



NEIGHBORHOOD

MILWAUKEE JUNCTION

LOCATION

SW CORNER OF BRUSH AND PIQUETTE

SPACE TYPE

ASSEMBLY, CREATIVE OFFICE + RETAIL

Undergoing an \$11 million restoration, 234 and 224 Piquette feature expansive floor plates uninterrupted by columns with more than 121 onsite parking spaces. The developers are in the process of completing the roof and grey box phase of construction scheduled to be completed spring/summer 2023. The property has a 12-year OPRA tax abatement locking in the taxes at less than \$1.00 per foot. With nearly 1,000 residential units coming to the market in the immediate surrounding area over the next several years, this building is a prime location to serve as creative office, retail and assembly use. Just two blocks off Woodward in Milwaukee Junction, the building is close to the original Ford Motor Company headquarters, the Fisher 21 Lofts and the former Studebaker sales and service center.

ASKING RENT

Starting at \$16 per RSF NNN

NEIGHBORS

Tech Town, Oak and Reel, Chroma, Vault of Midnight, Boro, BasBlue, Baobab Fare, The Fisher Building, Wayne State, Creme Brulee, The Ten, Time Will Tell, Chroma, Supino's Pizza, Shinola Headquarters, CCS, Yum Village, Bucharest Grill, Z's Villa Grill.

SIZE

1,500 - 61,112 RSF

FRONTAGE

500' ON PIQUETTE

CEILING HEIGHTS

10' - 21'



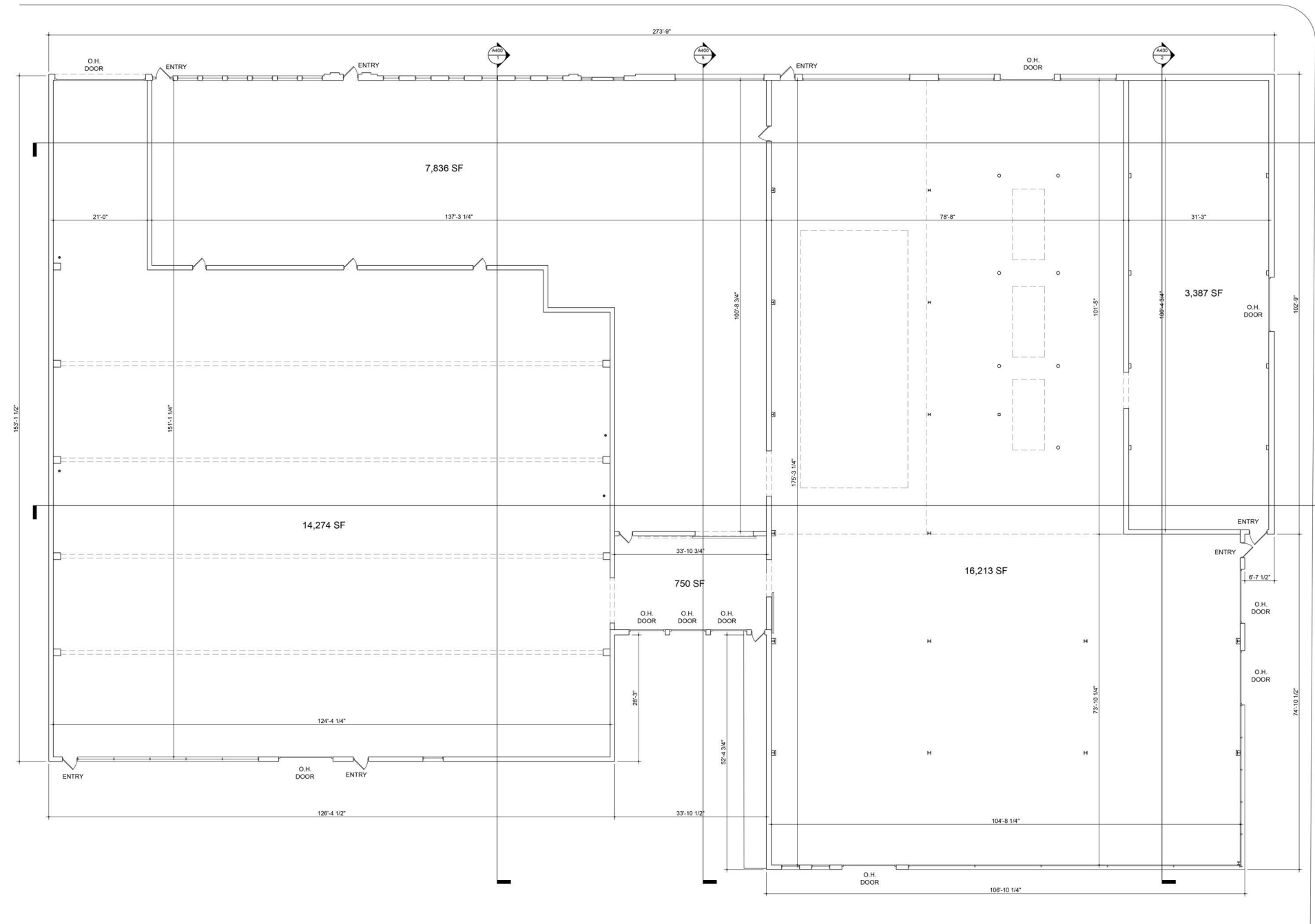
234

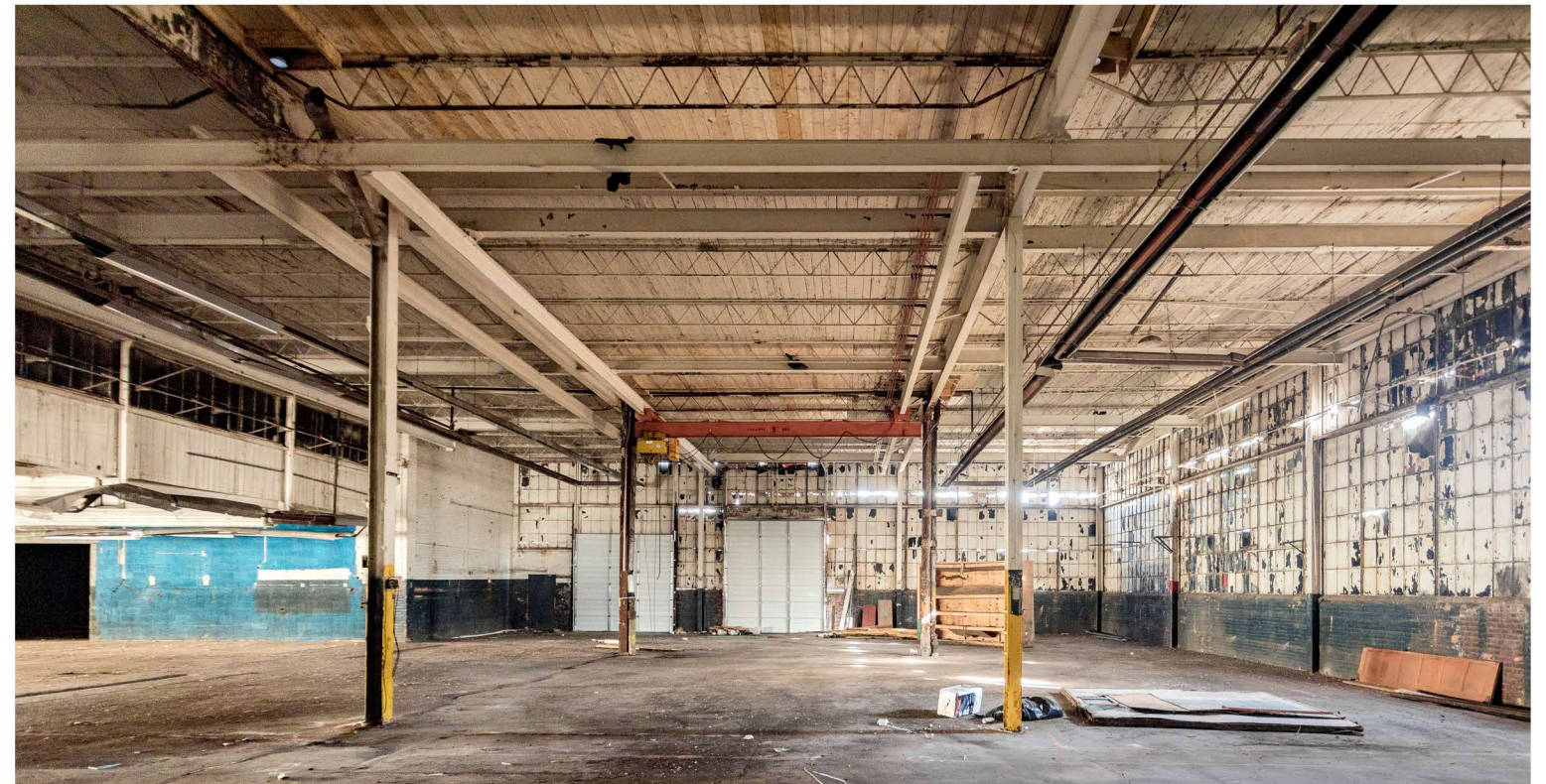
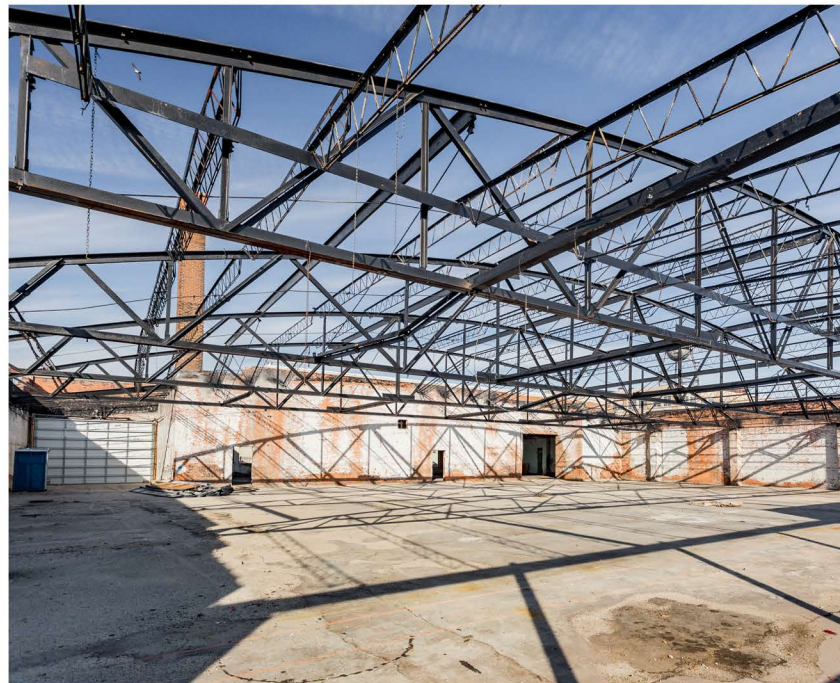
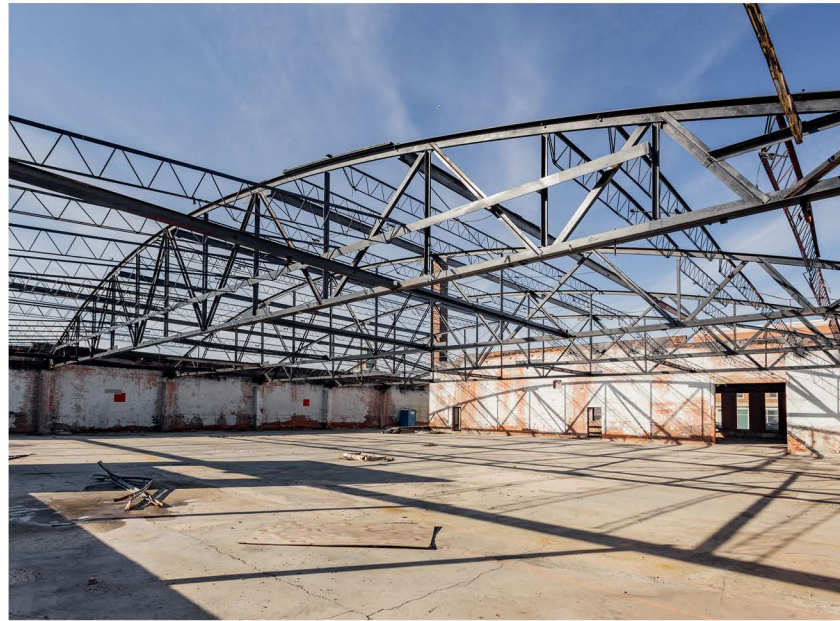
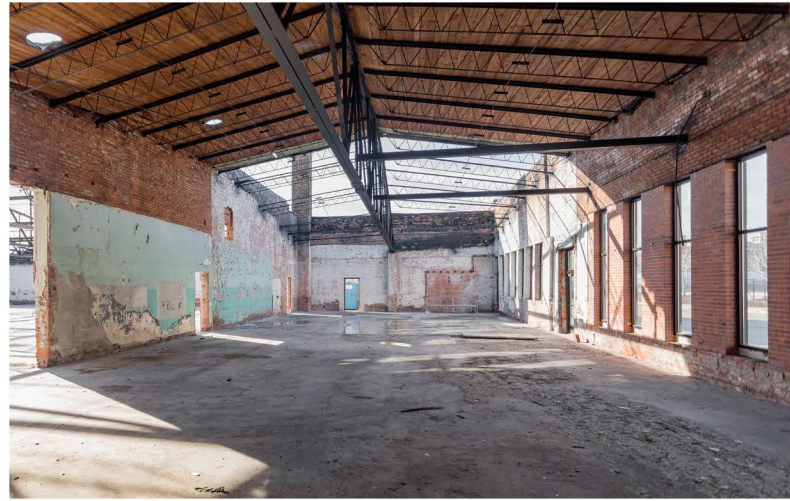
PIQUETTE STREET

Milwaukee Junction

FEATURES

- Up to 42,305 Square Feet
- 13' - 26' Ceiling Height
- 7 Grade Level Truck Doors and 3 Loading Docks
- 14,274 Square Feet Column Free Section
- Historic Brick Facade





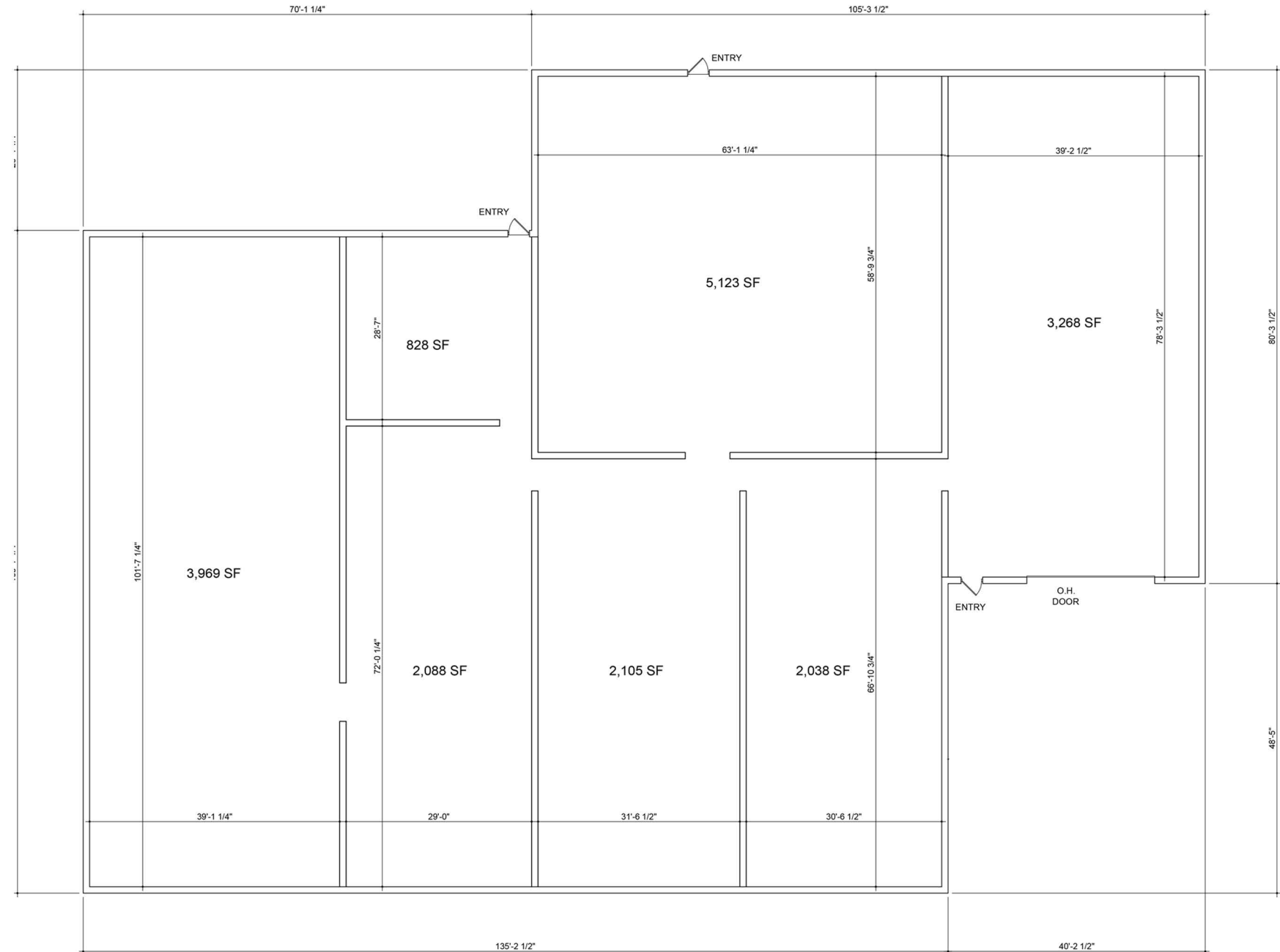
224

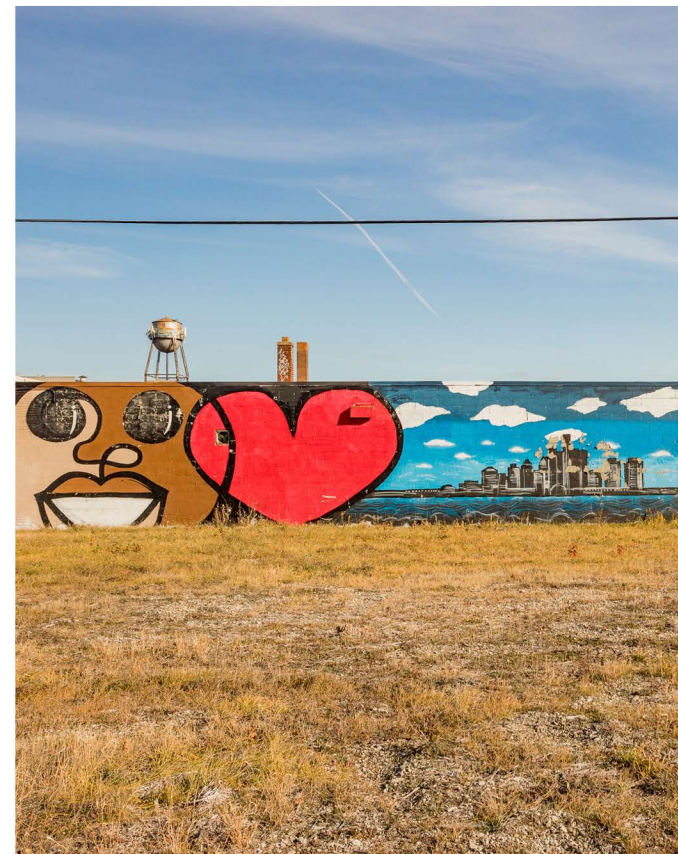
PIQUETTE STREET

Milwaukee Junction

FEATURES

- Up to 18,807 Square Feet Available
- 10' - 15' Ceiling Height
- Opportunity for Commissary Kitchens
- The Smile Brand Public Art Installation by Phillip Simpson
- 5 Grade Level Truck Doors







Parking →
121 Onsite Parking Spaces
Available to Tenants



Fisher Building →

Henry Ford Hospital →

CCS / Shinola →

Henry Ford Health and Tom Gores \$2.5 Billion Development →

Pistons Practice Facility →

Creme Brulee, Time Will Tell, Yumvillage, Supino Pizzeria, Ferne, The Kitchen, The Ten Nailbar and Baobab Fare →

← Techtown

← Downtown (2.2 Miles)

← Midtown

224/234 Piquette Avenue →

61,175 SF Available

← Piquette Flats (161 Apartments)

Ford Piquette Plant →

234 PIQUETTE STREET, DETROIT, MI 48202

About

THE DEVELOPERS

CHRISTOS MOISIDES

Christos Moisides is a Detroit based real estate developer, restaurateur and entrepreneur. As an executive member in the Family owned Detroit development and management company, 400 Monroe Associates, Christos oversees the Family Office and their real estate holdings and management of nearly 3 million square feet of commercial, mixed-use, hospitality and industrial property. Christos established STOS GROUP, a boutique development firm concentrating on unique real estate properties. Currently the holdings include 2 hotels; Hotel St. Regis Detroit which is under a \$10M renovation and the Temple Hotel + Residence, an \$80 million renovation. Christos also has ownership in 4 restaurants (London Chop House & three Fishbones Rhythm Cafes), Event Spaces including the International Banquet Center with 1000 person capacity as well as FLAT 151 a modern 500 person capacity event space. In the last five years Christos has increased his industrial holdings with over 1.1 million square feet of warehousing and logistics facilities. With a family company that has been real estate developers in Detroit for over 40 years, Christos utilizes his relationships in the private and public sector to assist all his projects with local, state and federal incentives to assist in new construction as well as redevelopment of historic buildings and obsolete industrial warehouses.

MICHAEL FERLITO

Michael Ferlito is the President of the Ferlito Group and co-founder of Bamboo. Michael's experience in real estate spans 15 years through development and construction of several Michigan and Florida projects. In December 2014, Michael received his MBA from Wayne State University with a concentration in Finance. He plans to continue using his skills to drive new business forward nationwide.

Michael is a member of the St. John's Guild as well as a part of several forward-thinking organizations such as the Urban Land Institute, the Detroit Economic Club, the Detroit Athletic Club, Entrepreneurs' Organization and is a CCIM candidate. In 2017, Michael was the recipient of two distinguished honors from the Detroit City Council, the Spirit of Detroit Award and Community Service Award.

Michael and his wife, Alena, were married in February 2019. They are parents to two beautiful children, Nadia and Joey. Alena is a professional singer and was featured on NBC's The Voice. She also owns her own beauty business, the Beauty Gals, one of the largest on location hair and make-up companies in Michigan. Michael and Alena reside in Royal Oak, MI. When Michael is not in the office, he enjoys fitness, health and wellness, wine, golf, and family.

MATTHEW WALTERS

Matthew Walters is the Owner and Principal of The Walters Group. The Walters Group is a commercial real estate development and consulting business that focuses on the Southeast Michigan market. Matthew started the company in 2020 and since has amassed several properties independently and through joint ventures. These assets are primarily in the industrial and multi-family sector of the real estate market. The Walters Group has also had the opportunity to work with clients such as the Detroit Pistons, Pope Francis Center, Neumann Smith Architecture, The Parade Company and many others, on their significant projects in the City of Detroit.

Prior to starting The Walters Group, Walters was Deputy Group Executive, Jobs and Economy Team, for the City of Detroit's Mayor's Office. He managed mixed-use real estate development activity throughout the City of Detroit, including the effort that secured \$250 million in tax incentives for the Ford Michigan Central Stations development; and roughly a \$700 million Transformational Brownfield TIF approval that led to the construction of local development team Bedrock's - Hudson, Monroe, and Book Tower developments. Crain's Detroit Business named Walters one of its "40 Under 40" leadership honorees in 2019 and "50 Names to Know in Government"

A TRUSTED AND RESPECTED
MEMBER OF THE COMMUNITY,
O'CONNOR REAL ESTATE
BRINGS 20 YEARS OF
EXPERIENCE AND EXPERTISE
TO THE COMMERCIAL OFFICE
AND RETAIL MARKET.

For more information about the spaces
available at 224/234 Piquette,
please contact O'Connor Real Estate

Vincent Mazzola
+ 313 704 2678
vincent@oconnordetroit.com

Melissa Price
+ 313 421 1557
melissa@oconnordetroit.com

O'Connor Real Estate

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.