



**3444**

**SECOND AVENUE  
MIDTOWN**

**—  
RETAIL FOR LEASE**

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**O'Connor** Real Estate



O'Connor Real Estate is pleased to offer the retail suites of the newly renovated Heather Hall building, featuring 4,000 square feet of retail space on the ground floor with 70 multi-family units on floors 2-10. Located at 3444 Second Avenue in Midtown, this 1920s Italian Renaissance-style building was designed by Architect Brown and Derrick.

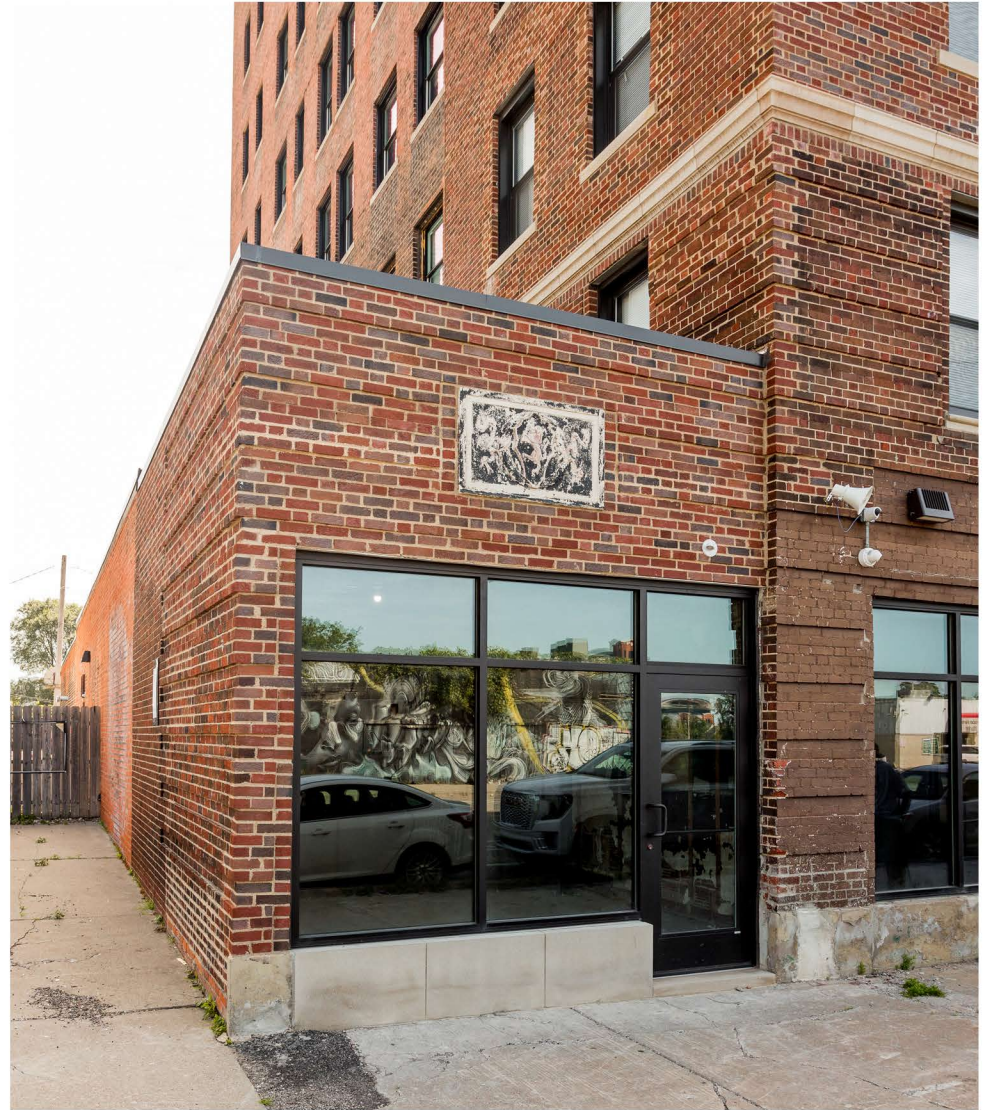


## 3444 Second Avenue MIDTOWN

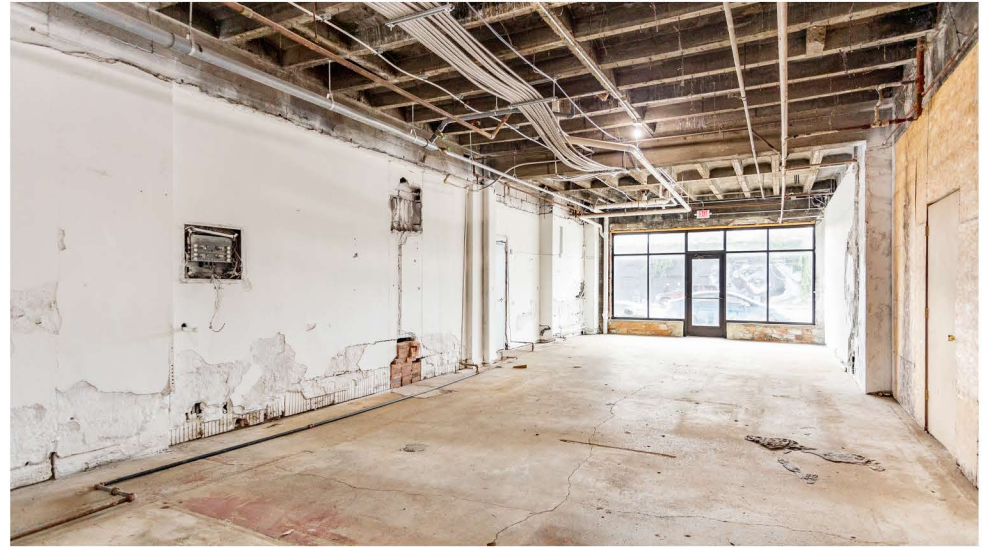
**Starting at \$22/SF NNN**  
380 - 3,980 SF AVAILABLE

Heather Hall's retail suites start at 380 square feet with storefronts opening to Second Avenue and off the beautifully restored atrium. Ideal space for a variety of hospitality and small retail uses. Conveniently located in lower Midtown, easy access from M-10/I-75/I-94, two blocks from Woodward and half mile from Little Caesars Arena.





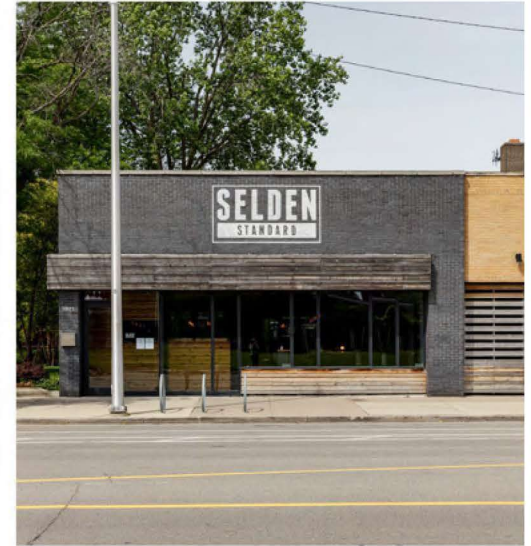




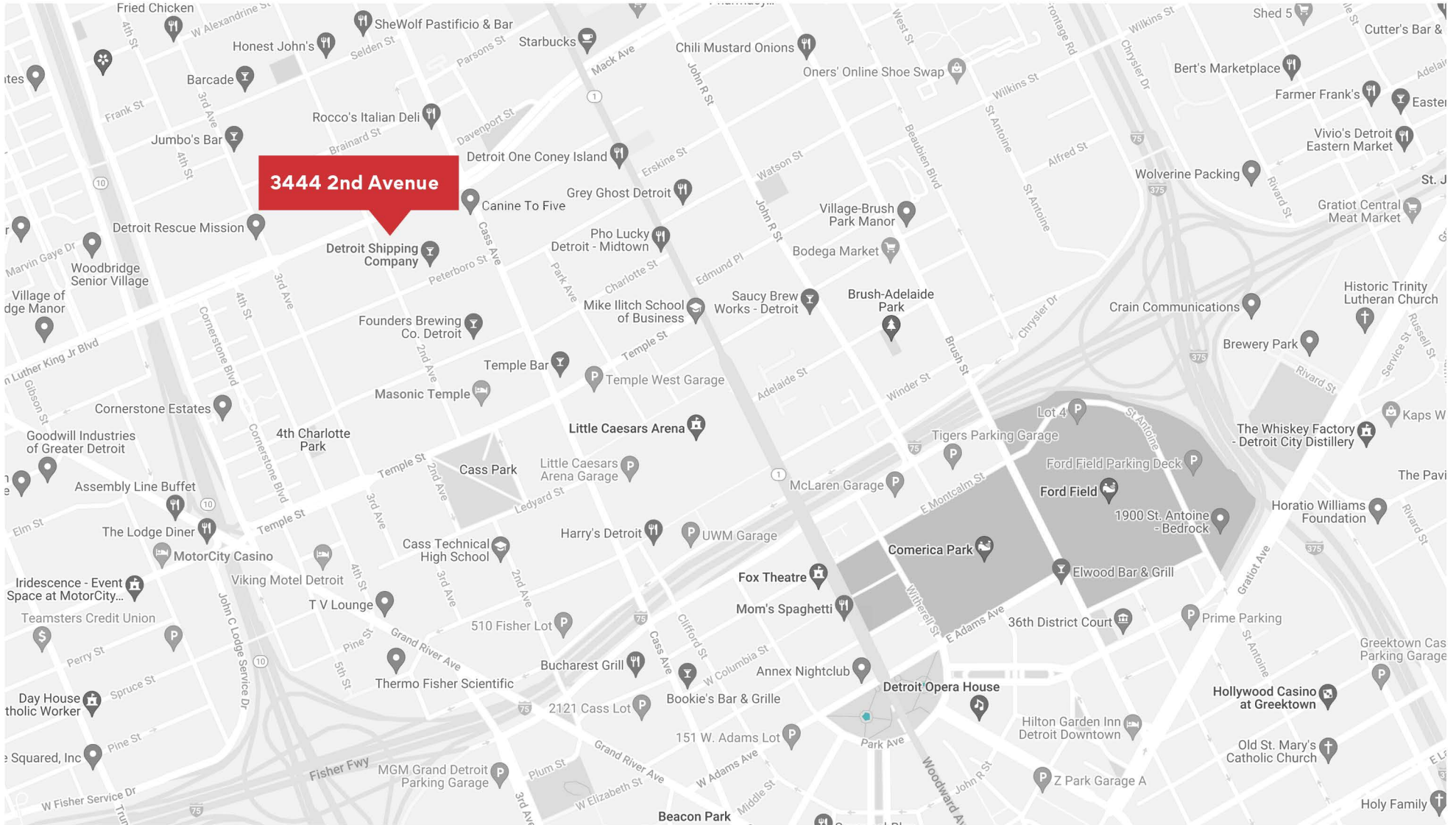


## Midtown Detroit

Dense with many of Detroit's most popular restaurants, retail, arts and entertainment options, the thriving and incredibly walkable Midtown neighborhood is a mixed-use area that has seen successive waves of development, transforming the area multiple times. The neighborhood is dominated by the thoroughfare of Woodward Avenue, which runs north and south through the heart of Midtown, and Cass Avenue. Many Detroiters still refer to the neighborhood as Cass Corridor, which got its name from the Cass Corridor artist movement that flourished here in the 60s and 70s.

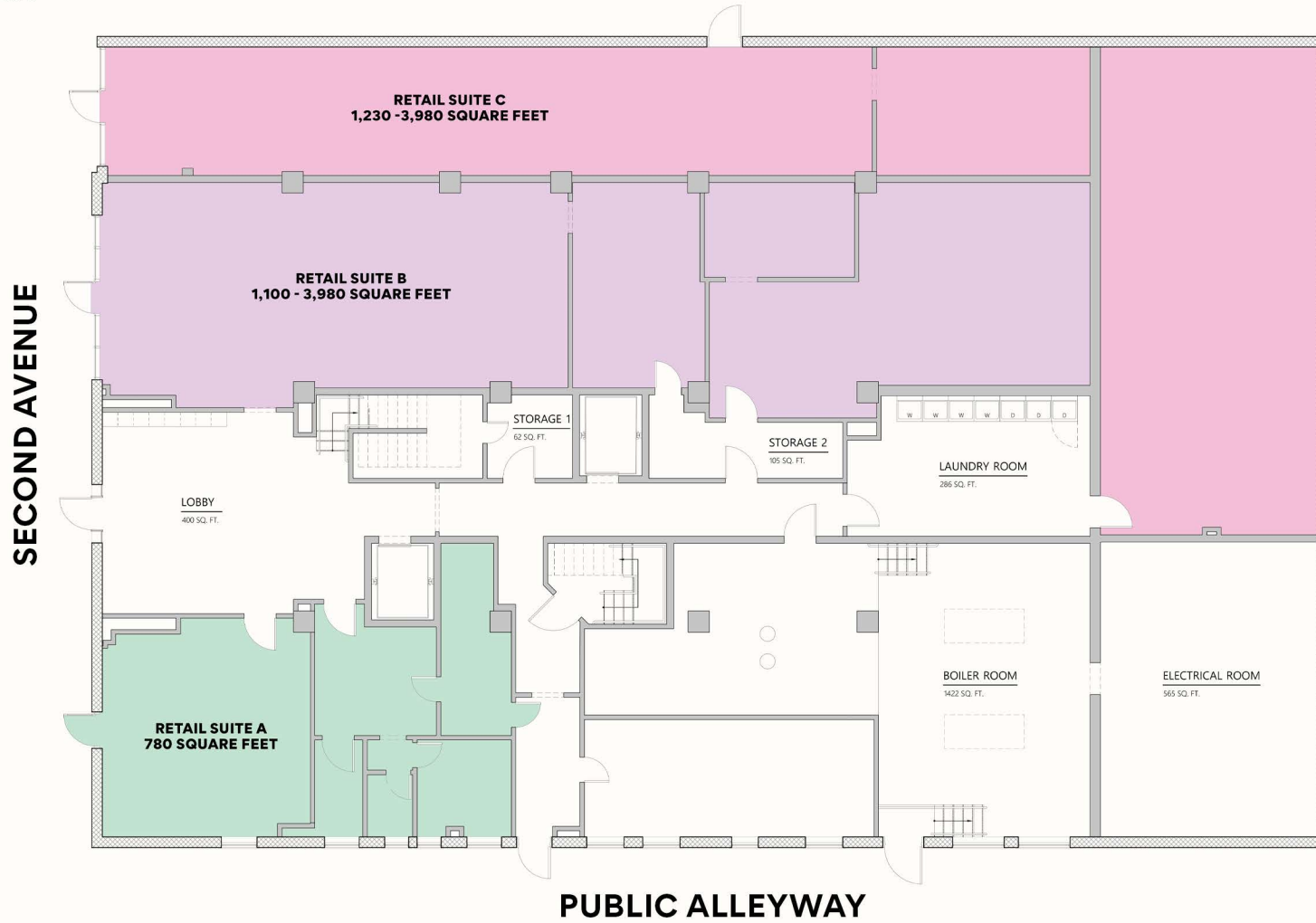


3444 SECOND AVENUE - RETAIL FOR LEASE





# 3444 SECOND AVENUE FLOOR PLAN





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