

3011 W. GRAND BOULEVARD NEW CENTER DETROIT



FISHER BUILDING

O'CONNOR



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OPPOSITE PAGE

The Fisher Building's grand arcade is one of Detroit's most celebrated interiors, featuring vaulted ceilings, hand-set mosaics, marble walls, and bronze detailing that define this iconic Art Deco landmark.

ABOVE (EXTERIOR)

Completed in 1928, the Fisher Building's striking Art Deco façade remains a defining feature of Detroit's skyline, offering tenants a prestigious address in the heart of New Center.

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Completed in 1928, the Fisher Building has long served as Detroit's premier shopping destination in the New Center neighborhood.

The building's theatre attendees, office tenants, and visitors supply a valuable customer base. From pop-up spaces to premier corner units, the Fisher Building has a range of first floor suites for retail and commercial use. Dynamic spaces with large windows, high ceilings, and brass finishes are hallmarks of the building's historic design.

The Fisher Building offers a rare opportunity for restaurant, café operators, and retailers to serve a built-in audience of theatre guests, office professionals, residents, and visitors. Complemented by boutique retail opportunities, the building's first-floor suites feature expansive storefronts, soaring ceilings, and iconic Art Deco finishes, creating an unmatched setting for hospitality concepts.

AVAILABLE SQUARE FOOTAGE

391 - 8,432 RSF

LOCATION

3011 W Grand Blvd
Detroit, 48202

NEIGHBORS

Shinola Headquarters, CCS, Henry Ford Hospital, Pistons Performance Center, Planet Fitness, Plum Market, Beyond Juice, Orange Theory, Comerica, Future MSU/Henry Ford Research Center, Albert Kahn Apartments, Oak & Reel, Freya, Kiesling, Milwaukee Cafe, UpPaint, CityYear, TruFit, Tangent Gallery, The Gathering Coffee Co, Tech Town, Time Will Tell, Baobab Fare, Huntington Bank, Wayne State, The Ten, Supino's Pizza, Yum Village, QLine station

JOINT FIRST FLOOR TENANTS

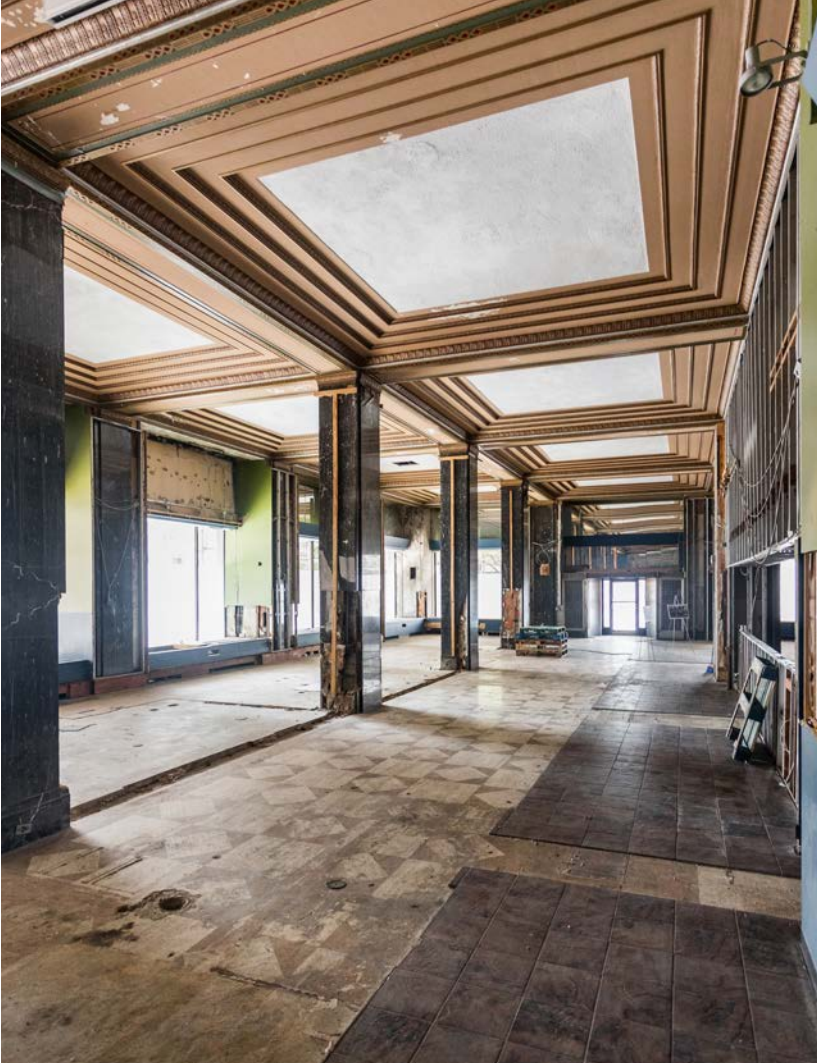
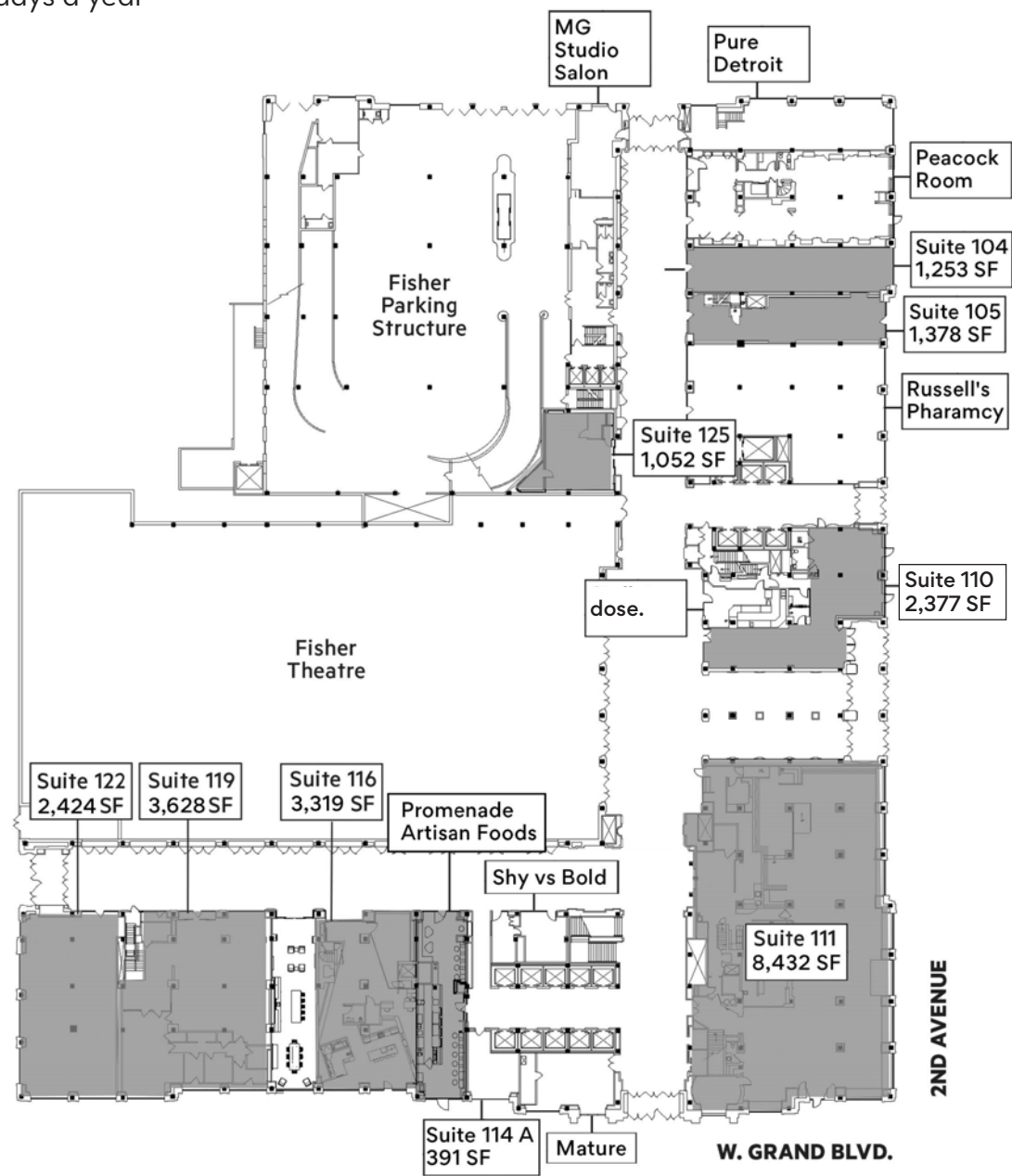
Mature, MG Studio, Pure Detroit, Promenade Artisan Foods, Russell's Pharmacy, Shy vs Bold, TechTown Retail Pop-Up, and Varna



Ground Floor

FEATURES

- ◆ Adjacent parking (surface and garage)
- ◆ 24/7 on-site security
- ◆ 250,000+ annual theatre guests with showings over 200 days a year

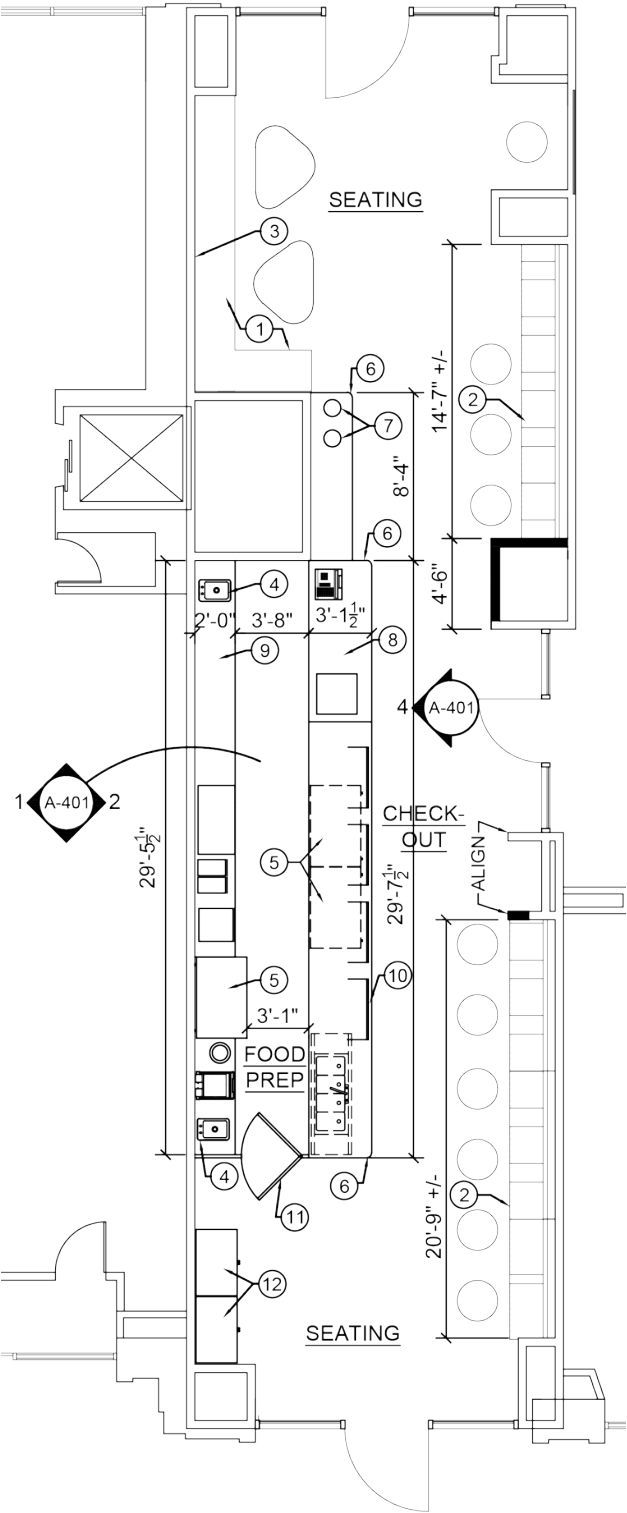


Turnkey Café Opportunity

Suite 115 presents a rare opportunity to occupy a fully built-out café in the iconic Fisher Building. Spanning 1,331 square feet, the space is delivered with all existing furniture, fixtures, and equipment (FF&E), providing a true turnkey opportunity for café, bakery, coffee, or grab-and-go operators. Operators also have the option to lease a fully equipped commercial kitchen in the lower level, offering additional production capacity for food preparation, catering, commissary operations, or expanded menu offerings. With high arched ceilings, abundant natural light, and frontage along the building's historic arcade, the space benefits from a built-in customer base of office tenants, theater patrons, residents, and daily visitors.

FEATURES

- ❖ 1,331 SF turnkey café space
- ❖ All existing furniture, fixtures & equipment (FF&E) included
- ❖ Optional lower-level commercial kitchen available
- ❖ Existing service counter, equipment, and customer seating
- ❖ Soaring arched ceilings and abundant natural light
- ❖ Frontage along the Fisher Building's historic arcade
- ❖ Ideal for cafés, bakeries, coffee concepts, grab-and-go, or specialty food operators



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.

In the Neighborhood



FISHER BUILDING

CHROMA

CADILLAC PLACE

BAOBAB FARE
YUM VILLAGE
SUPINO PIZZERIA
JOE LOUIS SOUTHERN KITCHEN

COLLEGE FOR
CREATIVE STUDIES

PISTONS PERFORMANCE CENTER
AND MSU RESEARCH FACILITY

SITE OF NEW HENRY FORD
HOSPITAL DEVELOPMENT

HENRY FORD
HOSPITAL



Area Developments

NEW CENTER + MILWAUKEE JUNCTION



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.



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.

Learn more about the Fisher Building.

At the heart of Detroit's New Center, The Fisher Building stands as an enduring symbol of the city's storied history, strength, and architectural splendor. Combining first class retail and office space with an extensive list of features and amenities, the Fisher offers an unmatched opportunity for enterprises of all types and sizes. Contact O'Connor Detroit to learn more.

oconnordetroit.com

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