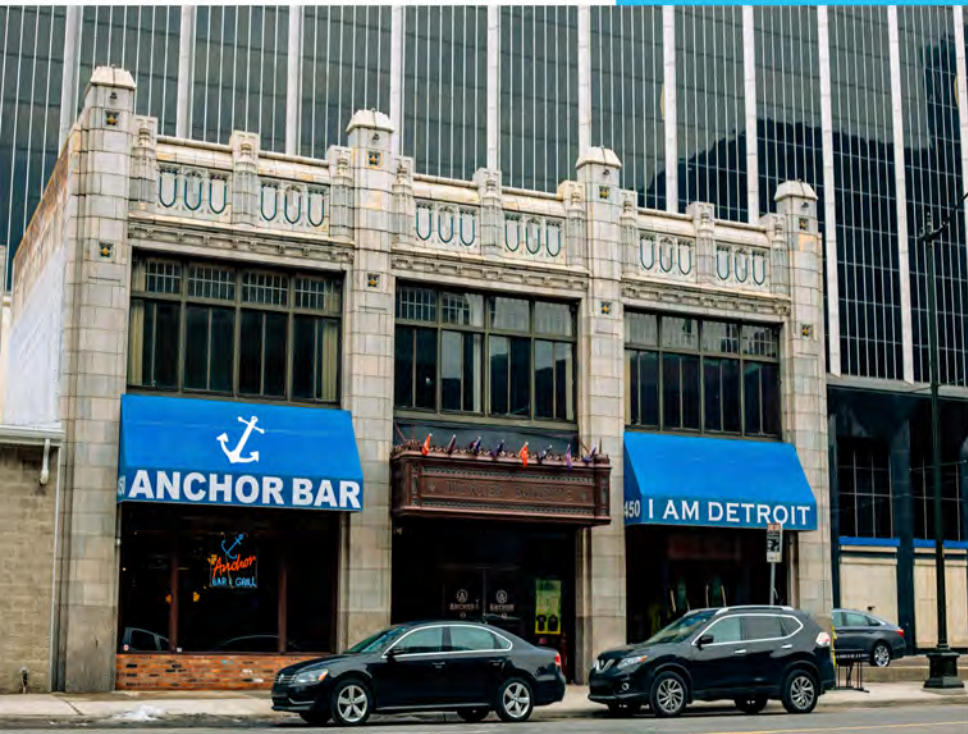


ICONIC
REAL ESTATE

FOR LEASE

2,500 SQUARE FEET



RETAIL/OFFICE SPACE

CONTACT

JACOB SWORSKI

Jacob@ICONICdet.com

KEES JANEWAY

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313.603.**ICON**

450 W. FORT STREET
DETROIT , MI 48226

PROPERTY FEATURES

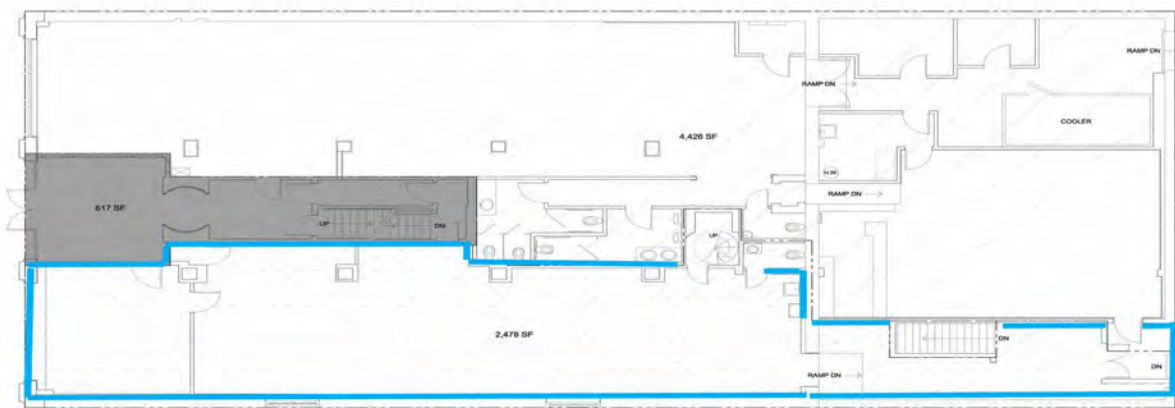
- 2,500 SF 1st floor retail/office space adjacent to Anchor Bar
- Abundant Parking Options
- Located on Fort Street by the Fort Shelby Hotel, and newly renovated Free Press Bldg
- Footsteps from The Detroit Club, TCF Center and People Mover stop
- Below 2nd Floor Class A Office Space
- Rental Rate: \$24.00/SF NNN



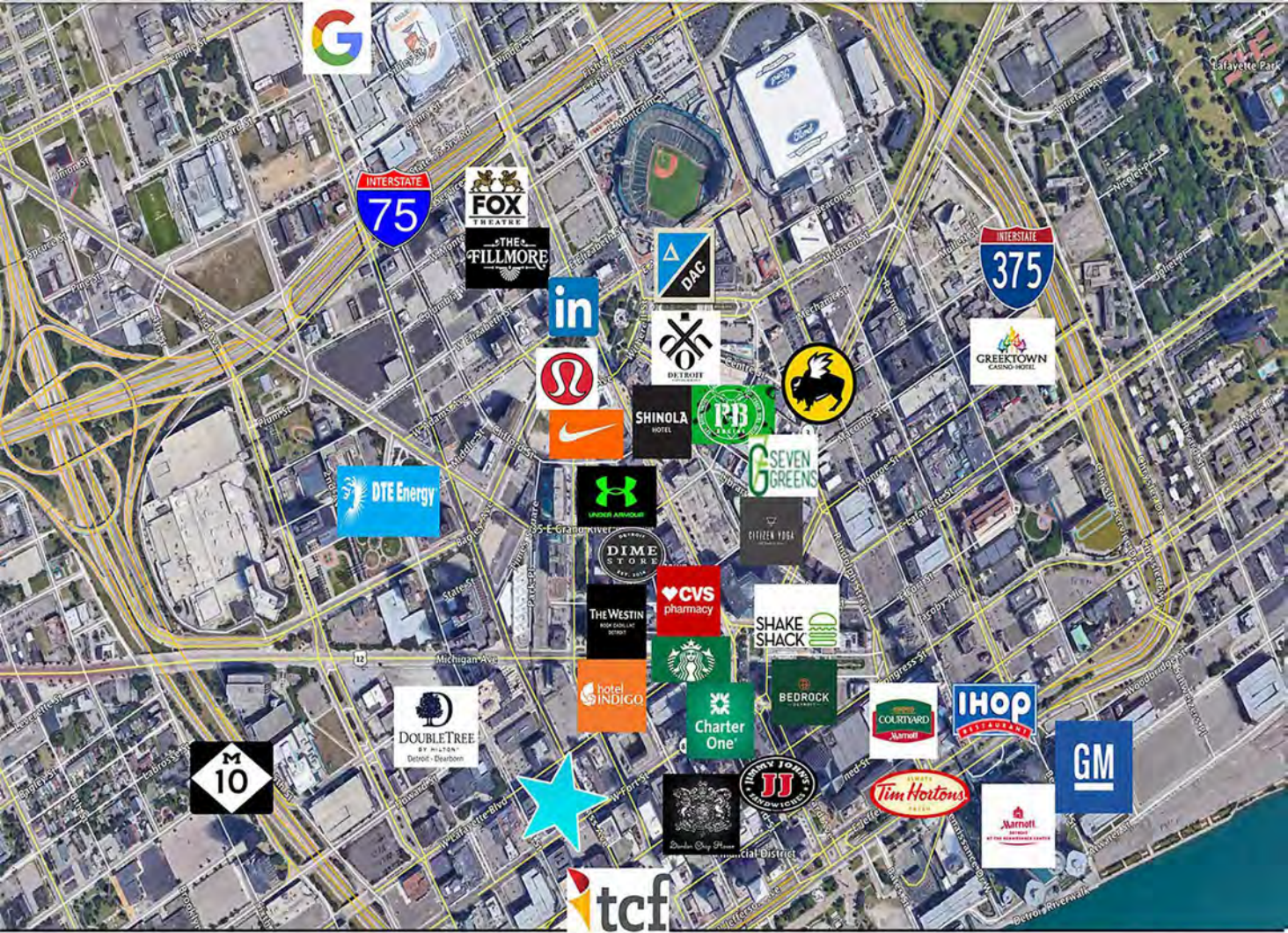
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FIRST FLOOR PLAN
450 W. FORT STREET, DETROIT, MI
Date: 1-15-19 Scale: 1/4" = 1'-0"



DEMOGRAPHIC DATA (CBD)

DAYTIME POPULATION	84,000
HOTEL ROOM COUNT	4,885
FUTURE RESIDENTIAL DEVELOPMENT WITHIN 1 MILE RADIUS (UNITS)	700+

ANNUAL VISITORS (CBD)

ENTERTAINMENT	15,000,000+
STADIUMS	3,900,000
FESTIVALS	4,800,000
MAJOR CONFERENCES	1,200,000+

Figures shown represent estimates