



NEIGHBORHOOD

SOUTHWEST

LOCATION

W VERNOR HWY
WEST OF JUNCTION

SPACE TYPE

RETAIL / OFFICE

4621 West Vernor Highway is a design focused space available for both retail and creative office uses. The building was fully renovated in 2017 and features an open-floor plan with exposed 14-foot ceilings; polished concrete floors; a storefront with floor-to-ceiling windows that provide incredible natural light; full kitchen, professional sound proofed sound studio, large utility and storage closets; and private, gated parking in the rear of the building that could also be used as outdoor space.

ASKING RATE

\$15/SF NNN

NEIGHBORS

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

SIZE

3,000 SF

SPACE TYPE

Retail / Office

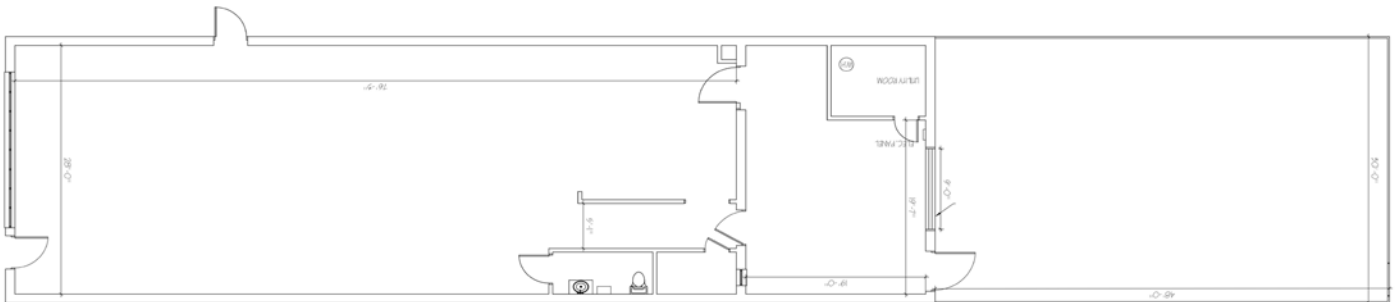
4621

VERNOR

Southwest

FEATURES

- All New Electrical
- All New Ceiling Track Lighting
- All New / Exposed Venting
- Polished and Sealed Concrete Floors Throughout
- New Full Kitchen
- Professional Sound Studio









SOUTHWEST / CORKTOWN

Corktown Detroit, the city's oldest neighborhood, is a historic and vibrant district known for its rich Irish heritage and eclectic character. Located just west of downtown, Corktown is celebrated for its charming Victorian-era architecture, which stands as a testament to its storied past. The area has seen a resurgence in recent years, becoming a trendy destination with an array of boutiques, cafes, and restaurants that highlight Detroit's diverse culinary scene. A key landmark is the iconic Michigan Central Station, which has recently reopened after a massive revitalization project led by Ford Motor Company. Ford's renovation has transformed the train station into a hub for innovation and technology, with office spaces, retail outlets, and public areas contributing to Corktown's economic and social vibrancy.

AREA DEVELOPMENTS



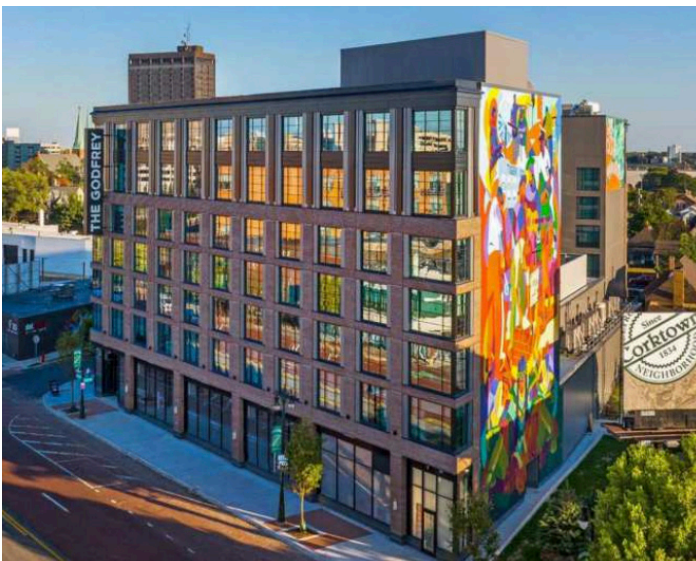
Gordie Howe International Bridge

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.



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.



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.

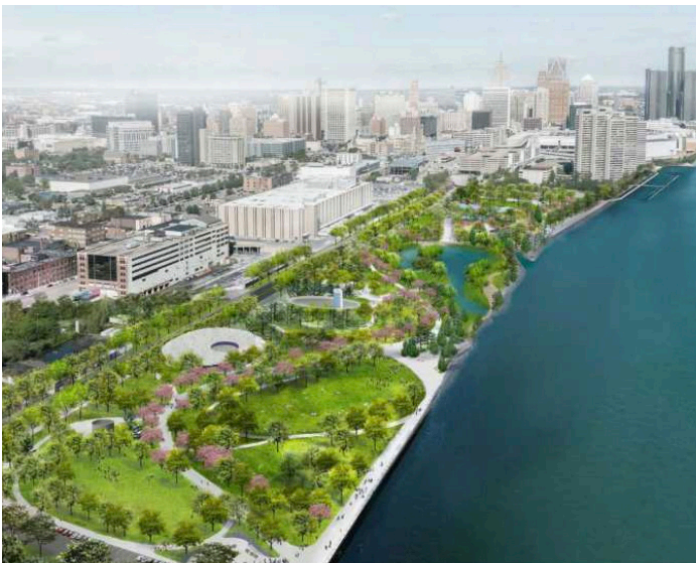
AREA DEVELOPMENTS



Perennial Corktown

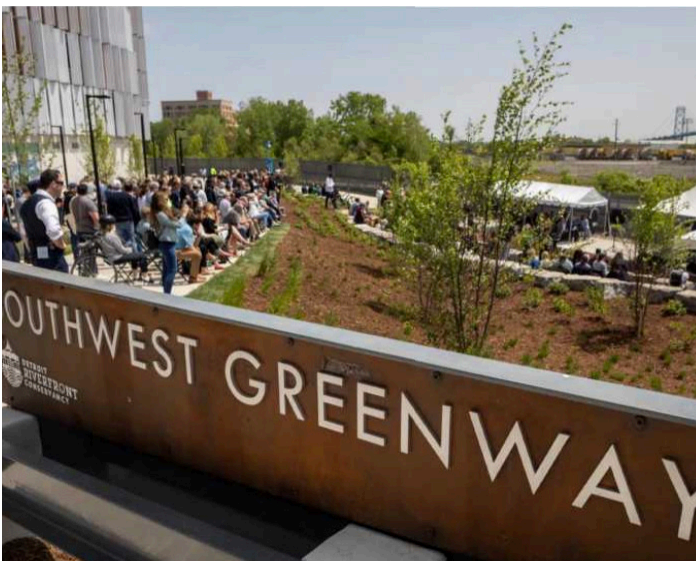
Perennial Corktown adds 188 apartment units and seven new townhomes to Detroit's oldest neighborhood, established in 1834.

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.



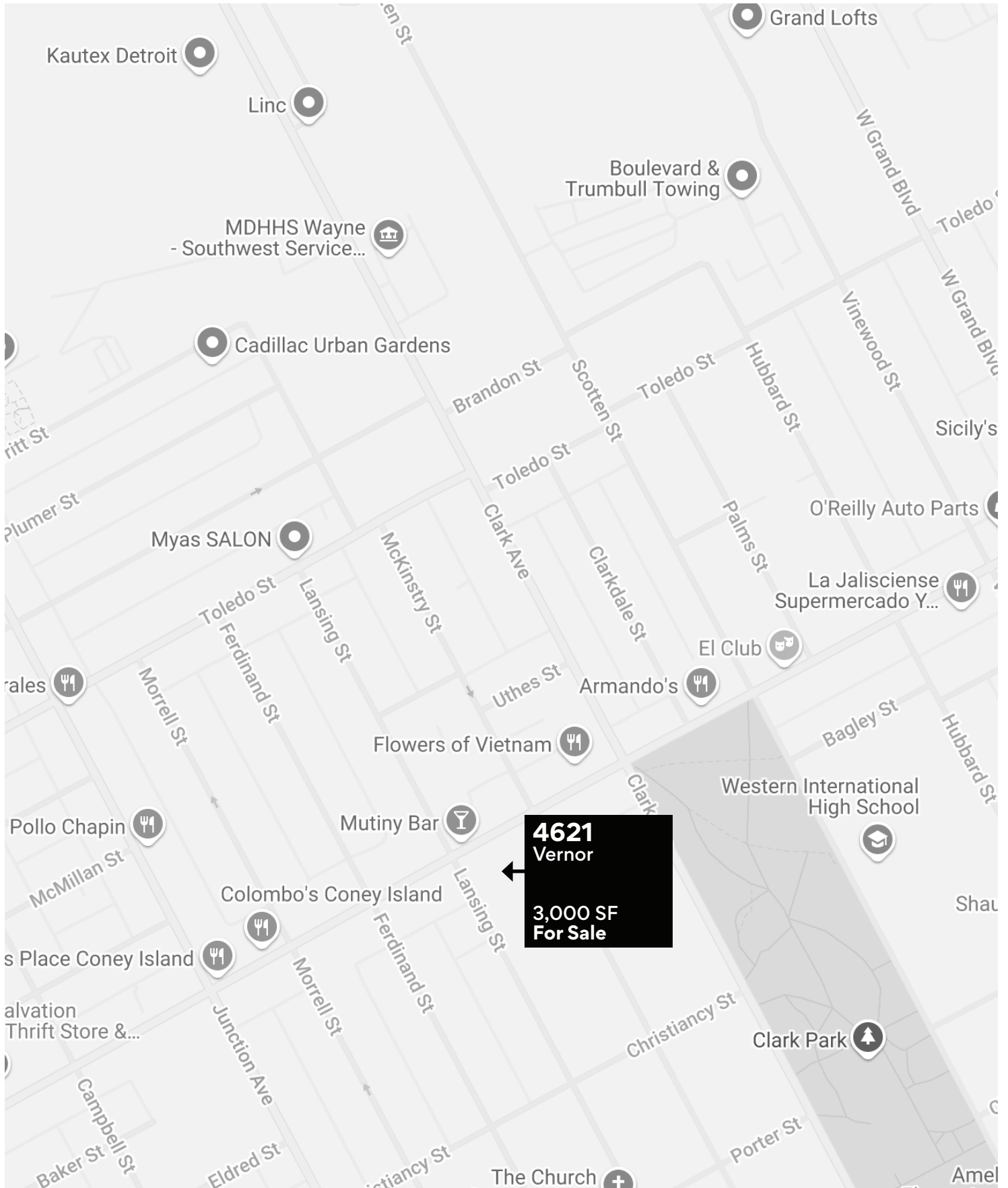
The Ralph C. Wilson Centennial Park

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.



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.





← 8 minutes to Downtown

← Michigan Central

← Corktown

Hubbard Farms →

Clark Park →

← 4621
W Vernor
Hwy
3,000 SF

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