

ICONIC
REAL ESTATE

FOR LEASE

UP TO 11,658 SQUARE FEET



DETROIT OFFICE SPACE

CONTACT

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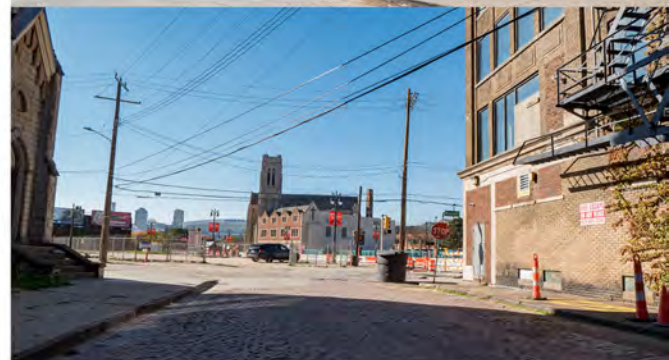
PElieff@ICONICdet.com

313.603.**ICON**

VIOLA BUILDING
1400-1404 GRATIOT AVE.
DETROIT, MI 48226

PROPERTY FEATURES

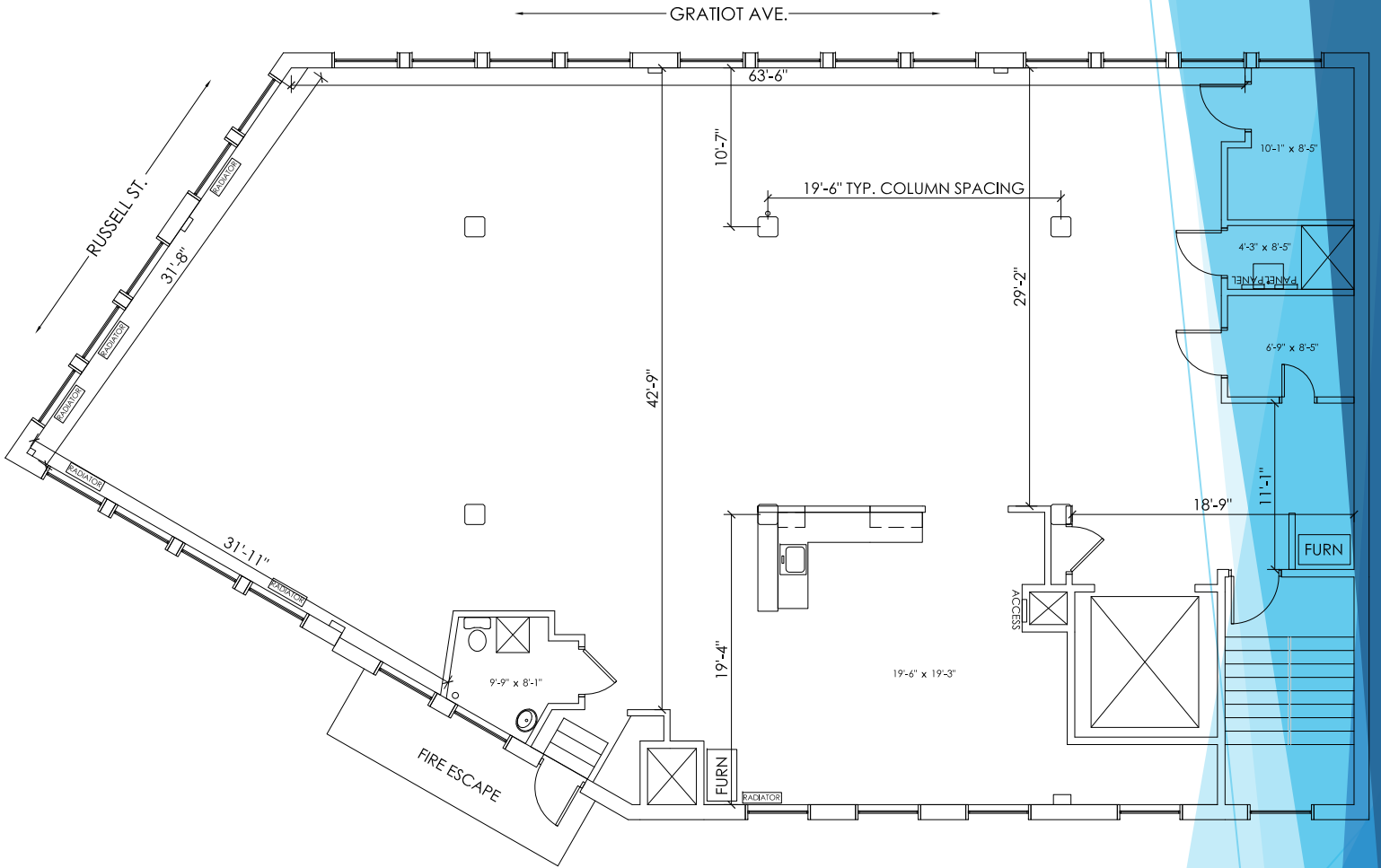
- 3 - 3,886 SF Floor Plates Available
- Walking distance to Eastern Market, Ford Field, Comerica Park, Brush Park, City Modern
- Located at the corner of Gratiot & Russell
- Views of Downtown Detroit Skyline
- New roof, windows, elevator and HVAC
- Parking Available

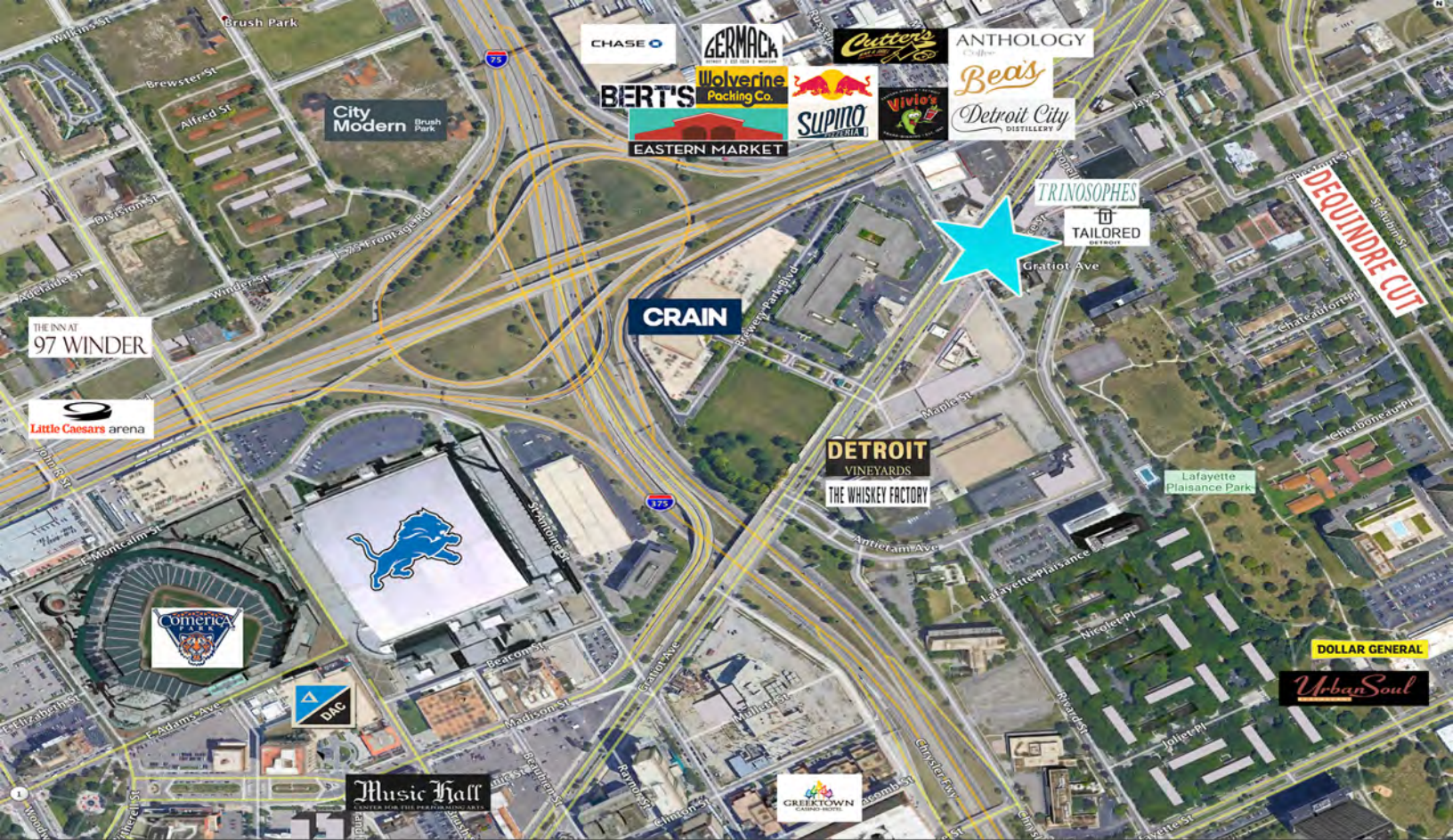


INTERIOR PHOTOS



FLOOR PLATE





DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	16,332	43.90	9,762	\$9,762
3 MILE	73,306	40.70	36,801	\$36,801

DAILY TRAFFIC COUNTS

ROADS

DAILY TRAFFIC

GRATIOT AVE/RIVARD ST SW

12,119

FISHER FWY/RUSSELL ST SW

35,699