

3745

**CASS AVENUE
MIDTOWN**

RETAIL FOR LEASE



Property
Overview

03

Property
Description

04

Neighborhood
Information

05

Area Map

06

Photos

07

Floor Plans

09

Contact

10

O'Connor Real Estate

There is no neighborhood in the region that has more to offer than Midtown Detroit. Once home to Charles Lindberg and the Dodge brothers, and now home to some of the country's premier urban learning institutions, medical facilities, museums and more, Midtown packs the best of our history and the power of our future all in three square miles.



3745 Cass Ave Midtown

Starting at \$33 /SF NNN
1,500 - 10,000 SF AVAILABLE

1,500 - 10,000-square-foot, two-story space is available for lease located on the prime corner of Cass Avenue and Selden Street. Ideal for a retailer or single-user looking for a flagship location, the building is comprised of 7,500 square feet on the ground level and 2,500 square feet on second floor space. 3745 Cass Avenue will undergo a full renovation starting summer 2021 and will be ready for white box delivery Q1 of 2022. The building is located in the center of Midtown, which has the highest concentration of bars, eateries, and food halls, in addition to a tight concentration of ongoing new developments. The property is ideal for retailers looking to capitalize on a prime location and enjoy unparalleled exposure in the Detroit market.

Building Features

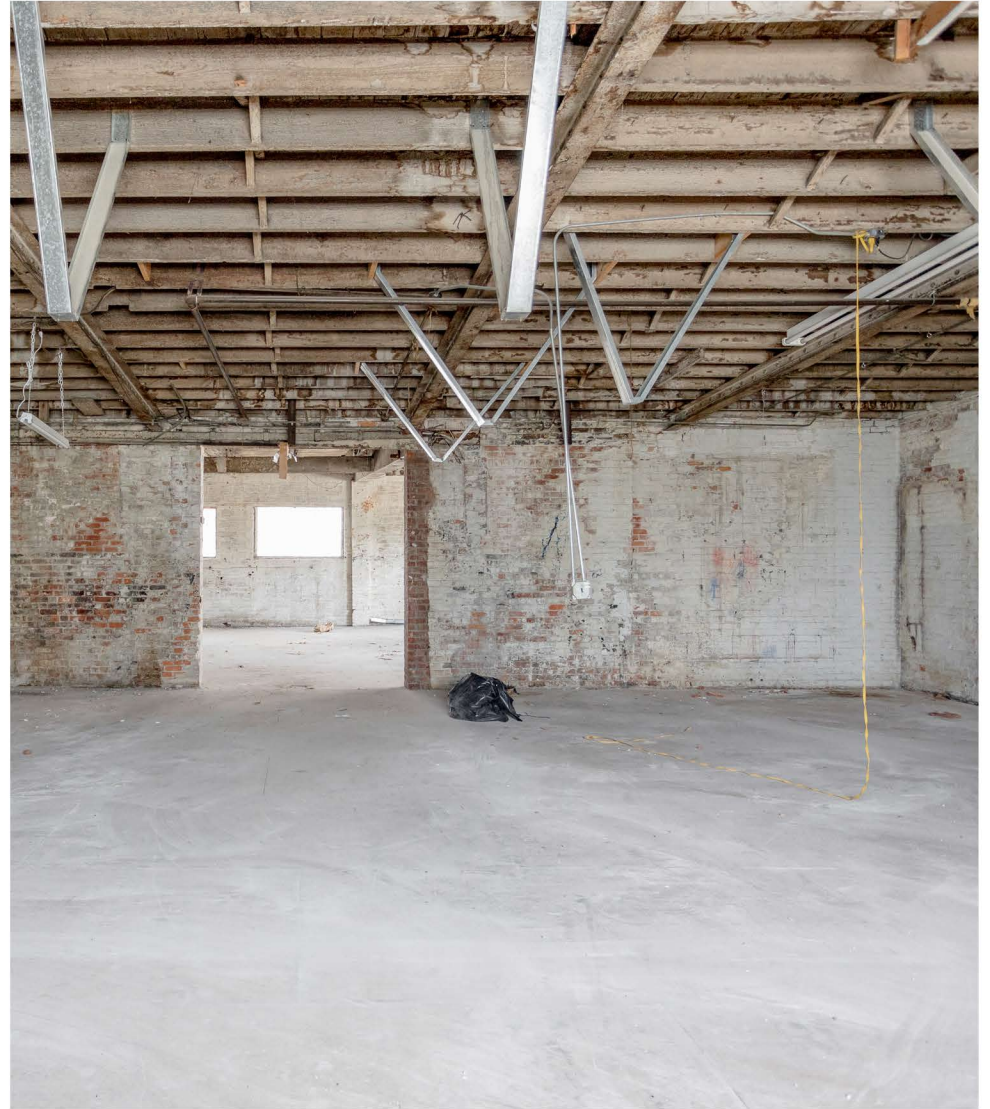
- Prominent frontage along Cass Avenue
- All new glass facade
- One of Detroit's most walkable areas
- Onsite parking
- Polished and sealed concrete floors
- High ceilings throughout

Midtown Detroit

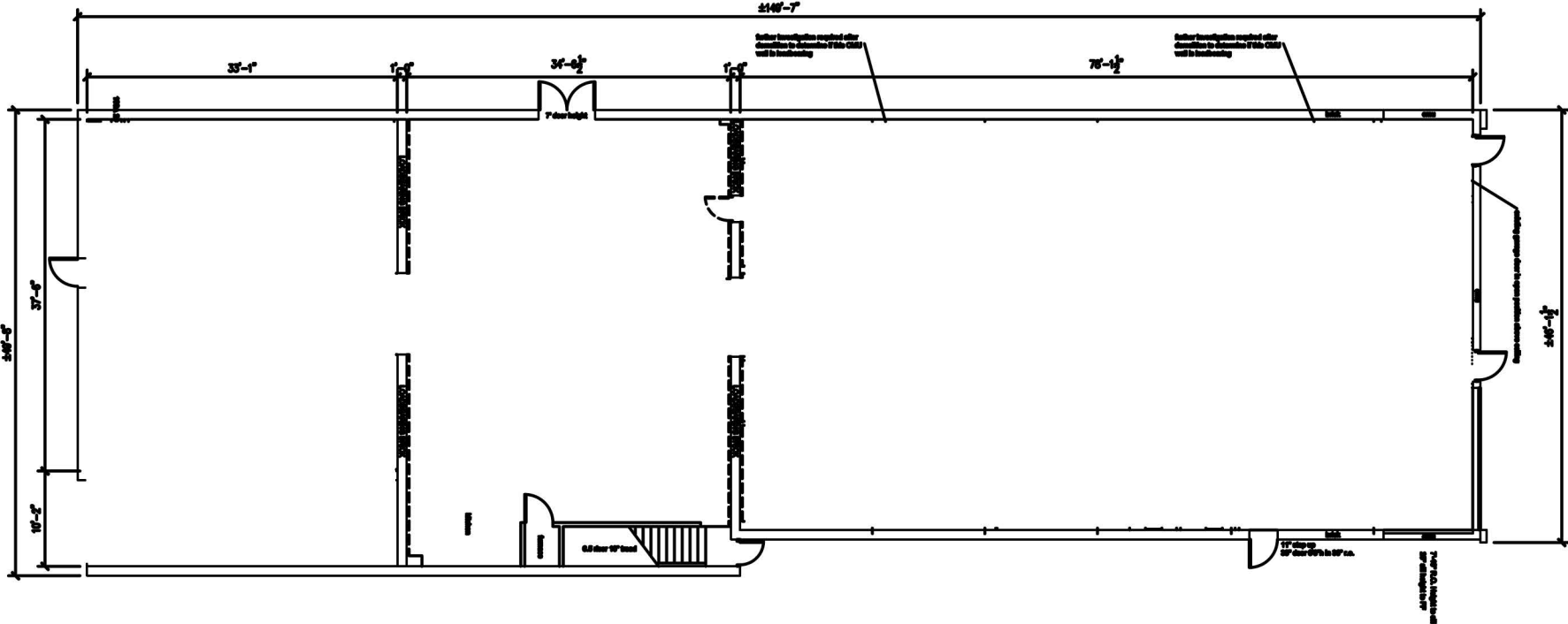
The Midtown area is a general mixed-use community area of neighborhoods containing successive waves of development that have transformed the area multiple times since it was first platted. The neighborhoods are dominated by the thoroughfare of Woodward Avenue, which runs north and south through the heart of Midtown. Many Detroiters still refer to the neighborhood as Cass Corridor, which got its name from the Cass Corridor artist movement that took hold and flourished here in the 60s and 70s.











10,000 RSF
AVAILABLE

14-FOOT
CEILING HEIGHTS

50 FEET
OF FRONTAGE

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.

O'Connor Real Estate

LISTING AGENT

Vincent Mazzola

CELL

313 704 2678

EMAIL

vincent@oconnordetroit.com

ADDRESS

2122 Michigan Avenue

OFFICE

313 963 9891

WEB

oconnordetroit.com

SOCIAL

@oconnordetroit

ABOUT THE DEVELOPER

Method Development

www.methodevelop.com

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.