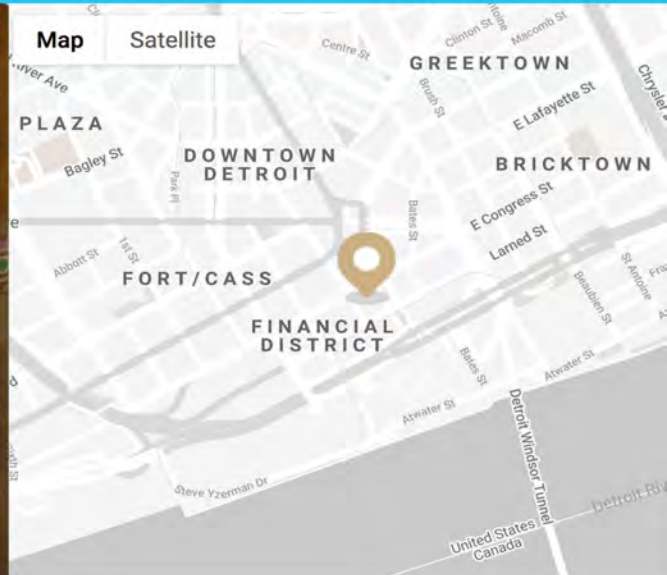
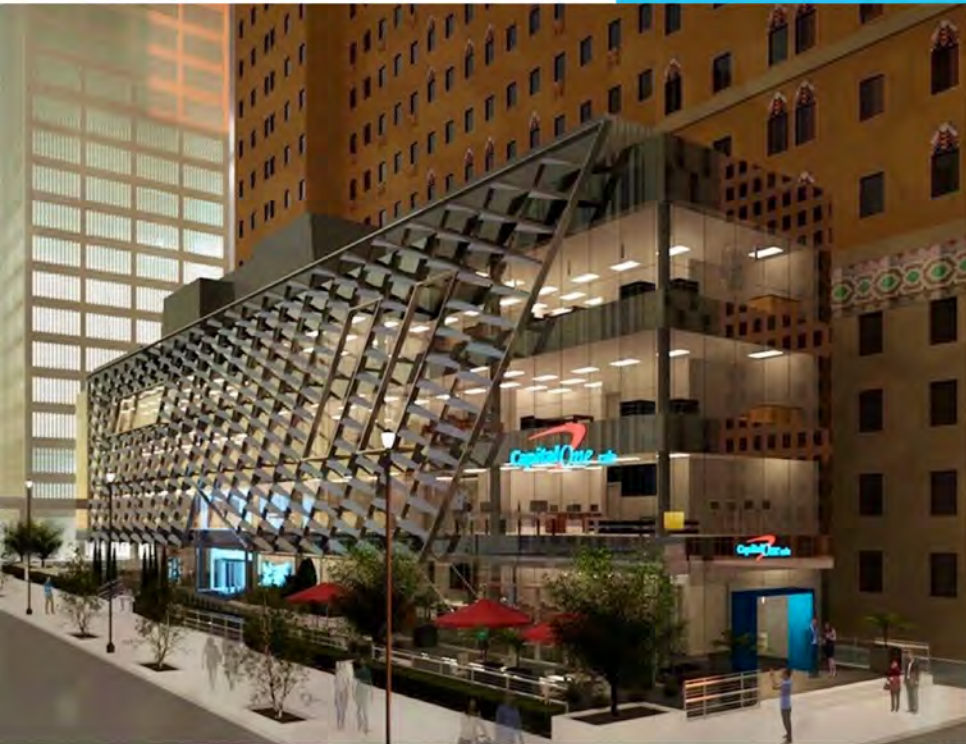


**ICONIC**  
REAL ESTATE

# OFFICE/RETAIL FOR LEASE UP TO 21,000 RSF



511 WOODWARD AVE  
DETROIT , MI 48226

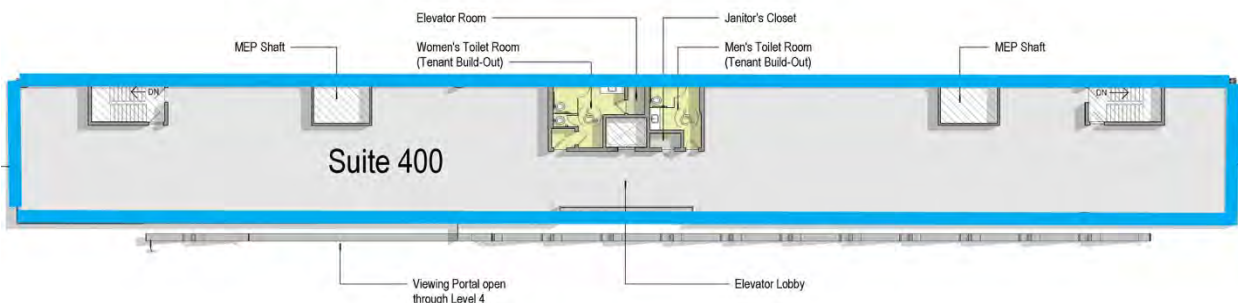
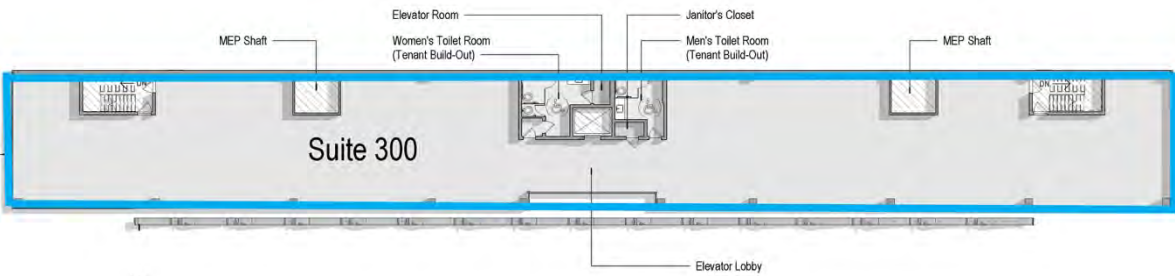
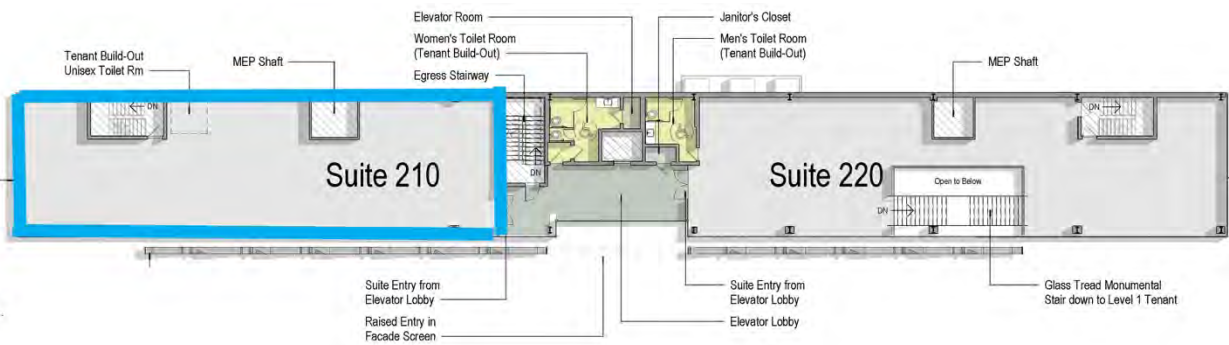
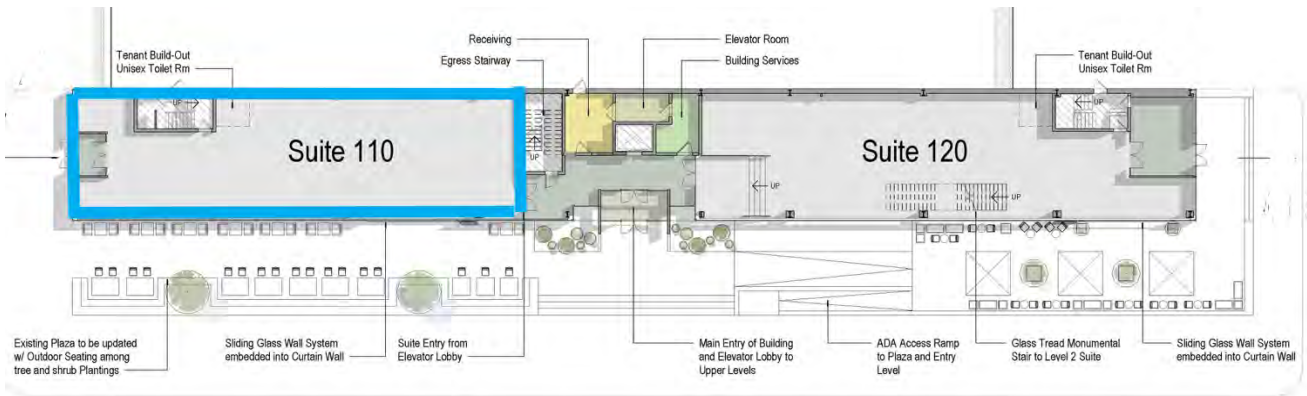
- **ICONIC Woodward address for your Corporate HQ or Flagship Retail location**
- **Join the 2-Story Capital One Cafe**
- **Up to 21,000 RSF - Multi-Floor, Office/Retail, Connectable Space**
- **Expansive Outdoor Patio**
- **Parking options available upon request**
- **250' Woodward frontage with floor to ceiling glass**
- **Footsteps from Campus Martius, Hart Plaza and the main QLine terminal, positioning 511 Woodward within short walking distance to Detroit's most vibrant attractions and more!**

[www.511woodward.com](http://www.511woodward.com)



**DEVELOPED BY**

**THE  
ELLIA  
GROUP**





**DEMOGRAPHICS DATA (CBD)**

|   |               |
|---|---------------|
| <b>DAYTIME POPULATION</b>                     | <b>84,000</b> |
| <b>HOTEL ROOM COUNT</b>                       | <b>4,885</b>  |
| <b>FUTURE RESIDENTIAL DEVELOPMENT (UNITS)</b> | <b>700+</b>   |

**ANNUAL VISITORS (CBD)**

|                          |                    |
|--------------------------|--------------------|
| <b>ENTERTAINMENT</b>     | <b>15,000,000+</b> |
| <b>STADIUMS</b>          | <b>3,900,000</b>   |
| <b>FESTIVALS</b>         | <b>4,800,000</b>   |
| <b>MAJOR CONFERENCES</b> | <b>1,200,000+</b>  |