



NEIGHBORHOOD

CORKTOWN

LOCATION

NW CORNER OF VERMONT  
AND PORTER

SPACE TYPE

OFFICE / FLEX

1401 Vermont is situated in Corktown's advanced technology hub, just a few blocks from Michigan Central Station and the Book Depository. The building offers creative office suites ranging from 1,039 to 2,751 square feet. The common entrance and corridors have been recently renovated. Onsite parking and 24-hour badge access control are available.

ASKING RENT

Negotiable

NEIGHBORS

Rocket Data Center, Michigan Central Station, Ford Motor Company, Level 3 Communications, Southwest Greenway, Honeybee Market, Airspace Link, Ford Motor Co.'s Book Depository, New Lab Michigan Central, Detroit Bus Company, IMA, Slows BBQ, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub.

SIZE

1,039 - 2,751 RSF

ONSITE PARKING

20+ SPACES

CEILING HEIGHTS

14'



# 1401

## VERMONT

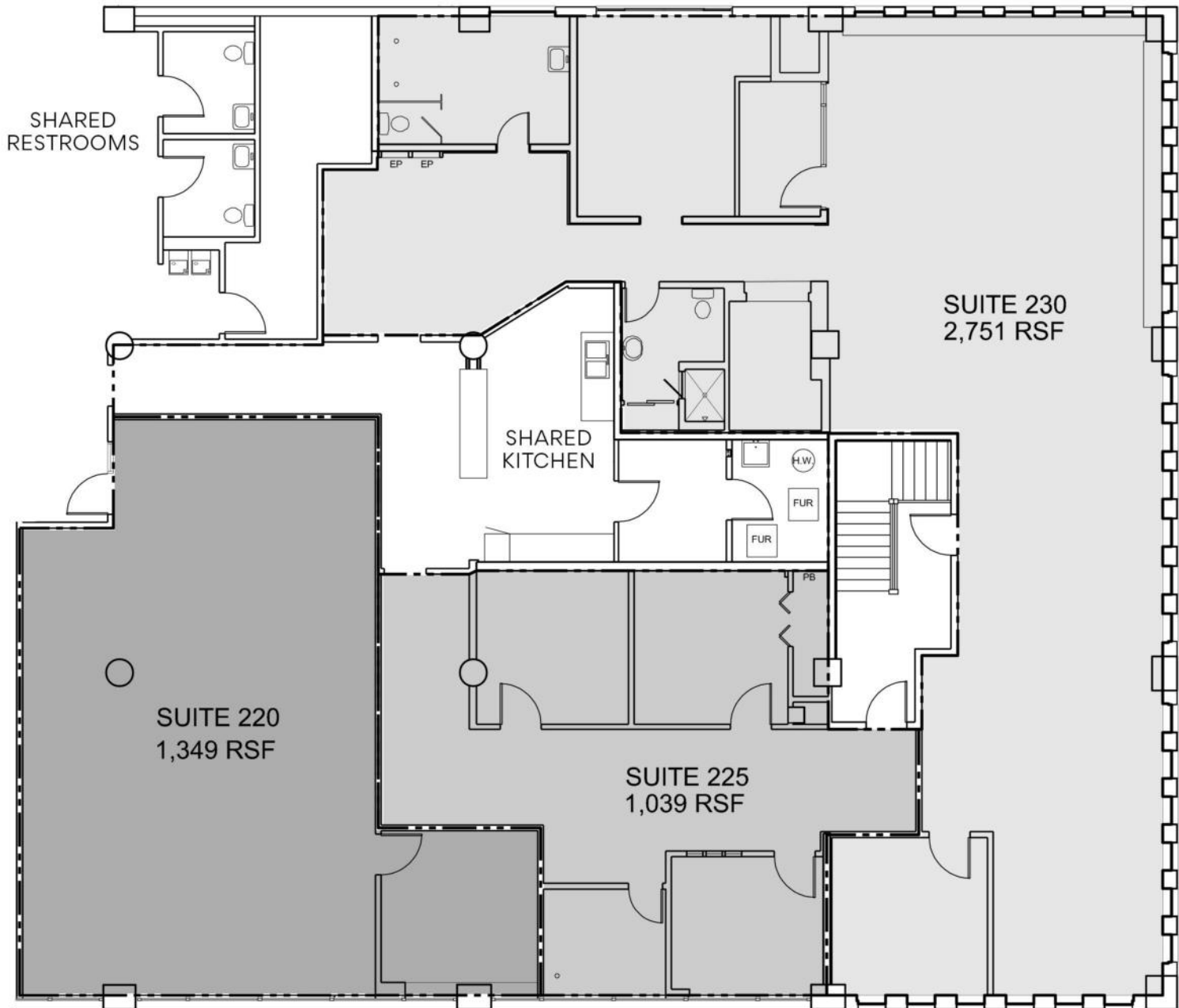
Floor Plan

### FEATURES

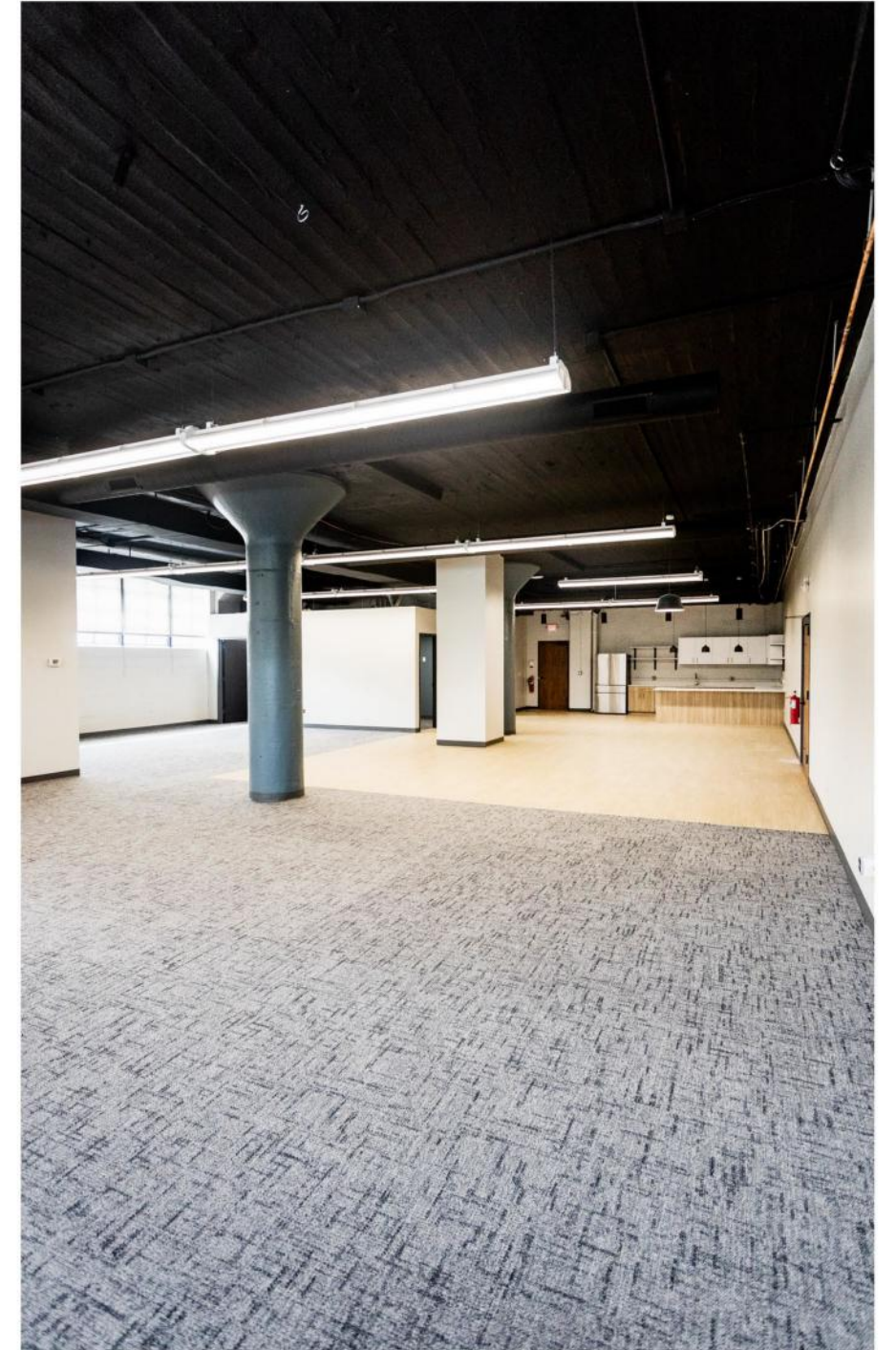
1,039 SF, 1,349 SF, and  
2,751 SF suites available

Features include shared  
kitchen facilities and  
restrooms

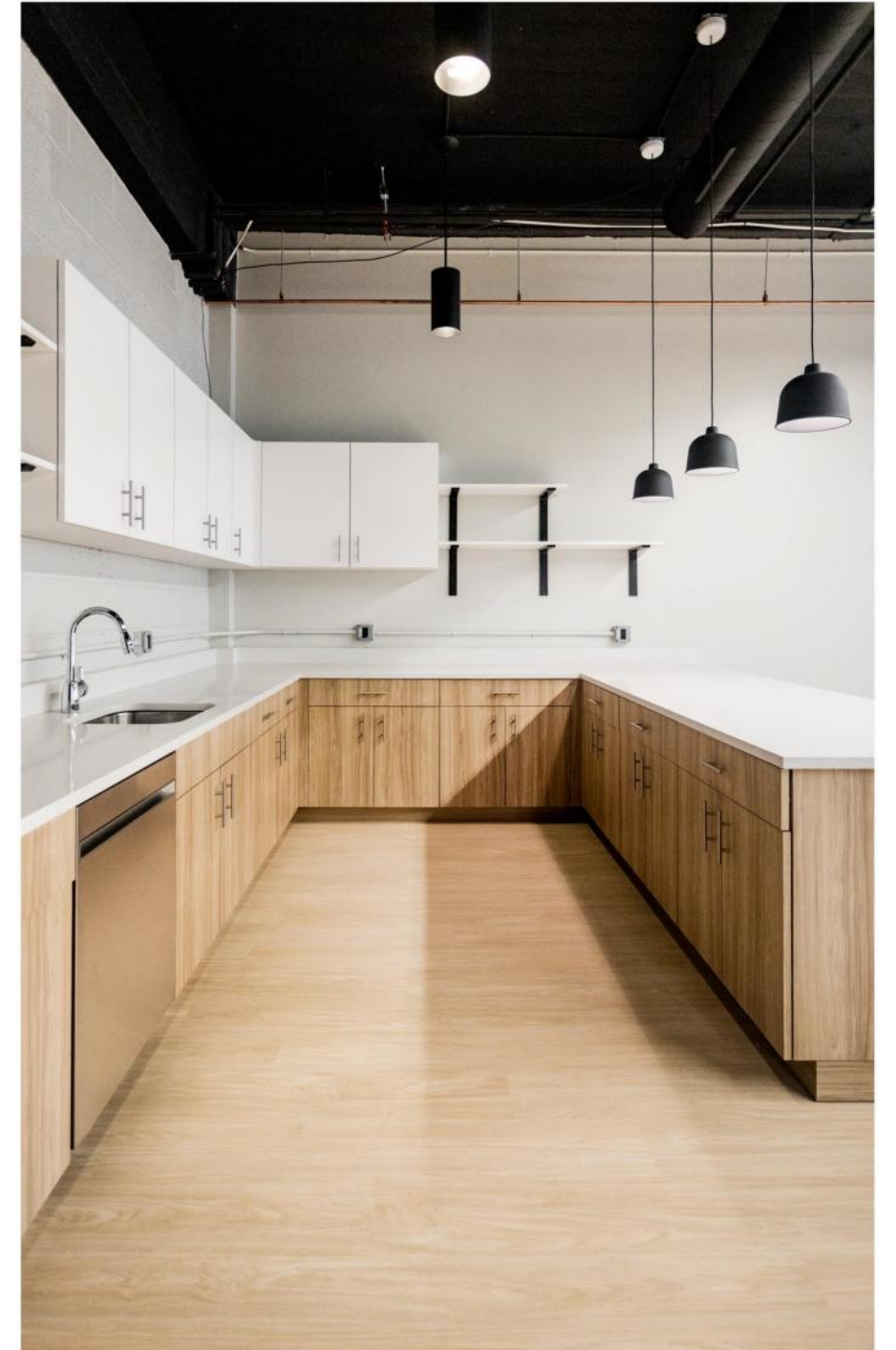
Flexible layouts, including  
open office plans, are  
available



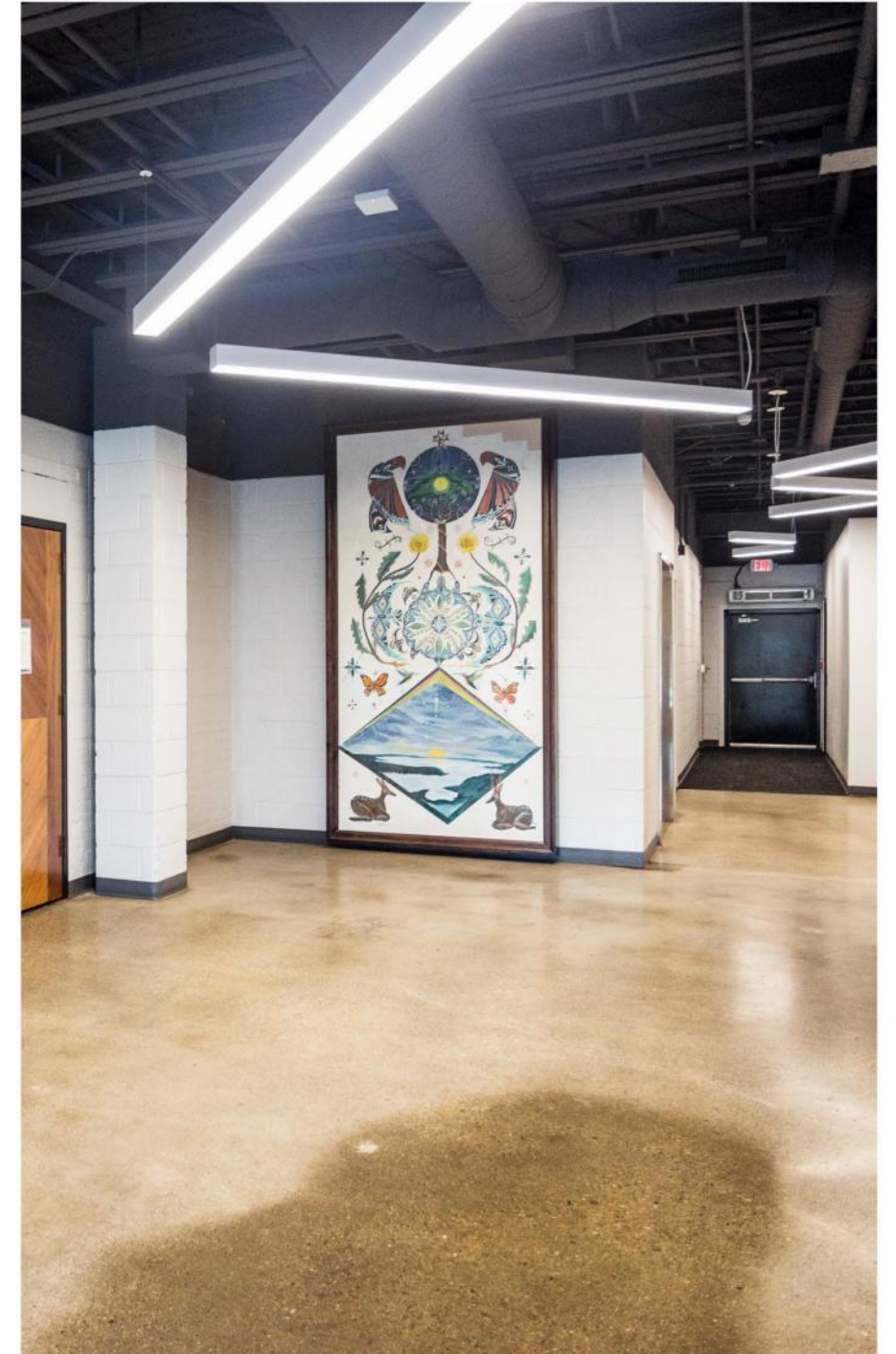












BUILDING LOBBY





JOE LOUIS GREENWAY



# MICHIGAN CENTRAL

Michigan Central is a sprawling, 30-acre walkable hub in the city's Corktown neighborhood opening June 2024. Named after Michigan Central Station, the historic railway station acquired by the Ford Motor Company in 2018, following decades of neglect, the hub will encompass a mix of new and revitalized buildings, offering facilities for inventors and investors to work with civic and government leaders to ambitiously address the future of mobility innovation. The Book Depository Building stands as the Detroit headquarters of Newlab, a global innovation center that provides prototyping labs and purpose-built workspaces for its community of members. The new space already houses 90 startups focused on next-generation solutions in mobility.

**O'Connor** Real Estate





# AREA DEVELOPMENTS



## Detroit City FC stadium planned in Corktown

The popular soccer club that draws thousands of diehard fans confirmed Thursday that it plans a new stadium on the site of the former Southwest Detroit Hospital in Corktown. The long-vacant hospital property at Michigan Avenue and 20th Street was recently purchased for \$6.5 million. a source briefed on the matter said it's expected to seat about 14,000 people. Both the men's team and women's team would use it.



## The Ralph C. Wilson Centennial Park

The final part of the Detroit Riverfront Conservancy's master plan of revitalizing 5.5 miles along the river, the park is a \$75 million investment stationed on the west side of the riverfront near the site of the former Joe Louis Arena. It will consist of 22 acres of playscapes and recreational spaces.



## Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



# AREA DEVELOPMENTS



## Godfrey Hotel Corktown

The Godfrey Hotel, part of the Curio Collection by Hilton, is described as “a 227-room luxury lifestyle hotel.” It’s located on Michigan Avenue between Trumbull and Eighth Street.



## Perennial Corktown

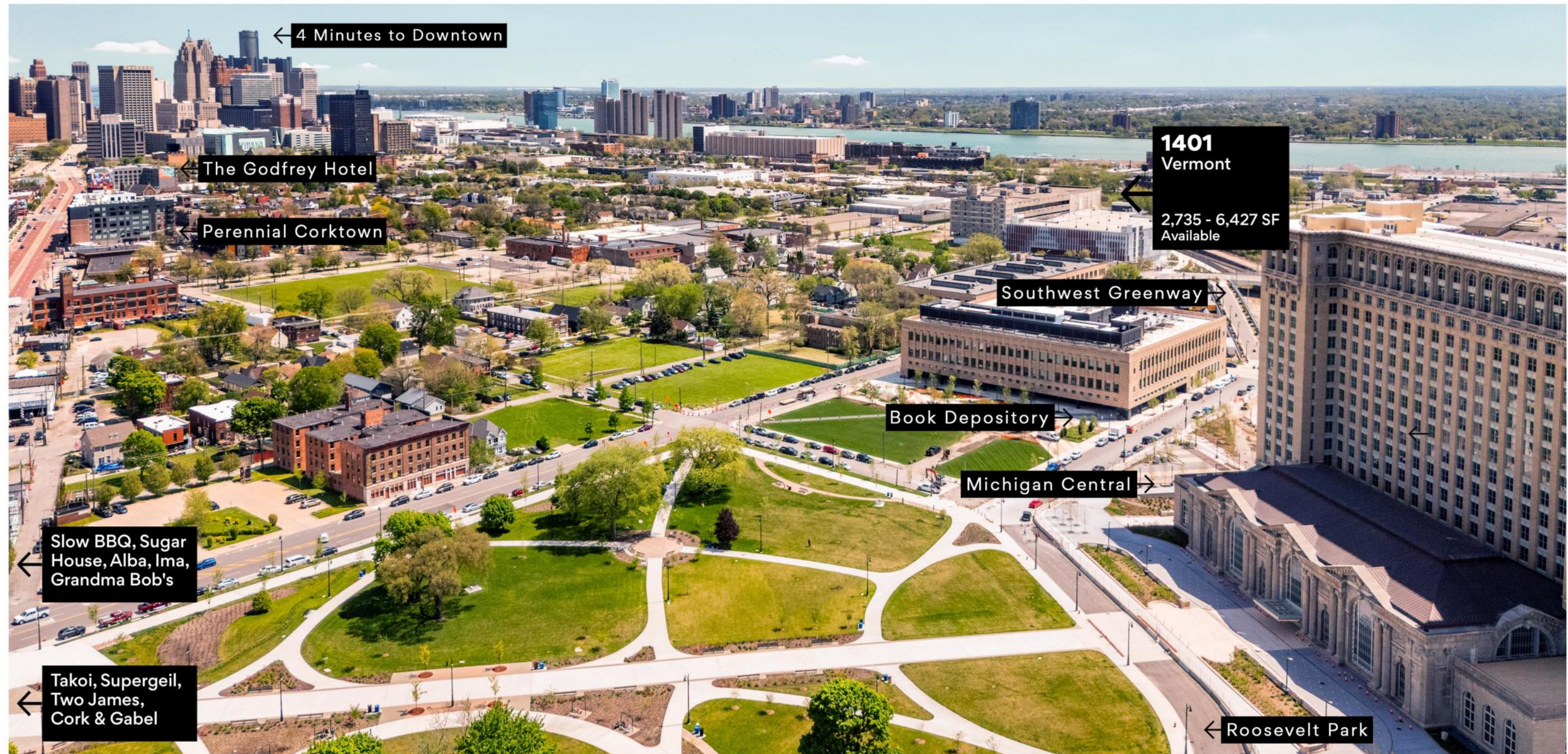
Perennial Corktown adds 188 apartment units and seven new townhomes to Detroit’s oldest neighborhood, established in 1834. Perennial Corktown is the latest phase in a larger development that also includes the recently opened Godfrey Hotel, and the ongoing renovation of the Red Arrow Soda factory building.



## Southwest Greenway

The Southwest Greenway, open to the public in May of 2023, connects Ralph C. Wilson, Jr. Centennial Park with the Michigan Central mobility innovation district, and is a key part of the 27.5 mile Joe Louis Greenway. Running from Bagley Street to Jefferson Avenue along the historic site of May Creek and a former railway corridor, the re-imagined path connects Corktown, Mexicantown, and communities throughout Southwest Detroit directly to the riverfront.







# A TRUSTED AND RESPECTED 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 office spaces  
available at 1401 Vermont,  
please contact O'Connor Real Estate

**Vincent Mazzola**  
**+ 248 227 0182**  
**[vincent@oconnordetroit.com](mailto:vincent@oconnordetroit.com)**

**Sloane Walsh**  
**+ 313 704 2678**  
**[sloane@oconnordetroit.com](mailto:sloane@oconnordetroit.com)**

**O'Connor** Real Estate

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.