

FOR LEASE

THE VIOLA BUILDING
1400-1404 GRATIOT AVENUE
DETROIT, MI 48207



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1404 GRATIOT AVE
DETROIT · MI

PROPERTY eCODE 594



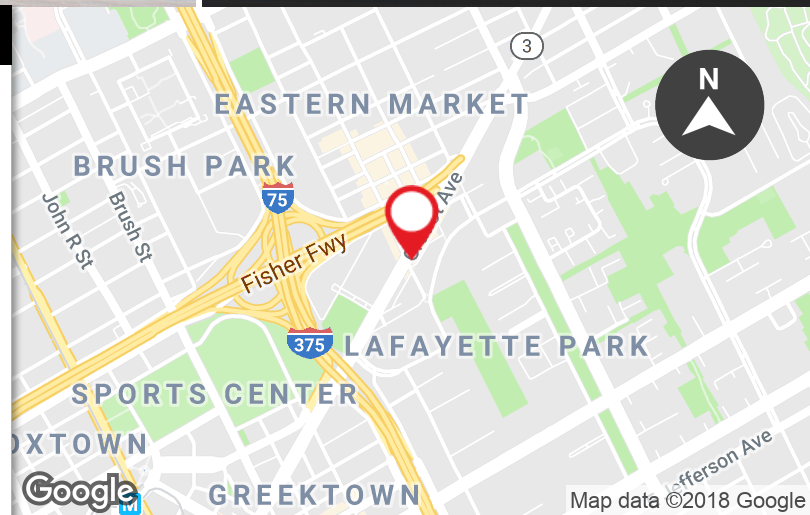
248.324.2000

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PROPERTY FEATURES:

- ±26,000 SF of retail, restaurant, and office space available for immediate use
- ±6,000 SF + basement for retail/restaurant & ±20,000 SF of office
- The property is undergoing a full renovation + historic restoration
- Wide open clean work space throughout with sealed concrete floors
- The Viola building is located at the entrance of Eastern Market; the largest historic public market in the United States with 45,000+ visitors every weekend; over \$3M visitors annually!
- Situated within the heart of downtown Detroit, just minutes from the central business district
- Attractive lease rates with motivated landlord!



FOR MORE INFORMATION PLEASE CONTACT:

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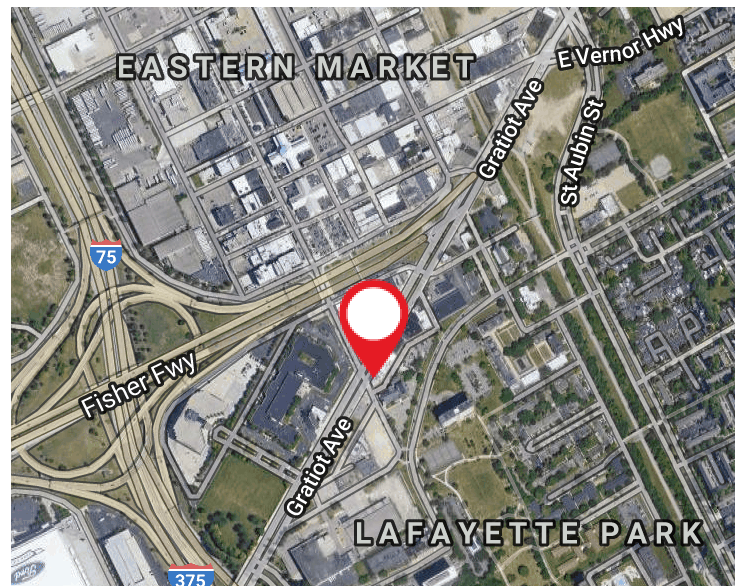
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EASTERN MARKET

Located directly northwest of The Viola Building, Eastern Market is the largest historic public market district in the United States. Over the past few years Eastern Market has had over \$85 Million in new development projects. On Saturdays, about 45,000 people shop the city's historic Eastern Market. The market attracts over 3 Million visitors per year.

Area retailers and tenants include: Trinosophes, Thomas Magee's, Art Effect Gallery, Cost Plus Mural, Detroit City Distillery, 3 Dogs 1 Cat, Adam's Meats, Live, Love Local, Accelerator at Eastern Market, Fairway Packing Co., Eastern Market Green Grocer, Grobbel, Shed 4 and Shed 4 Lofts, & over 150 weekend vendors.



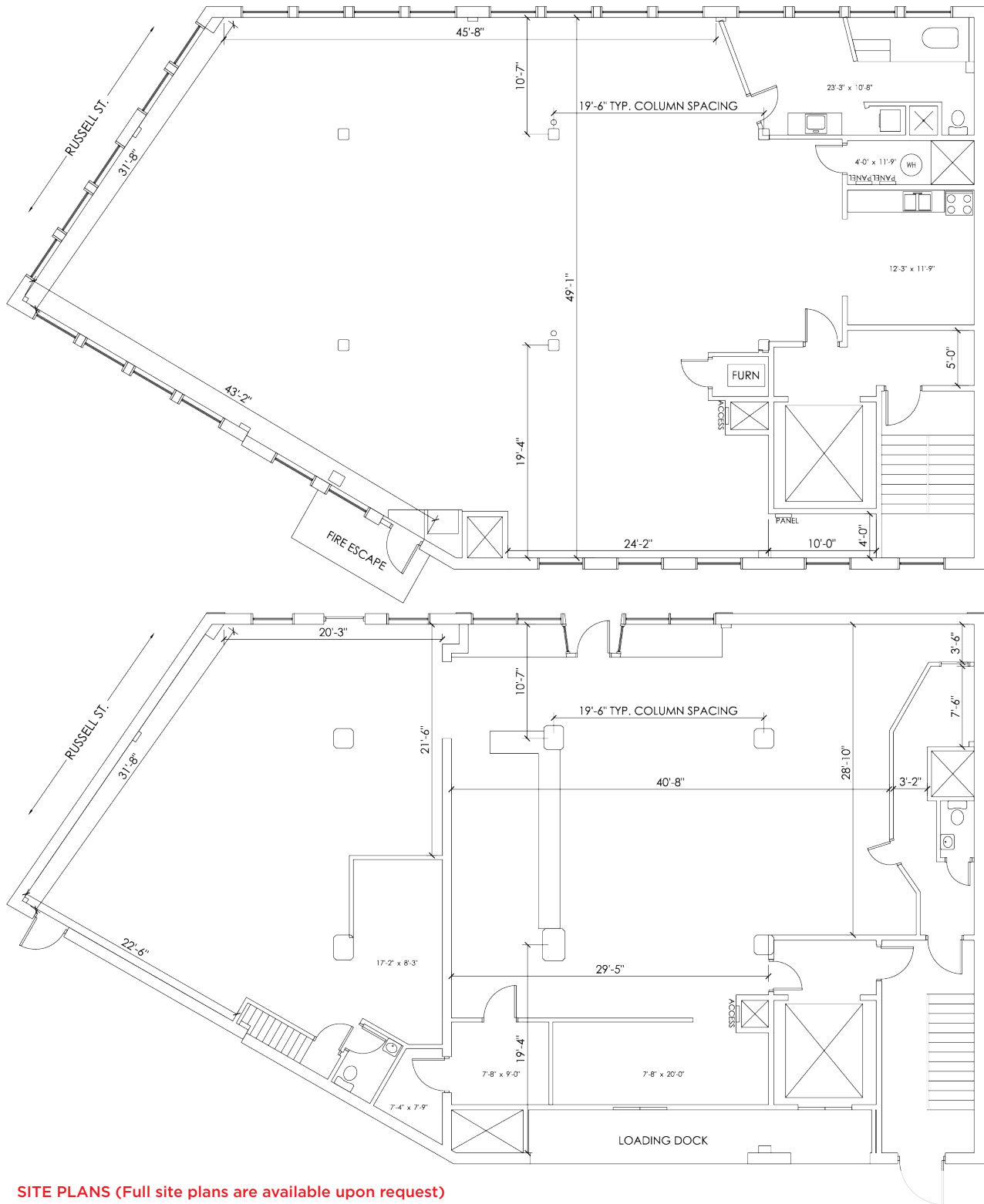
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SITE PLANS (Full site plans are available upon request)

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