



NEIGHBORHOOD

NEW CENTER

LOCATION

NE CORNER OF WOODWARD AND BALTIMORE

SPACE TYPE

RETAIL

A salon space with high-end finishes is available for any retail use. This corner suite is located along a retail corridor featuring an eclectic mix of restaurants, shops, and other service-based businesses in Detroit's New Center neighborhood. The building, known as Baltimore Station, is a newly renovated mixed-use development with 23 apartments and 7,500 square feet of ground-floor retail. Less than one mile from I-94, M-10, I-75, and Woodward and just two miles from I-96, Baltimore Station is convenient to both the city center and suburbs. It's also in a walkable neighborhood, well-serviced by public transportation. Surface parking available behind the building. Optional 811 square foot lower level space with full laundry, kitchenette and storage at no additional fee.

ASKING RENT

\$28 / SF NNN

GROUND FLOOR SIZE

2,189 RSF

NEIGHBORS

Shinola Headquarters, CCS, Oak & Reel, Freya, Kiesling, Milwaukee Cafe, UpPaint, CityYear, TruFit, Tangent Gallery, The Gathering Coffee Co, Tech Town, Time Will Tell, Baobab Fare, Huntington Bank, The Fisher Building, Wayne State, The Ten, Time Will Tell, Supino's Pizza, Yum Village, QLine station (directly out the front door)

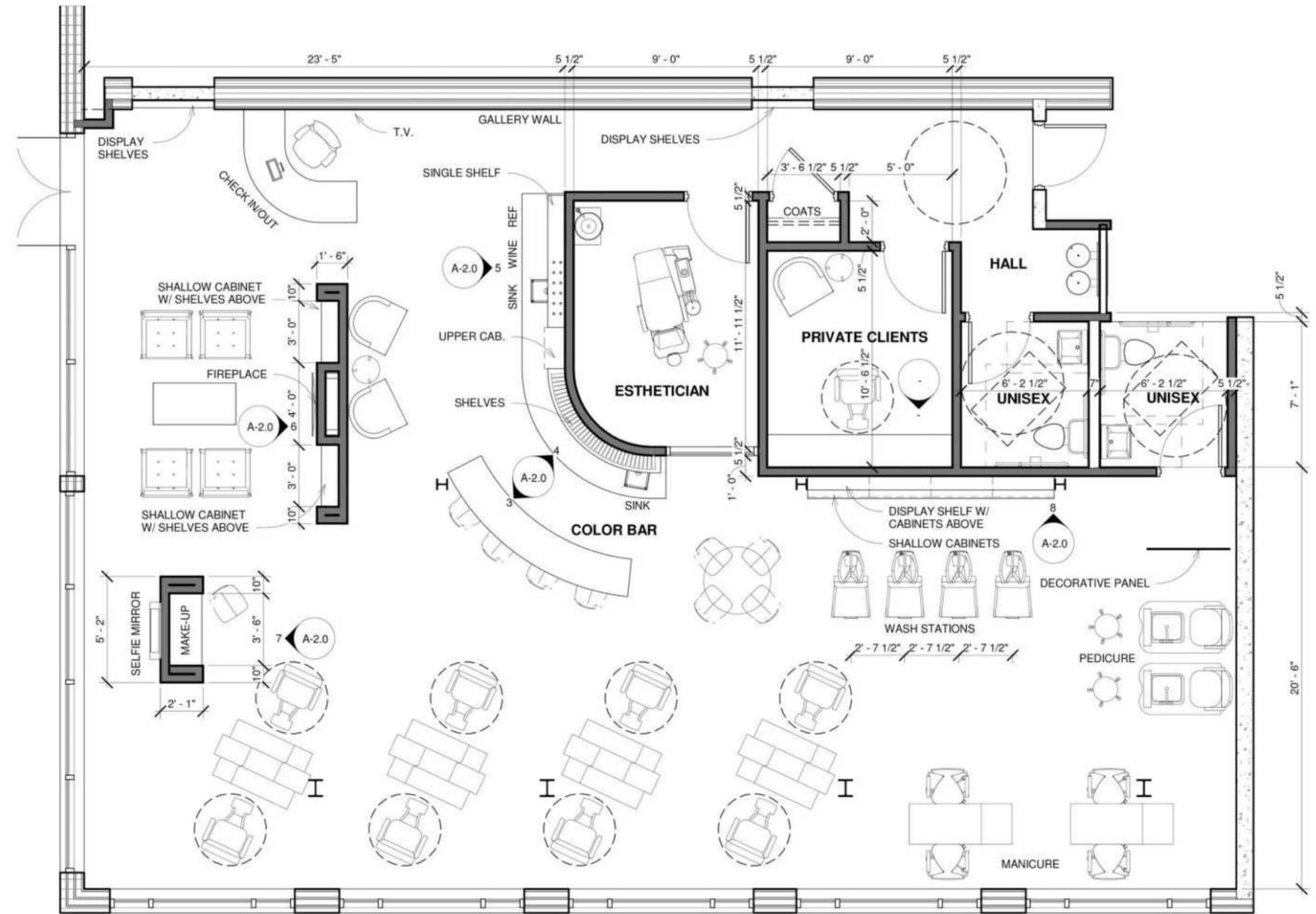
6406

WOODWARD AVE

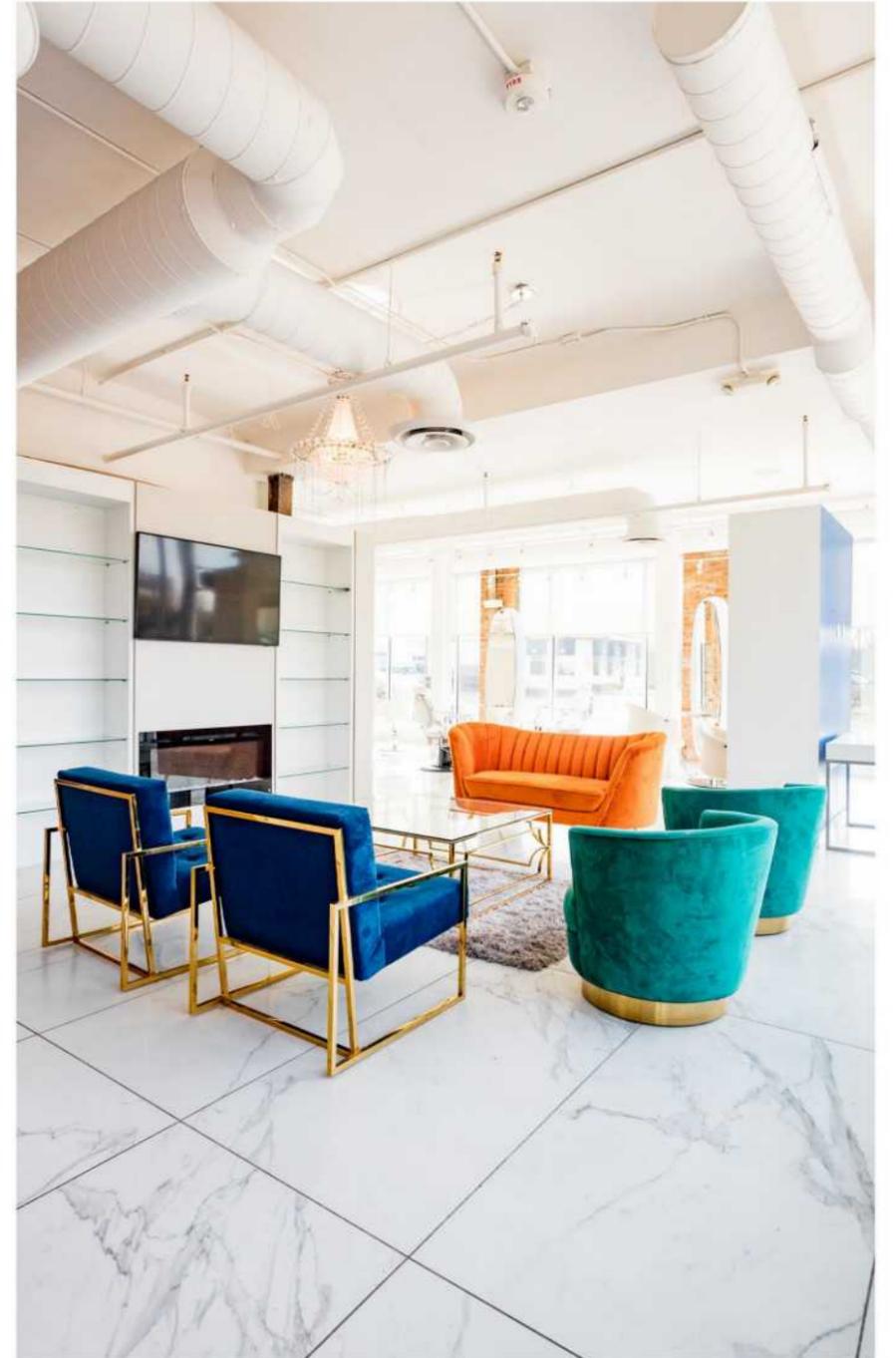
New Center

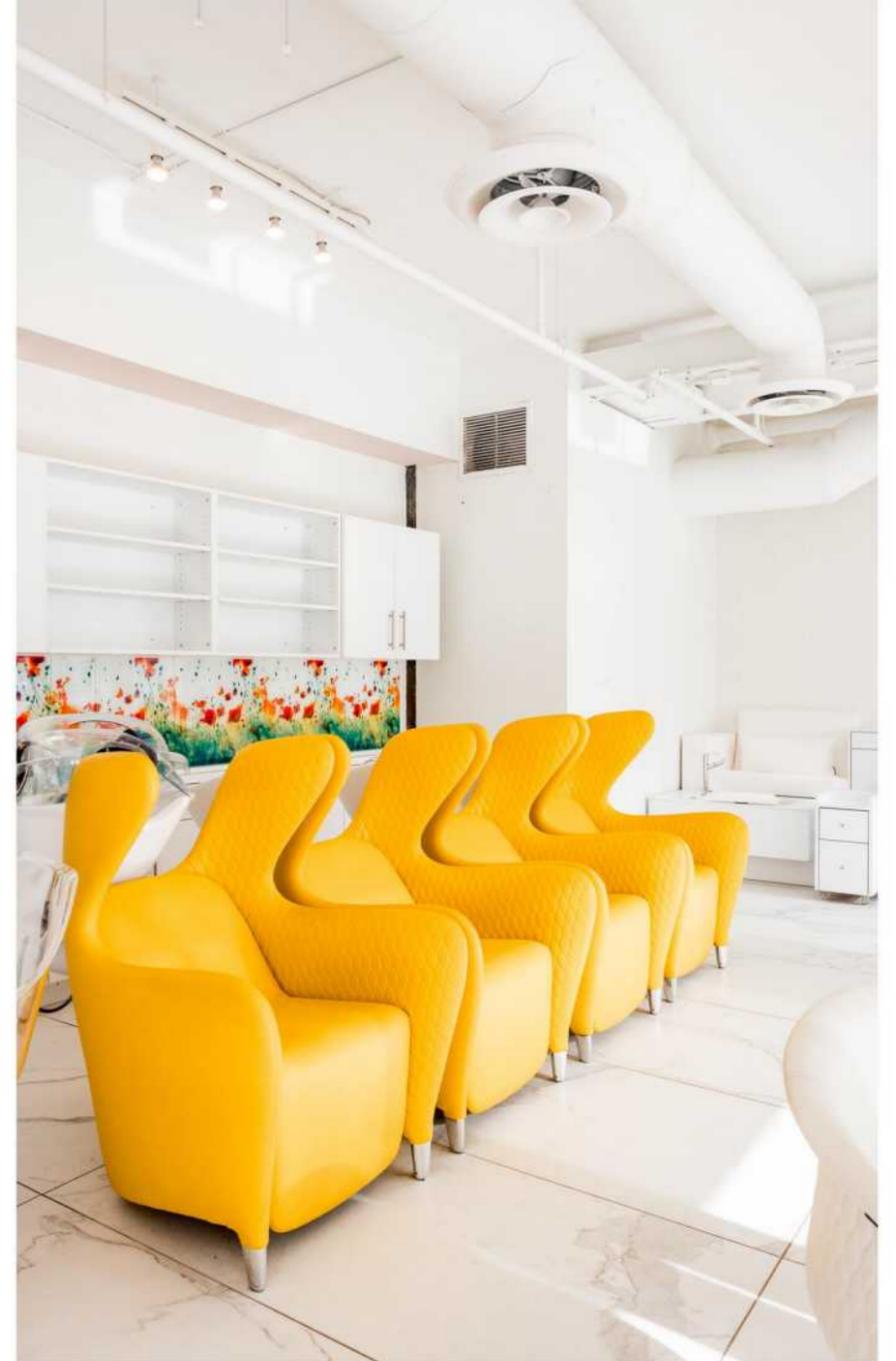
FEATURES

- Marble flooring and high-end finishes
- Historic brick wall
- Four hair-washing sinks
- Two pedicure stations
- Two bathrooms
- Two private rooms (esthetician + additional suite)
- Two kitchenettes (ground floor and lower level)
- Break room and ample back-of-house storage



2 **FIRST FLOOR**
1/4" = 1'-0"









Henry Ford Health /
MSU \$2.5 Billion
Development

Fisher Building

Boston Edison Neighborhood

College for Creative Studies

Supino Pizza
Time Will Tell
YumVillage

Baobab Fare
The Duck
The Norwood

6406
Woodward

2,186 SF
For Lease

AREA DEVELOPMENTS



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. \$2.2 billion construction commenced in September 2024 and will conclude in 2029..



One Ford Place Lofts

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. This \$335 million development broke ground in June 2024 and is expected to open in 2027.

AREA DEVELOPMENTS



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.

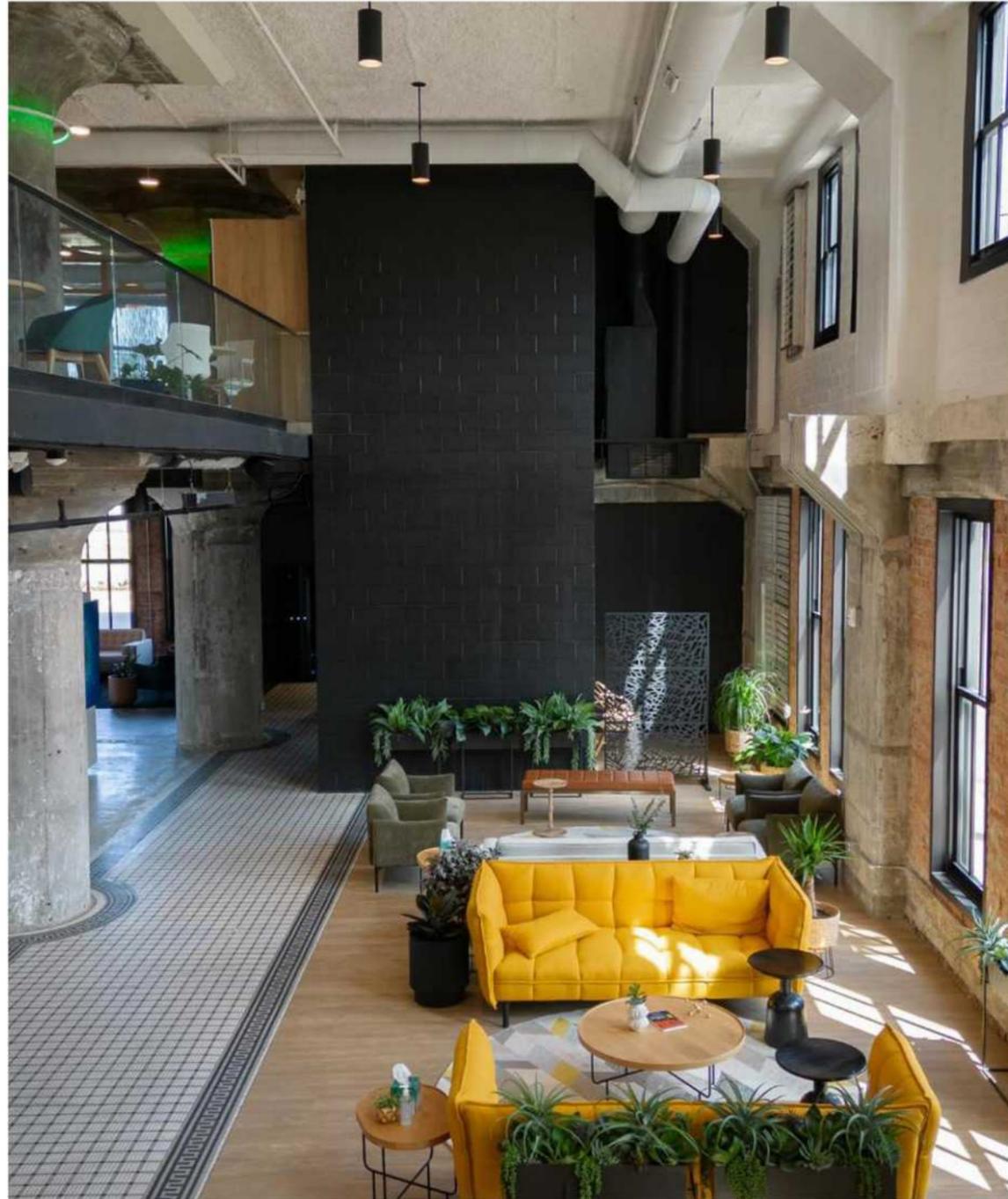
NEW CENTER + MILWAUKEE JUNCTION

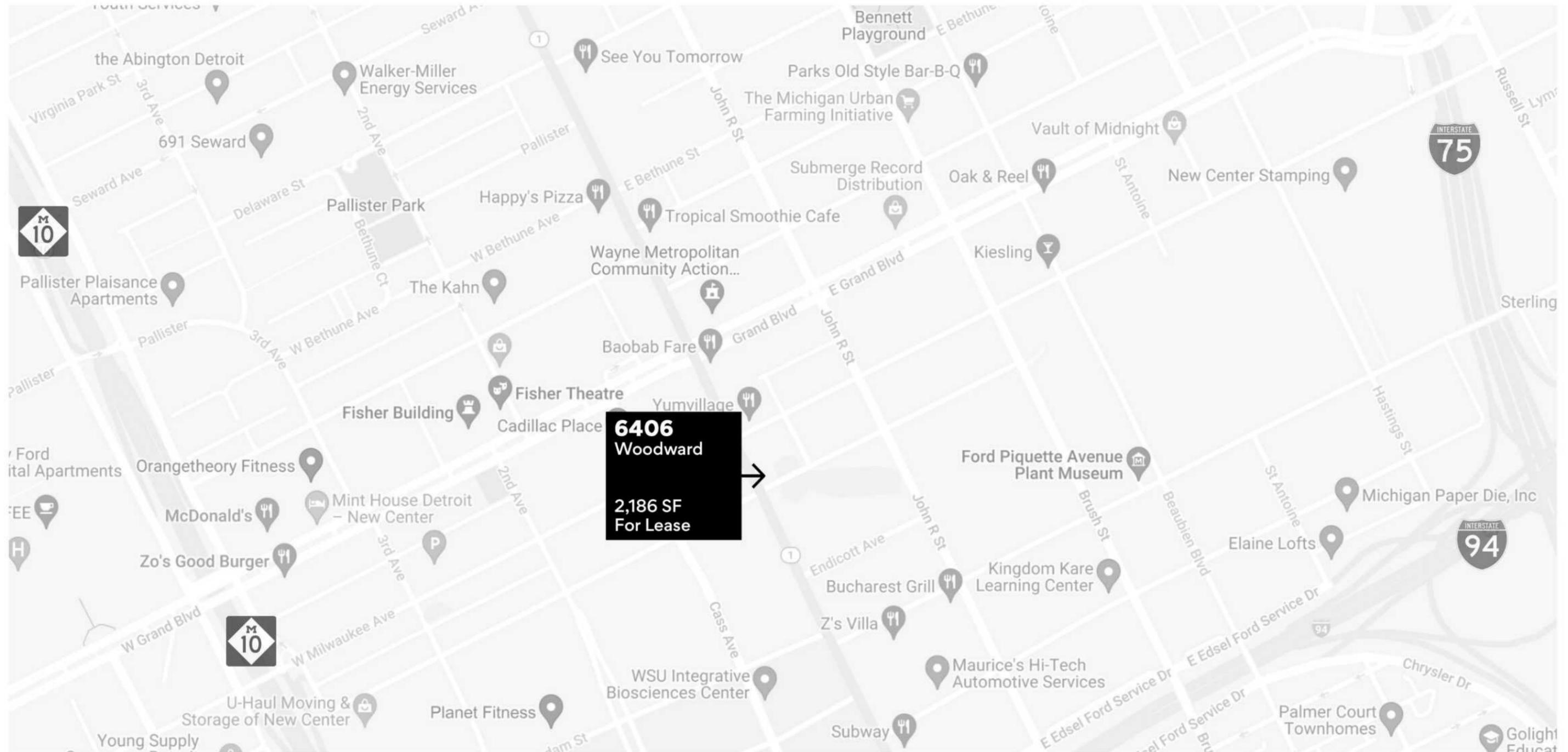
Less than 3 miles north of the central business district, New Center is the geographic heart of Detroit where neighborhoods meet the urban core. New Center sprang to life in the 1920s as a second city where auto companies could be closer to manufacturing facilities in neighboring Milwaukee Junction.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

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