

FRIEDMAN
INTEGRATED REAL ESTATE SOLUTIONS
FOR LEASE | SIGNAGE AVAILABLE
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FOR LEASE

THE VIOLA
B U I L D I N G

1404 GRATIOT AVE
DETROIT • MI

PROPERTY eCODE 594

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THE VIOLA BUILDING
1404 GRATIOT AVENUE
DETROIT, MICHIGAN



PROPERTY DETAILS

Friedman Brokerage Company is pleased to offer for lease the Viola Building – a fully restored, 5-story, ±26,000 SF mixed-use commercial building located in the Eastern Market district of Detroit, along the well-traveled and historically iconic Gratiot Avenue. The building is comprised of 1st floor retail space and 4 floors of mixed-use with stylish sealed concrete floors and open-concept space throughout. Many of the floors boast original characteristics such as terrazzo floors in the bathroom and timeless exposed brick walls.

RENTAL RATE	\$25.00 SF/yr NNN (Retail) \$19.95 SF/yr Gross + Electric (Office)
TOTAL BUILDING SPACE	±26,000 SF
YEAR BUILT/RENOVATED	1923 / 2018
NUMBER OF FLOORS	5

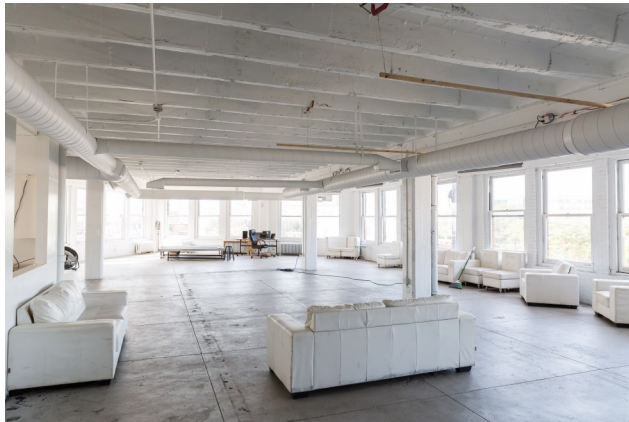
PROPERTY FEATURES

- ±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 space
- 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!
- All brokers protected with full fee offering



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EASTERN MARKET

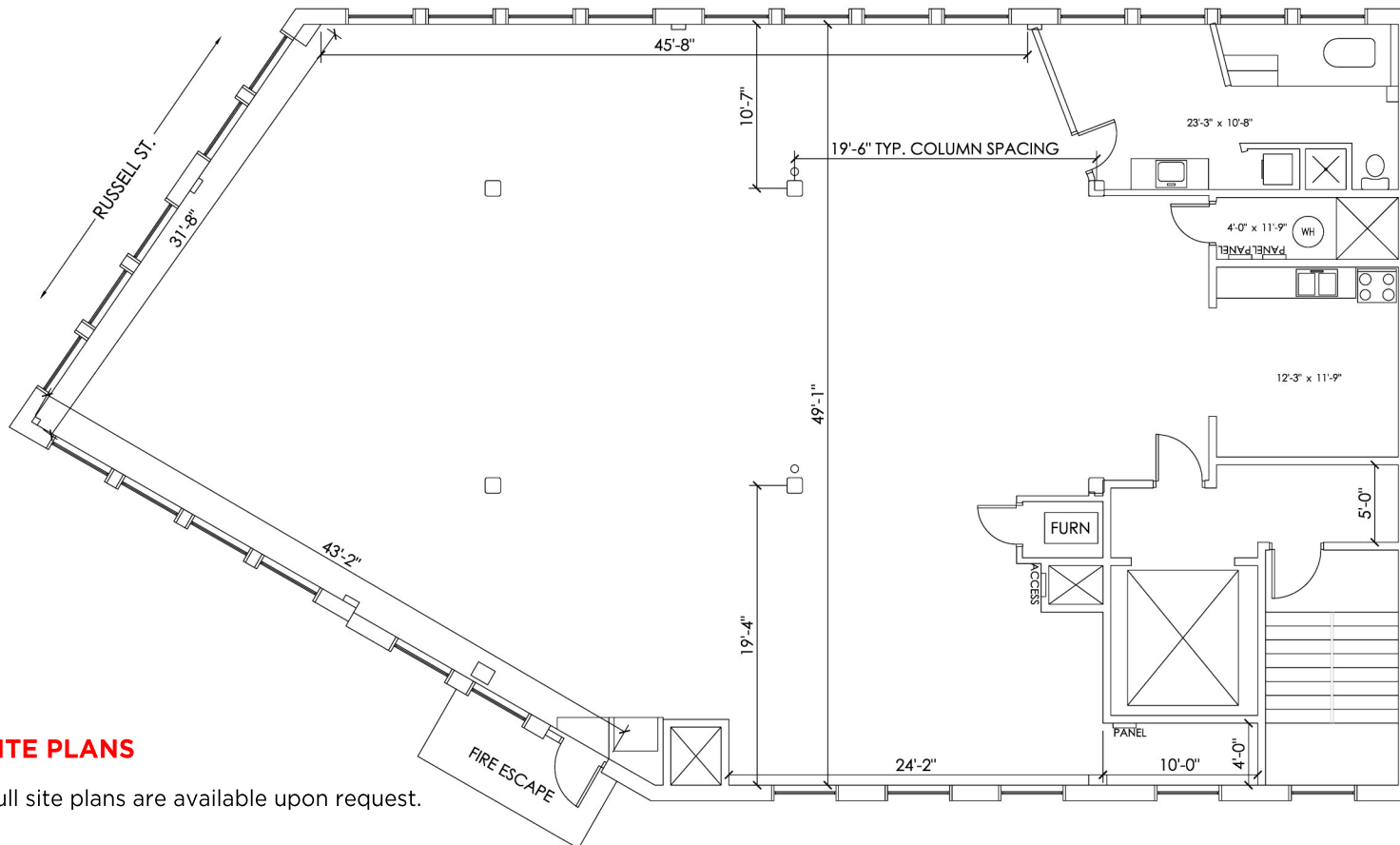
Located directly northwest of The Viola Building, Eastern Market is the largest historic public market district in the United States. Over the past few years Eastern Market has had over \$85 Million in new development projects. On Saturdays, about 45,000 people shop the city's historic Eastern Market.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



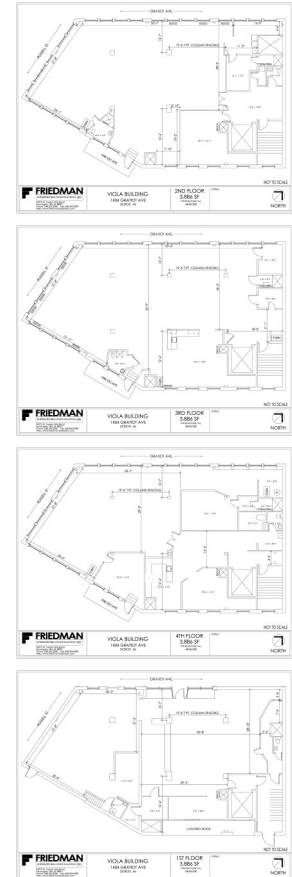
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SITE PLANS

Full site plans are available upon request.



Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR MORE INFORMATION PLEASE CONTACT:



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