



NEIGHBORHOOD

DISTRICT DETROIT

LOCATION

**ON COLUMBIA ST BETWEEN CASS
AND 2ND AVE IN DISTRICT DETROIT**

SPACE TYPE

MIXED USED // FOR SALE OR LEASE

Offered for sale or lease 478 W. Columbia is an 11,776-square-foot building just off the 75 corridor and two blocks from Woodward. This building includes a garage entrance off West Fisher Service Drive and another garage entrance off West Columbia. This property is prime for retailers looking in the arena district of Detroit.

ASKING PRICE / RENTAL RATE

Contact Broker

SIZE

5,288 - 11,776 SF

NEIGHBORS

District Detroit, Fox Theater, Comerica Park, Ford Field, Little Caesars Arena, and the new University of Michigan Center for Innovation

478 W COLUMBIA

District Detroit

FEATURES

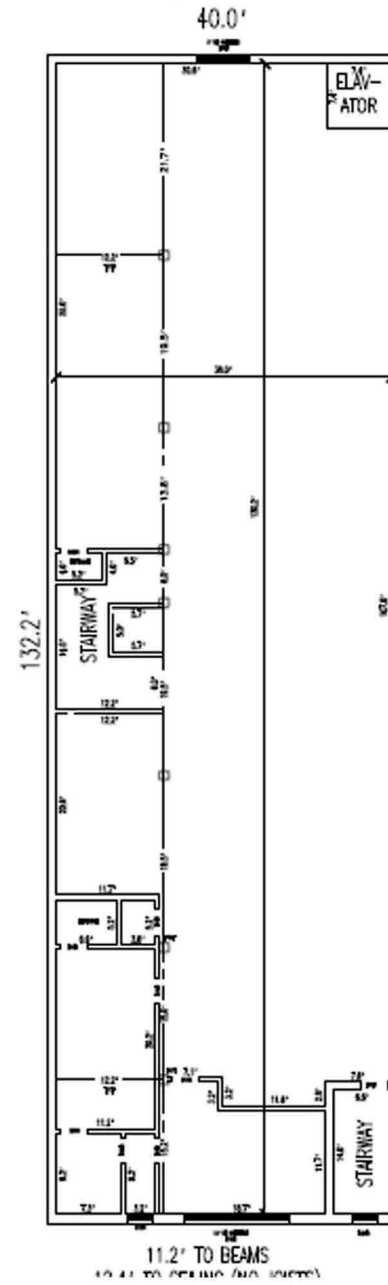
In an opportunity zone

Offered for sale and lease

Located in District Detroit and
across the street from the new
University of Michigan Center
for Innovation

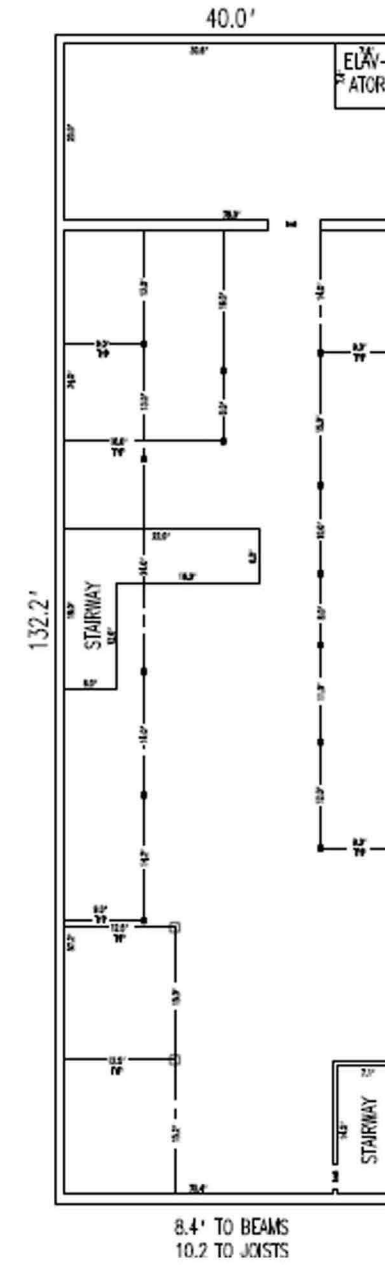
FIRST FLOOR

5,288 S.F.



SECOND FLOOR

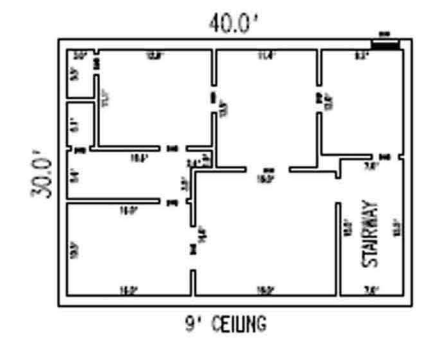
5,288 S.F.



*4,088 S.F,
ROOF AREA

THIRD FLOOR

1,200 S.F.







University of Michigan
Center for Innovation site

478
W Columbia
5,288 - 11,776 SF
Available

DOWNTOWN DETROIT

Known for its rich history, stunning architecture, and renowned riverfront, downtown Detroit's renaissance continues to attract people to live, work, and play in the "D". Campus Martius anchors a vibrant business district while the city's numerous parks, stadiums, and theatres are spurring greater demand for housing, hotels, retail, and restaurants.

O'Connor Real Estate



AREA DEVELOPMENTS



University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



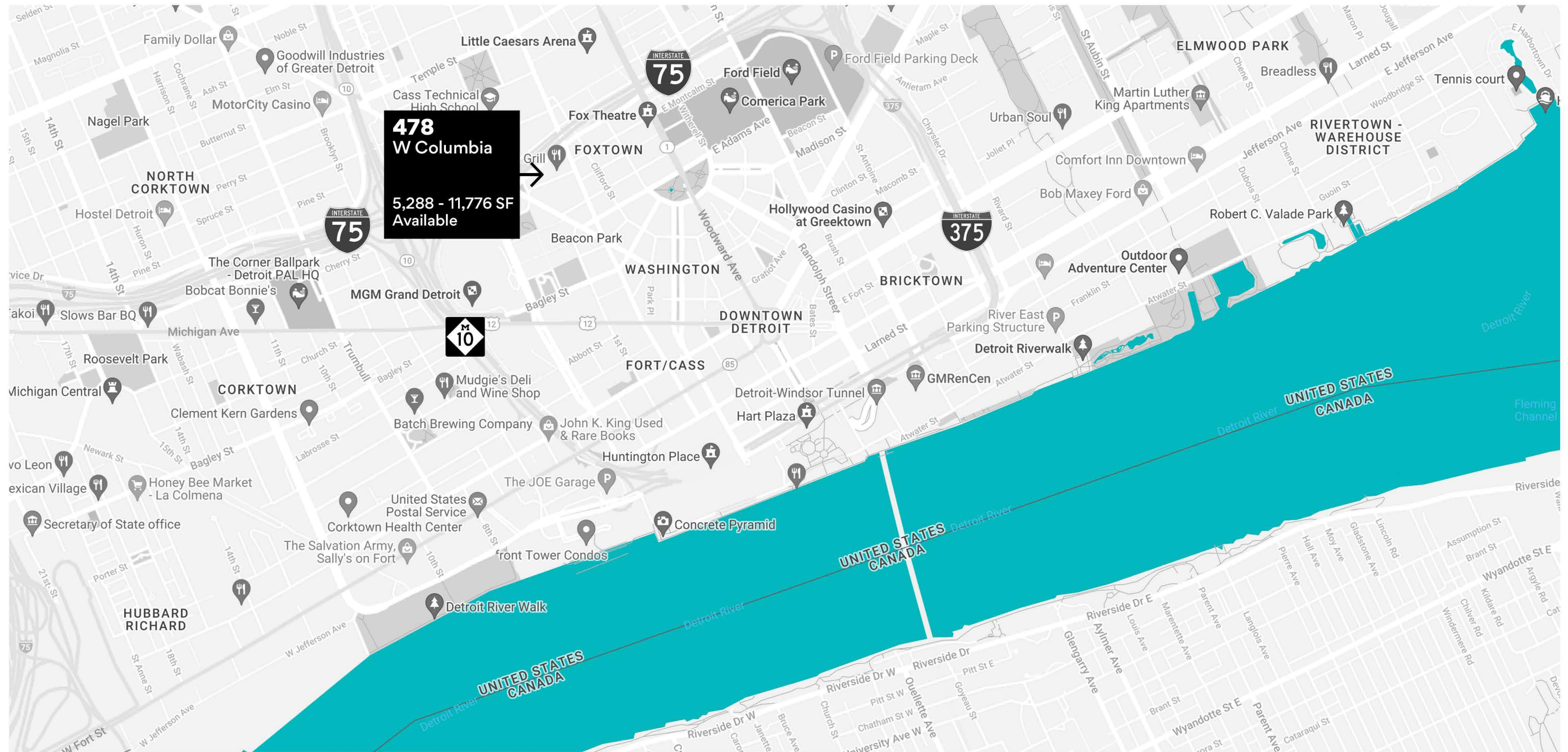
Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



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MEMBER OF THE COMMUNITY,
O'CONNOR REAL ESTATE
BRINGS 20 YEARS OF
EXPERIENCE AND EXPERTISE
TO THE COMMERCIAL OFFICE
AND RETAIL MARKET.

For more information about the space
available at 478 W Columbia,
please contact O'Connor Real Estate

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