

**SATURDAY
NIGHT
BUILDING**
DETROIT

FOR SALE

Property
Overview

03

Exterior Photos

06

Neighborhood
Information

16

Property
History

04

Conceptual
Plans

09

Property
Description

05

Area Map

15

Known as Detroit's former "Saturday Night Building", the four story art deco masterpiece stands strong anchoring a prime development corner at Jefferson Ave and St Aubin. Built for the Detroit Saturday Night newspaper in 1929, the property offers over 100,000 square feet combined by two buildings and a large vacant lot. Just two blocks from the RiverWalk and 4 blocks from Downtown, the property is within close proximity to major freeways and within the walkable Rivertown District.



This is one of Detroit's more significant Art Deco buildings, due in part to its extraordinary similarity to the Art Deco structures in and around Miami Beach, constructed beginning in the mid-thirties. In his role as Chief Designer for Albert Kahn Associates (1918 to 1922), Wirt Rowland was responsible for training and developing the firm's most capable designers.

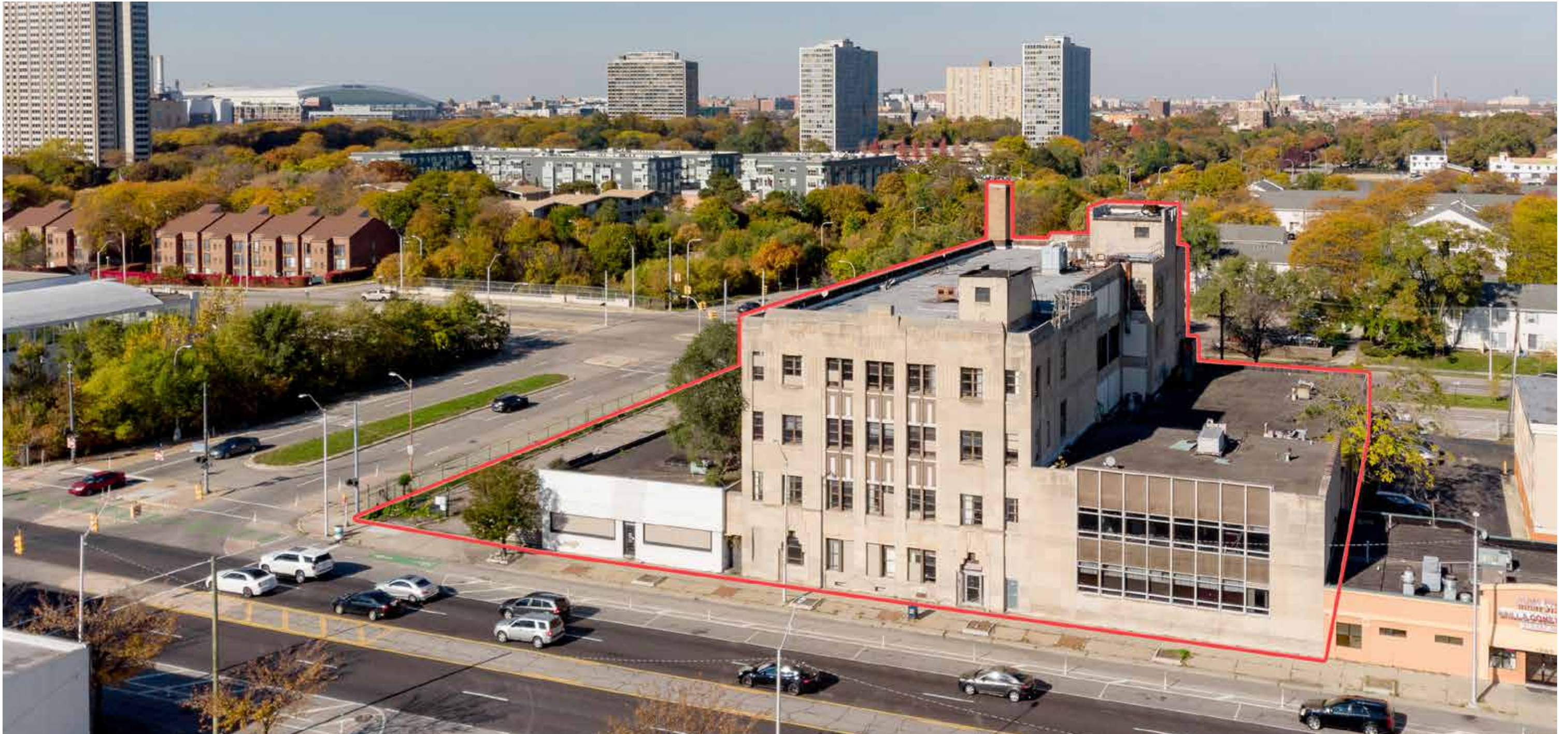
They left Detroit in 1923 and within a few years, started their own architectural firm in Miami. Rowland used many of the design elements of the Penobscot Building; limestone facing, a beveled roof-line, organ pipes stonework, stepped arches, and emphasis on both vertical and horizontal.

In order to handle the heavy typesetting and printing equipment used by the newspaper, the building was designed with high ceilings and the capability of handling very high floor loads. For this reason, the building continued to be used primarily by typesetting and printing firms for many years after "Detroit Saturday Night" left. Therein lies the second reason for the building's importance: it was home to nearly all of Detroit's major advertising typesetting firms.

Detroit Typesetting Company and Detroit Electrotpe Company moved their operations into the building in the 1930s. In 1952, Michigan Type formed a printing subsidiary, the Flexitype Corporation, to complement their typesetting operations. Detroit Type Foundry relocated to the building around the same time. The Foundry cast individual pieces of lead type used by letterpress printing equipment-technology which preceded the Linotype lead casting machines widely used at the time. Along the way, the Foundry was absorbed by Michigan Type, who continued to operate its century-old machines until 1982.

In 1964, Michigan Type expanded further by merging its Flexitype subsidiary with Douglas Offset Company, becoming Flexitype & Douglas Offset. At the same time, an 80,000 square foot wing was added to the east side of the building to accommodate the firm's growth.

In 1970's, the development of the personal computer ultimately eliminated the need to purchase type from outside suppliers, bringing to an end 1959 E. Jefferson's role as a home for Detroit's typesetting industry.



1959 East Jefferson

RIVERTOWN

\$6,800,000

230' x 200' | 106,218 SF | BUILT 1929

The four story concrete building is over 68,000 square feet and is connected by a 15,000 square feet two story building to the east, and a 21,000 square foot lot directly to the west. Offering a prime location with 360 views of the water, Downtown skyline and Lafayette Park, there's 230 feet of frontage along Jefferson Avenue and Larned Street, and 200 feet of frontage on St Aubin. Located within the Rivertown District, the neighborhood is one of Detroit's busier commercial districts. Uniquely situated, it's quickly becoming the hot spot for investment, entertainment, family recreation and the ultimate urban experience. Attractions along the east riverfront include parks, pavilions, pathways and open greenspace, all connected by the RiverWalk. Addresses included in the sale are 1935, 1949, 1953, 1959, & 1967 E Jefferson.

Building Features

- Zoned B4
- Walkable Neighborhood
- Over 10' ceiling heights
- Prime Corner for Development
- Close proximity to freeways and river

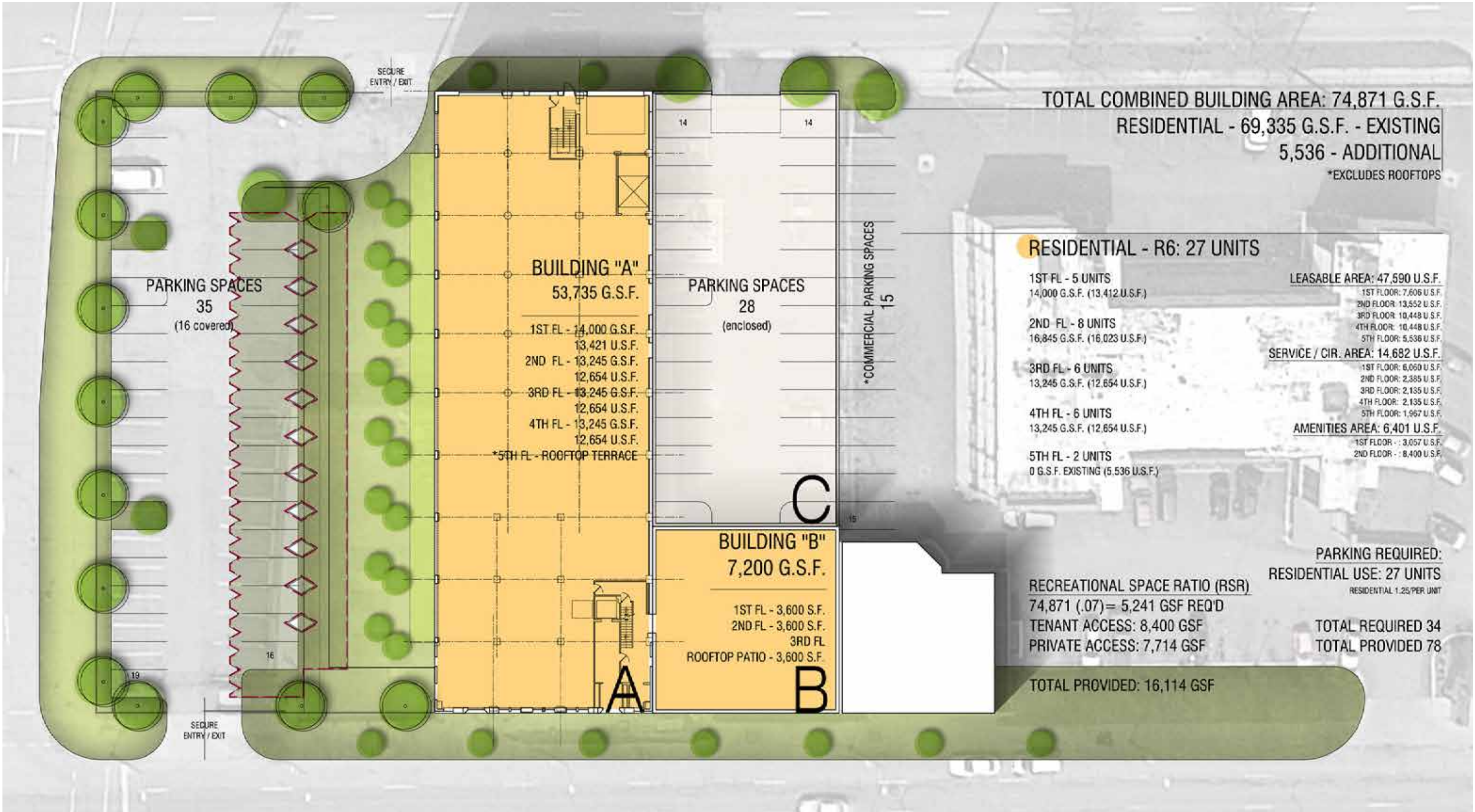


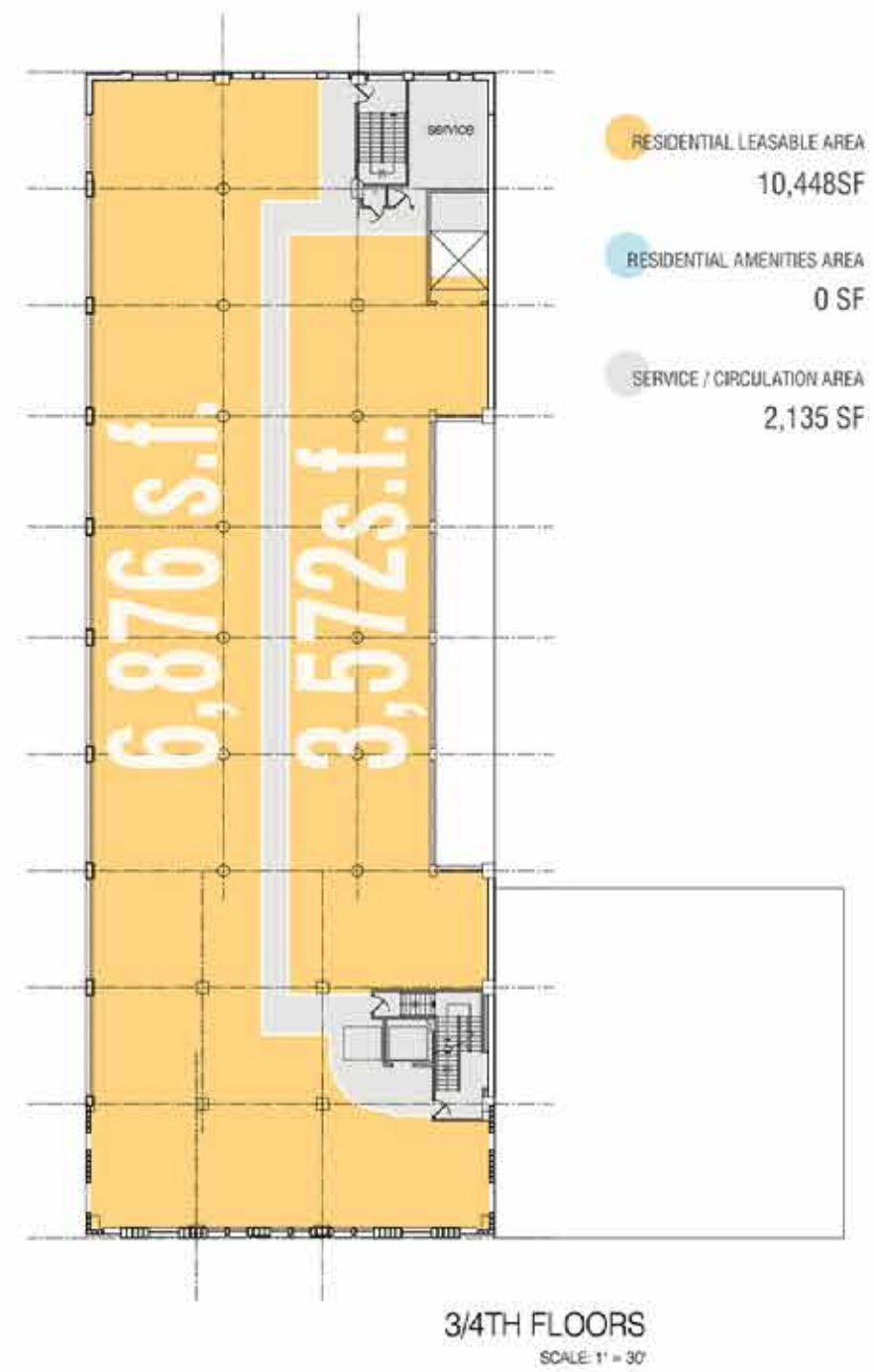
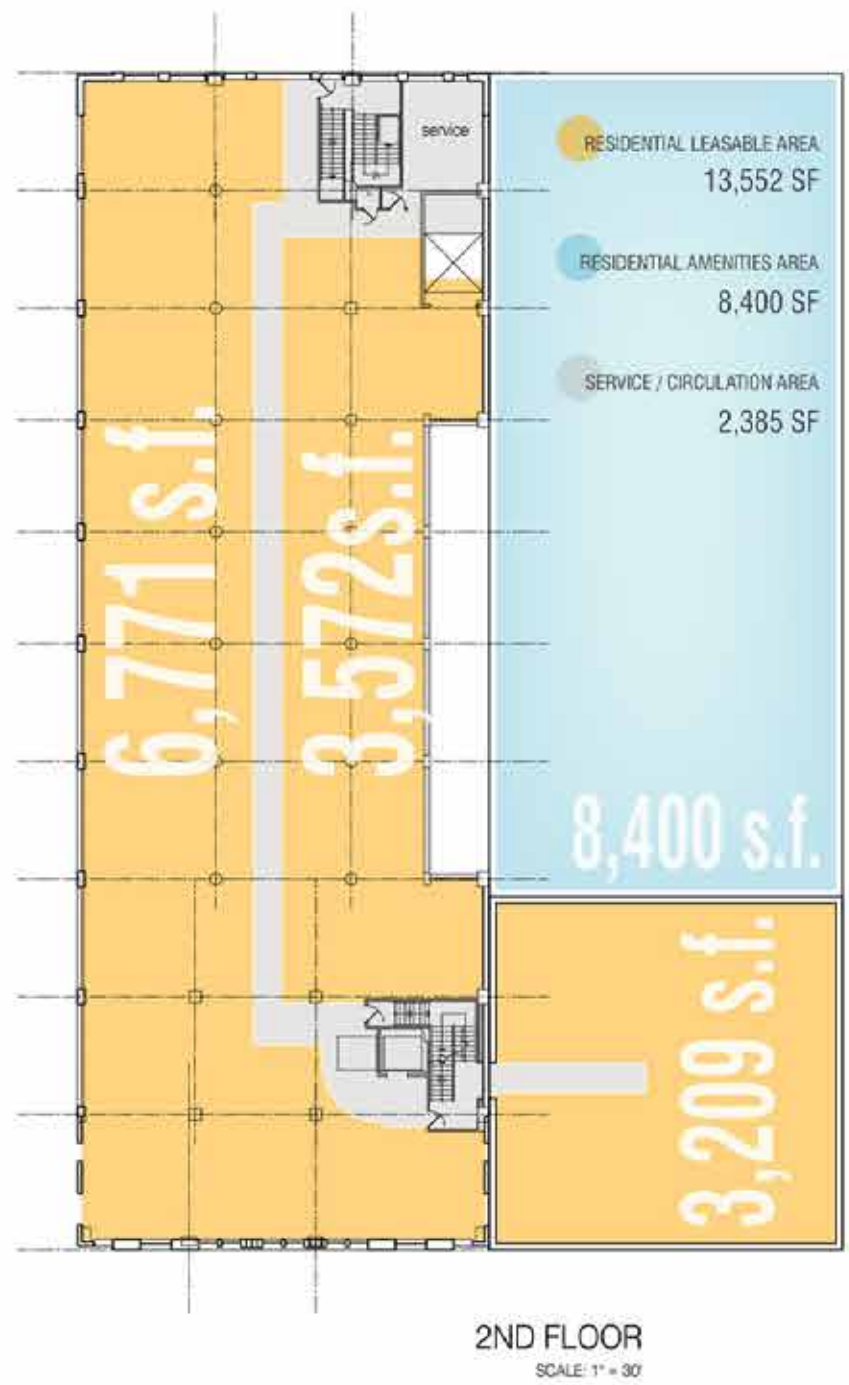
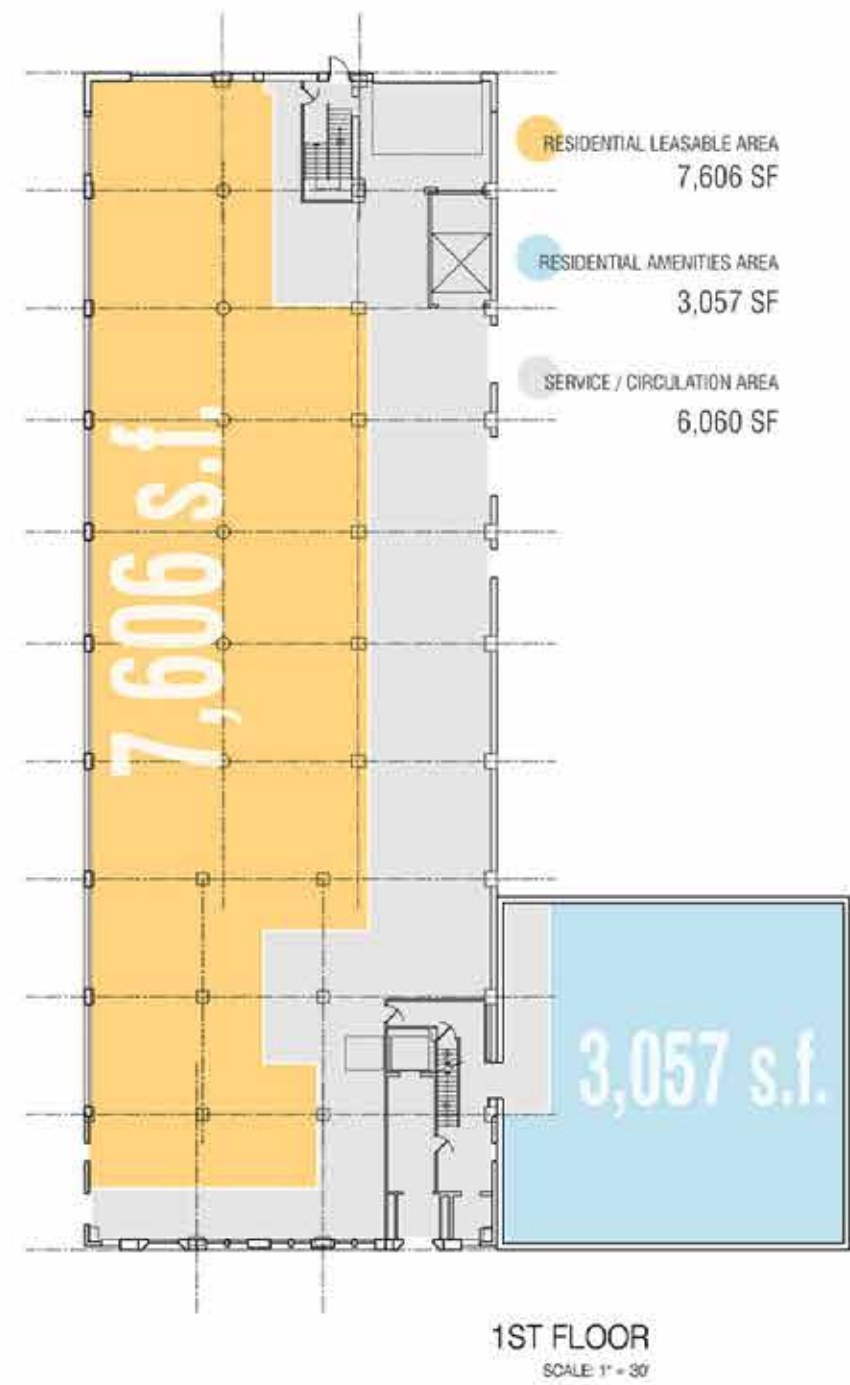


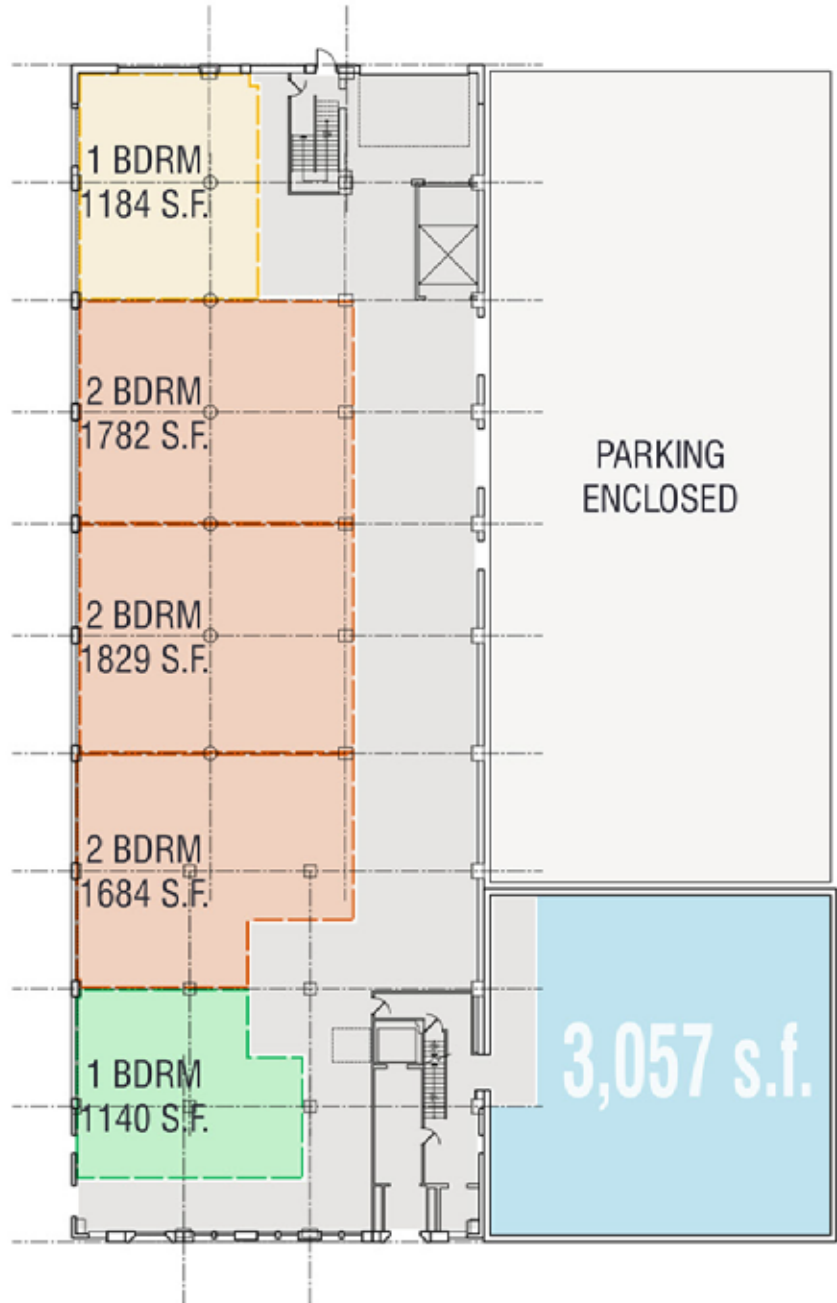




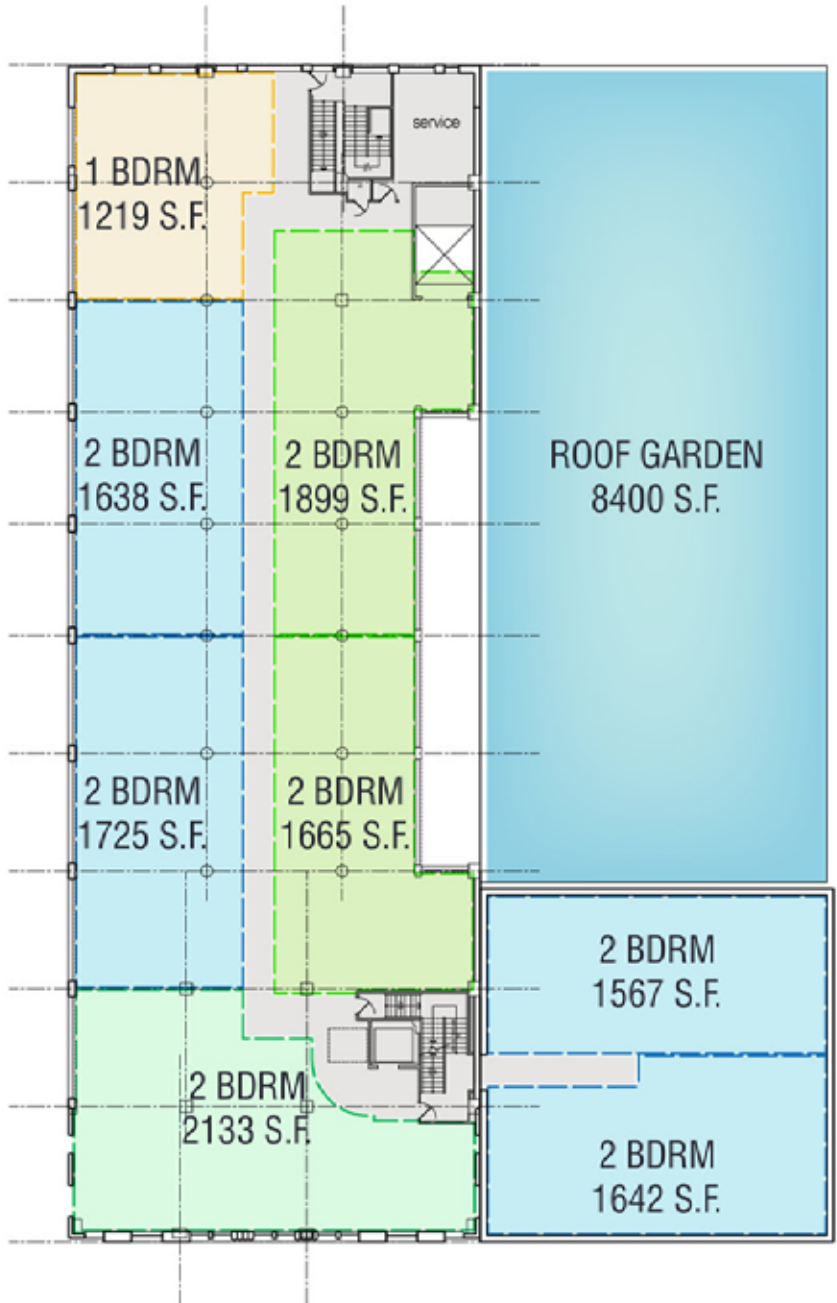




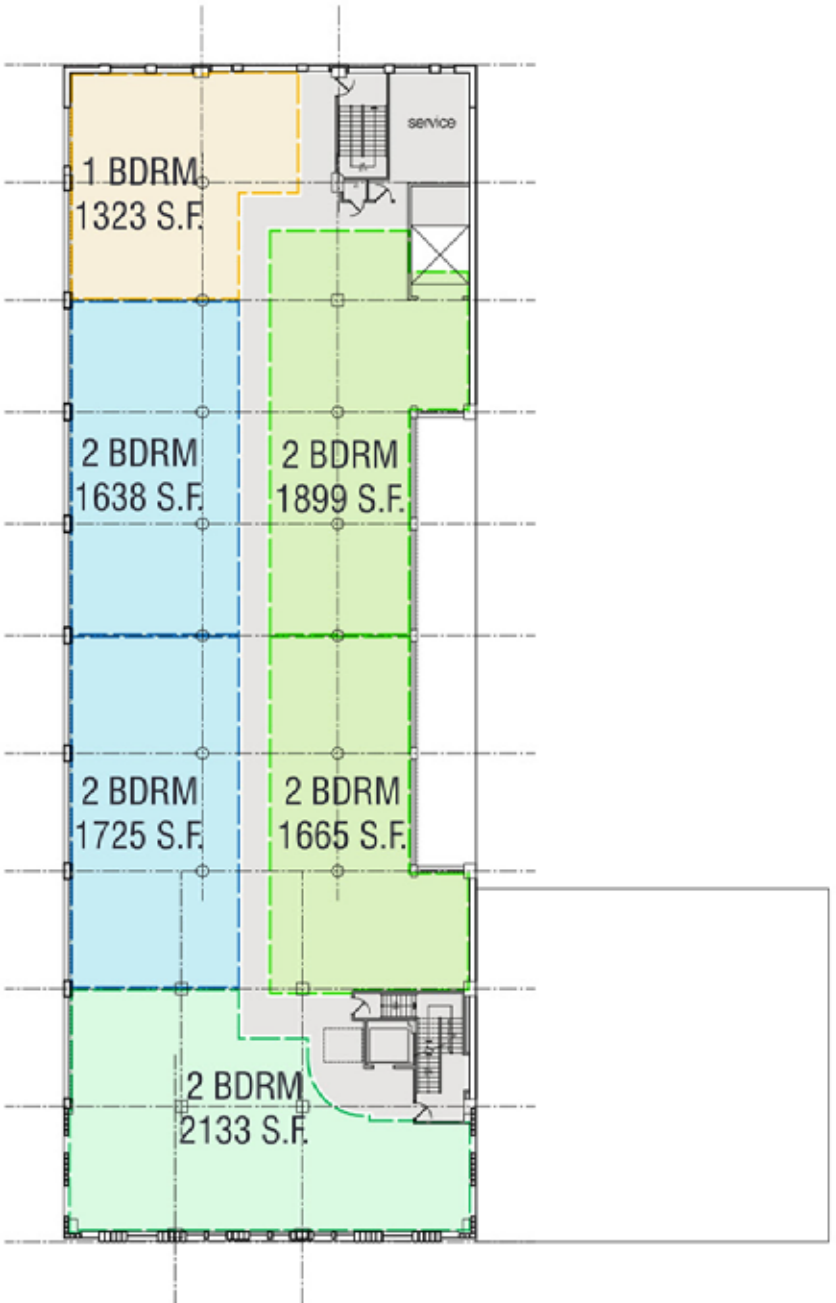




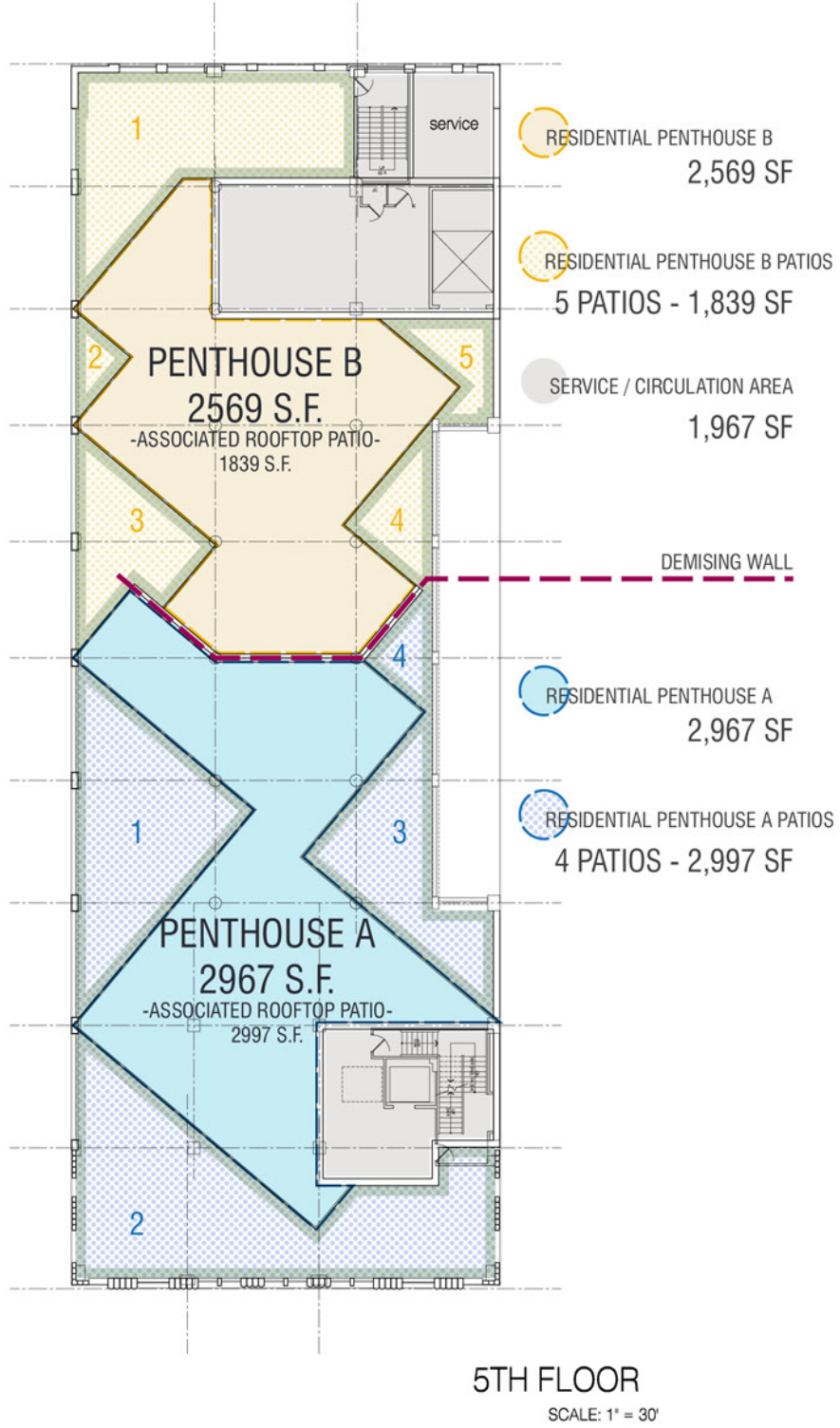
1ST FLOOR
SCALE: 1" = 30'

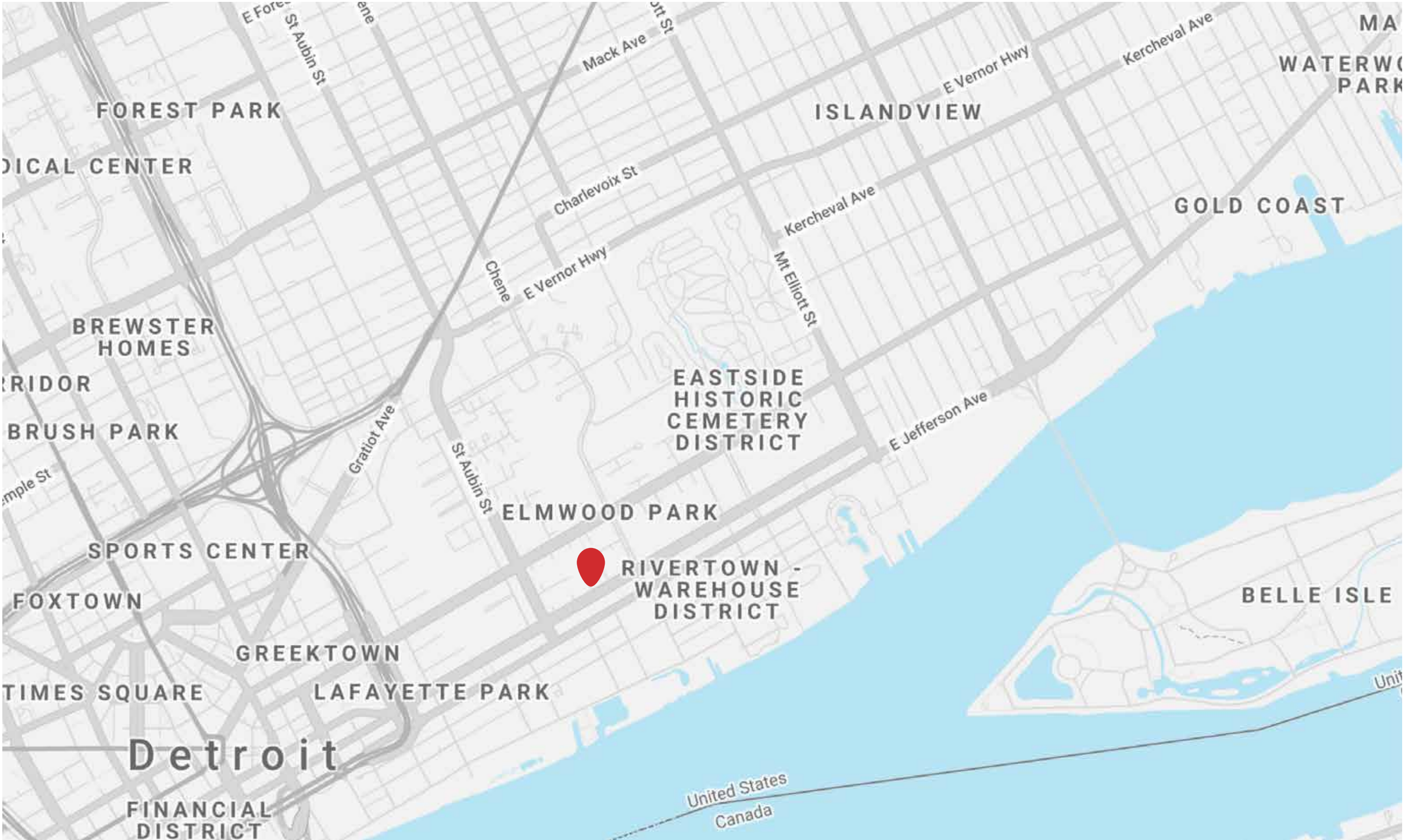


2ND FLOOR
SCALE: 1" = 30'



3/4TH FLOORS
SCALE: 1" = 30'





RIVERTOWN

Rivertown is one of Detroit’s busiest commercial districts. Uniquely situated, it’s quickly becoming the hot spot for investment, entertainment, family recreation and the ultimate urban experience. Attractions along the east riverfront include parks, pavilions, pathways and open greenspace, all connected by the RiverWalk. Bordered by East Jefferson, the Detroit River, the Renaissance Center and the Belle Isle Bridge, it is home to the prized RiverWalk and beautiful William G. Milliken State Park and Harbor.



THE DEQUINDRE CUT GREENWAY

Formerly a Grand Trunk Railroad line, the Dequindre Cut is a below-street level path that runs parallel to St. Aubin Street, between Mack Avenue and Woodbridge Street just north of the Riverfront. Well-known for its urban artwork and graffiti, which was commissioned by the Detroit RiverFront Conservancy, the greenway features a 20-foot-wide paved pathway, including separate lanes for pedestrian and bicycle traffic.



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