

205 WEST CONGRESS (BANKERS TRUST COMPANY BUILDING) 205 THRU 211 WEST CONGRESS , DETROIT, MI 48226



OFFERING SUMMARY

Lease Rate:	\$12.00 - 18.00 SF/yr (NNN)
Building Size:	26,000 SF
Available SF:	1,100 - 16,000 SF
Lot Size:	0.4 Acres
Zoning:	Commercial (B5)
Market:	Detroit CBD
Submarket:	Detroit

PROPERTY OVERVIEW

Be at the heart of Downtown Detroit at the very core epicenter of everything that the CBD has to offer. This building currently features 5800 square feet of total office available across 3 offices (with a minimum divisible of 1100SF) and landlord also eager and willing to accommodate a single office tenant for entire floor. Property also features a large 8000 SF lower level, formerly active as a popular Detroit Steakhouse and featuring incredible potential as restaurant / retail / lounge space with limitless possibilities. Sophisticated Landlord is ready and willing to renovate as necessary and can offer up some of the most competitive rates in a district which continues to experience more explosive investment and activity than any other in the City of Detroit. More development and construction projects recently completed, in progress and planned than any other within a 5 block radius.

PROPERTY HIGHLIGHTS

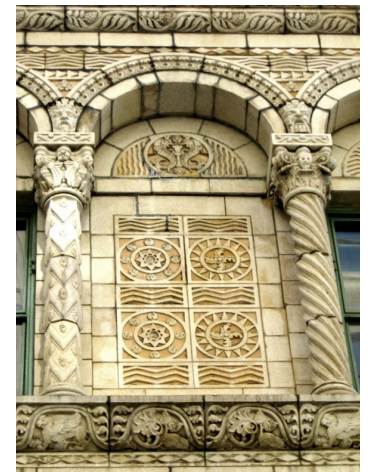
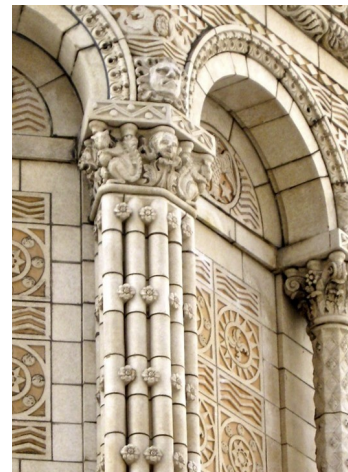
- Rooftop & Outdoor Garden Potential / Farm to Table / Alleyway Accessibility
- 5800 SF OFFICE (3RD FLOOR)
- 8000 SF RETAIL (LOWER LEVEL : RESTAURANT / SPEAKEASY POTENTIAL)
- In the heart of Downtown Detroit (CBD) blocks from everything that Detroit has to offer
- Single or Multitenant Possibilities / Short and/or Long Term Lease Considered
- Most Competitive Lease Rates in District

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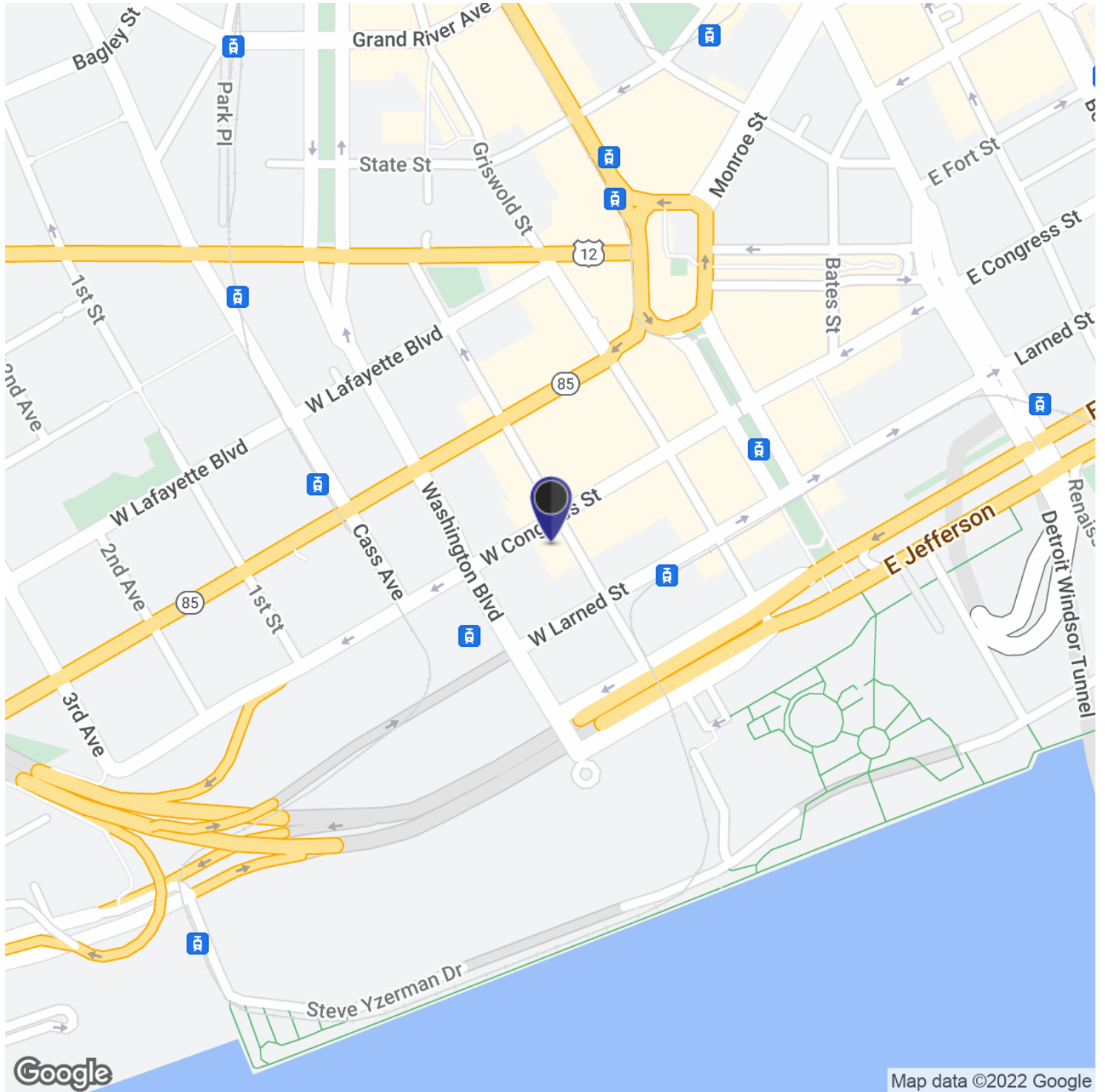


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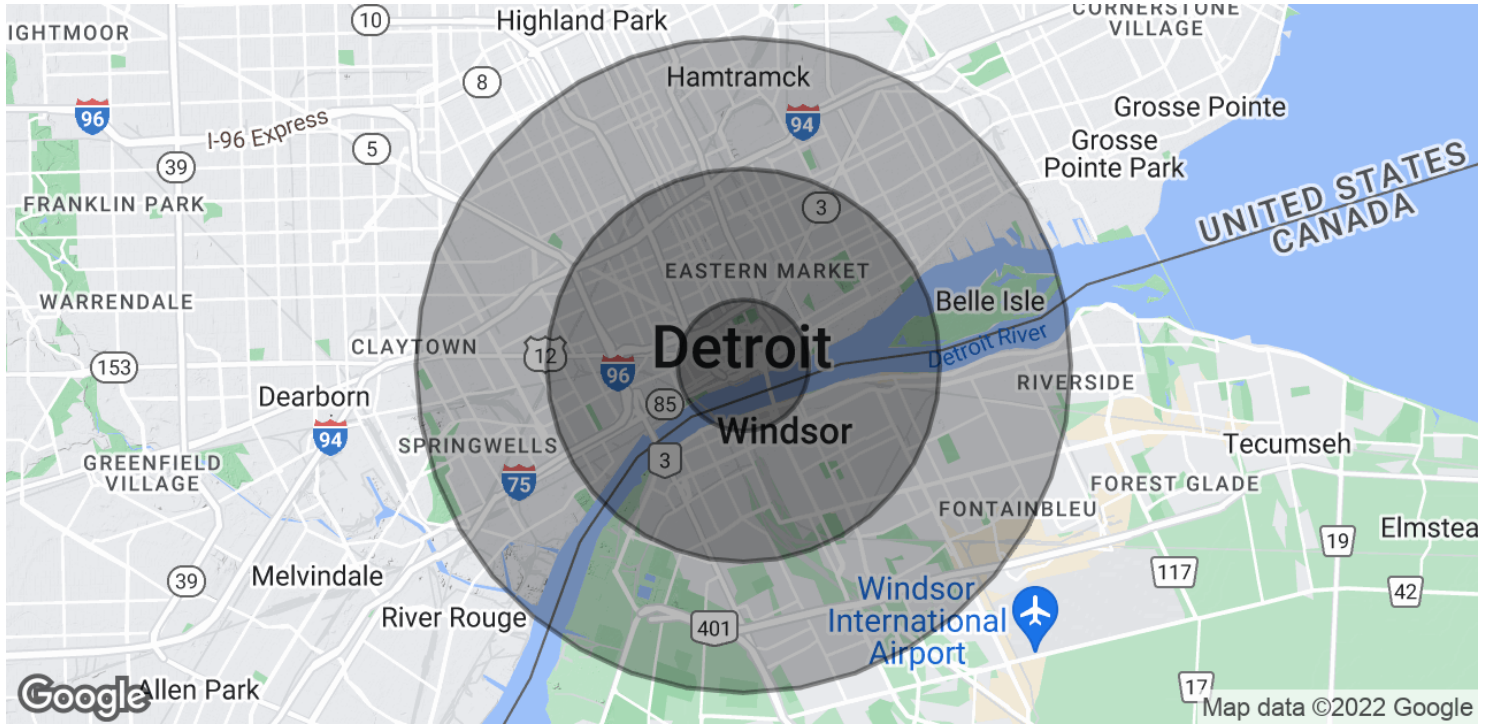


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,121	60,461	194,527
Average Age	41.7	38.6	35.0
Average Age (Male)	39.5	35.7	33.1
Average Age (Female)	44.8	41.3	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,665	31,431	78,511
# of Persons per HH	1.7	1.9	2.5
Average HH Income	\$39,867	\$32,277	\$33,261
Average House Value	\$109,411	\$119,072	\$99,468

* Demographic data derived from 2020 ACS - US Census

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