

44

Michigan Avenue
Independence Bank Building
Built in 1915

O'Connor Real Estate

Location →
One block away from Capitol Park and
Campus Martius. Two blocks from The
Hudson Site and Financial District.



The Independence Bank Building offers up to 20,756 square feet of modern retail behind a historic facade. Potential for single-tenant configuration across three floors. Dedicated access for second floor and lower level tenants.

44

MICHIGAN AVENUE

Upper Level

\$30/SF NNN

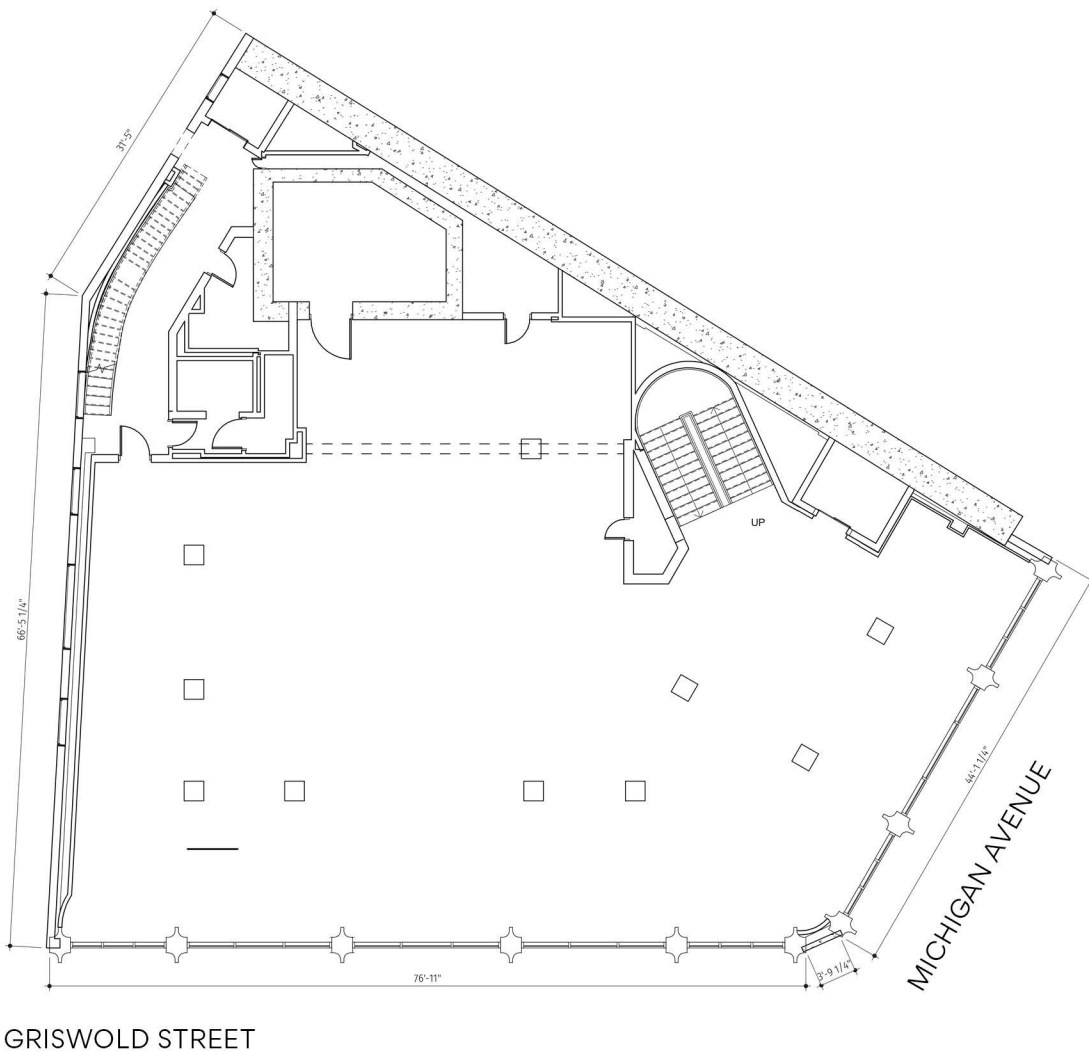
FEATURES

6,345 Square Feet Available

16'6" Ceilings

Floor to Ceiling Windows Framed in
Terrazzo

Grand Historic Staircase from Lobby
Entrance





A → Upper Level
Retail Space A is 6,345 SF
16'6" Ceiling Heights

44

MICHIGAN AVENUE

Ground Level

\$35/SF NNN

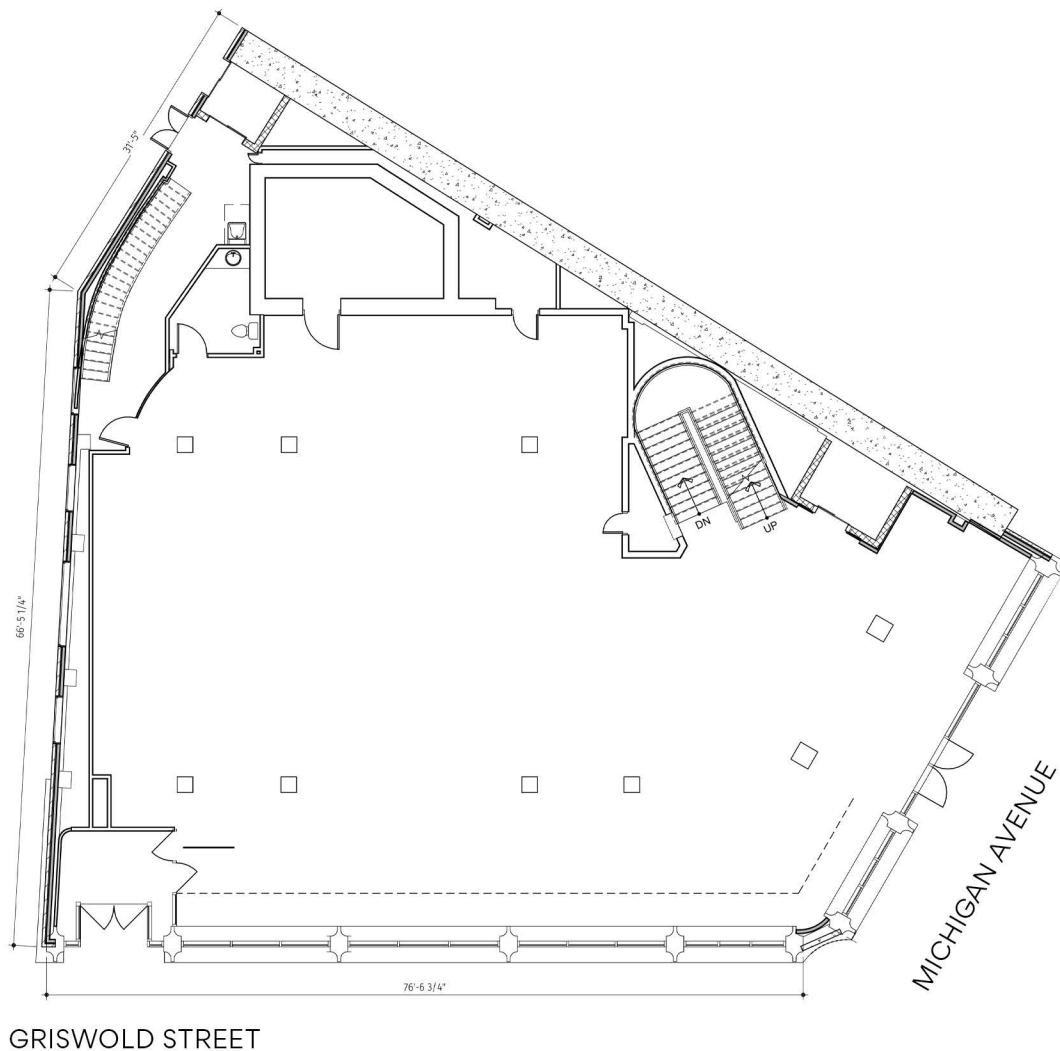
FEATURES

1,097 - 6,355 Square Feet Available

14'6" Ceilings

135' of Linear Frontage with Historic Facade

The Corner Stone of Luxury Retail in Downtown





B → Ground Level
Retail Space B starts at 1,097 SF
14'6" Ceiling Heights

44

MICHIGAN AVENUE

Lower Level

\$25/SF NNN

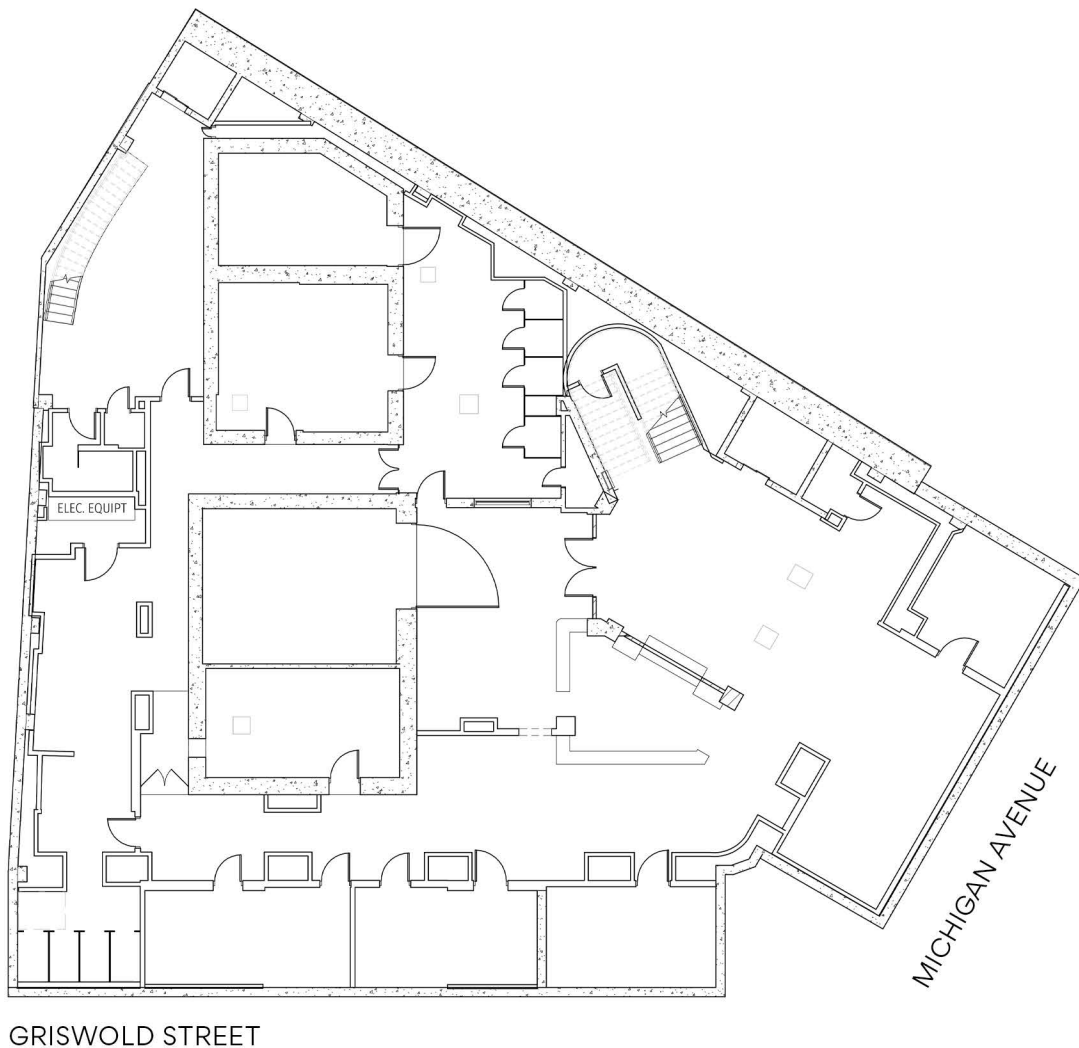
FEATURES

7,487 Square Feet Available

12'5" Ceilings

Exclusive and Memorable Venue for
an Elevated Restaurant / Bar Use

Exquisitely Engineered and
Handcrafted Details Throughout





C → Lower Level
Retail Space C is 7,487 SF
12'5" Ceiling Heights



← The Stott

WeWork →

Hudson's Site →

← Capitol Park

**44
Michigan
Avenue**
20,756 SF RETAIL

← Public Parking

Campus Martius →

Brokerage Team

For more information about the retail spaces available at 44 Michigan Avenue, Downtown, please contact O'Connor Real Estate

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Developer

Detroit-based Basco was founded in 2001 as a boutique commercial investment and development company with a target of creating walkable districts in metro Detroit communities. On the forefront of investing and developing in up-and-coming neighborhoods and business districts, the company is passionate about new and exciting architecture while fostering a deep respect for the past. Basco is also involved in the ongoing management of its real estate, assuring tenants responsive and personal service to the highest level. For the last six years, Basco has been making a significant and focused investment in and around Downtown Detroit, and is currently in different stages of developing, marketing, and managing multiple unique and exciting mixed-use properties.

 **BASCO**
DETROIT
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