

Detroit

2200 Woodward



The first phase in The District Detroit master plan, a 360-acre mixed-use project located in a Qualified Opportunity Zone, anchored by the University of Michigan's Center for Innovation that will transform the city of Detroit, and create unprecedented access to local talent. 2200 Woodward boasts ballpark views and outdoor space, and creates a buzzing plaza resulting in the first Lifestyle Office offering in Detroit's history.

Building Specifications:

- 487,000 SF, 16-story Lifestyle Office tower
- Designed by Kohn Pedersen Fox
- Column-free floor plates (~30,000 SF) featuring planning depths of up to 53'
- Floor-to-ceiling windows and 14' floor-to-floor heights

Key Lifestyle Office Features:

- Ideally located at the intersection of Comerica Park, Ford Field, and Little Caesars Arena, home to the Detroit Tigers, Lions, and Pistons, respectively
- Premier unobstructed views of Comerica Park
- Q-line stop directly adjacent to the building
- Outdoor space in the form of a large wrap-around terrace on the second floor as well as double-height loggias on the upper levels.
- Ground floor retail and food and beverage in connection with the 36,000 SF activated plaza, creates a destination mixed-use amenity entrance and provides convenient public transit access
- The first of ten or more buildings that will be developed over the next six years as part of the District Detroit.

