



NEIGHBORHOOD

NEW CENTER

LOCATION

NE CORNER OF WOODWARD  
AND E GRAND BLVD

SPACE TYPE

OFFICE



Located at the key intersection of Woodward Avenue and Grand Boulevard, 7300 Woodward is where the New Center, Milwaukee Junction, Tech Town, and North End neighborhoods converge. Just less than a mile from major highways like I-75, I-94, and M-10, the building offers easy access to expressways and plenty of on-site parking. The QLine streetcar is just steps away, providing quick, convenient transit to Midtown and Downtown. Extensive upgrades are currently being made to the property, including enhancements to the facade, entrances, HVAC system, and elevators, all aimed at attracting new office and retail tenants.

**ASKING RENT**

**\$17/SF Full Service Gross**

**NEIGHBORS**

Henry Ford Health System Campus, Wayne State University, College for Creative Studies, Fisher Building, Cadillac Place, TechTown Detroit, WSU Innovation Center, Detroit Pistons Performance Center, Plum Market, University Preparatory Academy, Carhartt Flagship Store, Shinola Factory Headquarters, Midtown Cultural Center

**SIZE**

**2,500 - 100,000 RSF**

**ONSITE PARKING**

**300+ Spaces**

**CEILING HEIGHTS**

**14'**

**BUILDING AMENITIES**

Ample parking  
Albert Kahn interior design  
24-hour security & access  
Food provider onsite  
QLine stop



# 7300 WOODWARD

## Property Details

### GROSS BUILDING AREA

240,000 SF

### # OF STORIES

8

### NUMBER OF ELEVATORS

5

### FULL BUILDING SIGNAGE

Available for large users

### ARCHITECT

Albert Kahn

O'Connor Real Estate







Albert Kahn designed lobby  
Marble, brass and  
art deco finishes













# NEW CENTER

Less than 3 miles north of the central business district, New Center is the geographic heart of Detroit where neighborhoods meet the urban core. New Center sprang to life in the 1920s as a second city where auto companies could be closer to manufacturing facilities in neighboring Milwaukee Junction. The neighborhood's signature historic buildings continue to drive economic activity while industrial facilities are being reimagined as creative mixed-use spaces for residential and retail use.

**O'Connor** Real Estate





# SIGNIFICANT DEVELOPMENTS IN NEW CENTER



## New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



## One Ford Place Lofts

As part of the \$2.5 billion partner investment, Detroit Pistons owner Tom Gores plans to redevelop the health system's 610,000-square-foot headquarters located across from the Pistons Performance Center into housing and construct new mixed-use residential, retail, parking and green spaces on an adjacent surface parking lot.



## Michigan State University Research Center

The 30-year Henry Ford Health (HFH) and Michigan State University partnership includes a new, 300,000- to 400,000-square-foot, cutting-edge medical research facility to be built on the HFH campus near the Detroit Pistons Performance Center. The project is expected to break ground in 2024 and open in 2027.



# SIGNIFICANT DEVELOPMENTS IN NEW CENTER



## Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



## Piquette Flats

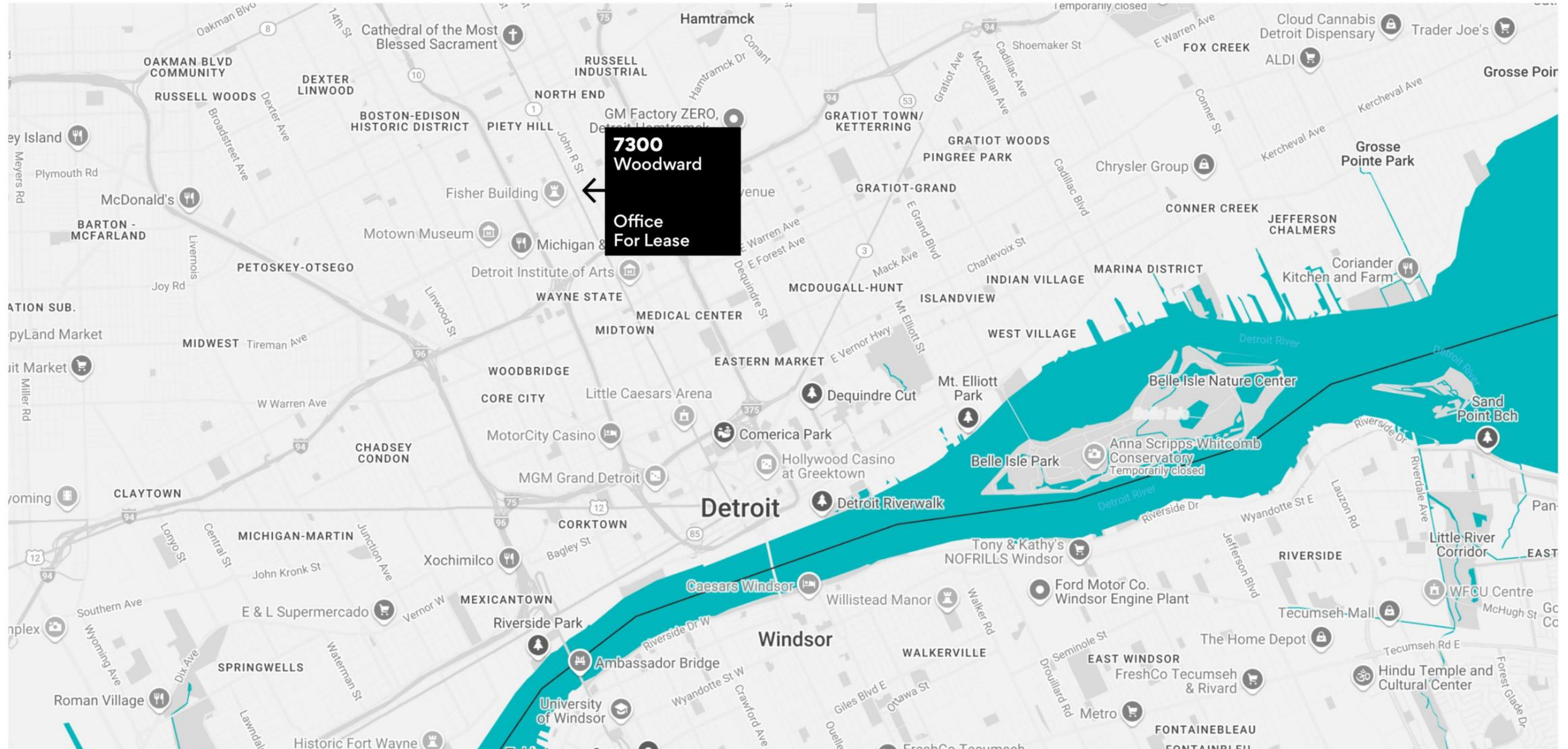
A 108,000-square-foot historic industrial building in Milwaukee Junction is being converted into 161 affordable apartments, representing one of the largest new affordable housing developments in Detroit. The \$38.2 million project is scheduled to open in 2024 with apartments priced between 60%-120% of the area median income.



## Detroit Design District

A mixed-use hub for artists, creators and other design-driven businesses is underway on E. Grand Boulevard in Milwaukee Junction. Phase 1 created 15,000 square feet of retail space, lofts and outdoor event space. Phase 2 will add an additional 60,000 square feet to the district through the adaptive reuse of an adjacent industrial building.







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BRINGS 20 YEARS OF  
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AND RETAIL MARKET.

For more information about the office spaces  
available at 7300 Woodward,  
please contact O'Connor Real Estate

**Vincent Mazzola**  
**+ 313 704 2678**  
**[vincent@oconnordetroit.com](mailto:vincent@oconnordetroit.com)**

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