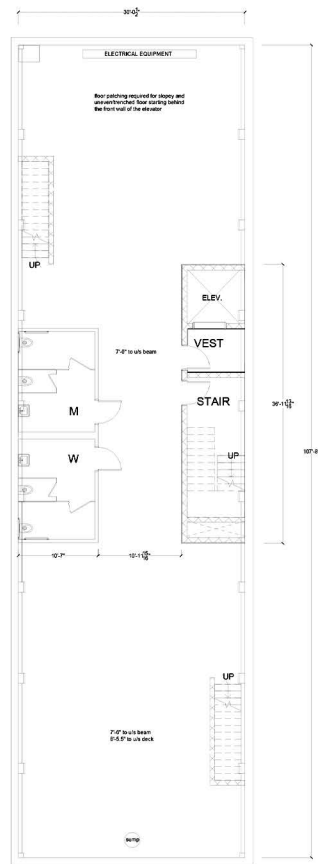


1 1315 Broadway Street	6 Comerica Park	11 WeWork	14 Cass Technical High School
2 Whole Foods	7 Ford Field	12 Fox Theater	15 Masonic Temple
3 Detroit Medical Center	8 Quicken Loans, Bedrock	13 Selden Standard, Gus's Chicken	16 Shinola Hotel
4 Shinola, Thirdman Records	9 City Modern	Honest Johns, Motor City Brewing	17 Grey Ghost, Second Best Bar
5 Little Caesars Arena	10 WeWork	Go Sy Thai, Citybird, Slows to Go	Pho Lucky, Citizens Bank



FLOOR 1

LEASABLE
SQ. FT. ~2682



BASEMENT

LEASABLE
SQ. FT. ~2490

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ABOUT THE DEVELOPER

Method Development

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Method Development is a real estate investment and development company, founded in 2017 to participate in Detroit's 21st century renaissance. We are dedicated to creatively reactivating obsolete buildings across the City's blighted urban landscape. Method acquires and re-positions properties in a deliberate manner, which embraces the immediate surroundings and creates a long-lasting, positive impact on the local community.

This approach mitigates risk and maximizes performance on behalf of our investors with a focus on long-term value growth. Our portfolio includes residential, office and retail space with unique historic character in prime locations throughout Detroit. With over 25 years of combined experience in real estate development, acquisitions and asset management, Method Development brings expertise and passion to each project.