



Studio One Plaza-Woodward View

Midtown Detroit Retail Location:

Traffic Counts (2004 MDOT– vehicles per day):

Woodward - N. of site: 23,500

Woodward – S. of site: 21,400

Daytime Employees (2005 US Census):

1/2 Mile Radius: 35,398

1 Mile Radius: 63,151

Walking distance to:

Wayne State University: 30,650 Students

Detroit Medical Center: 14,418 Employees

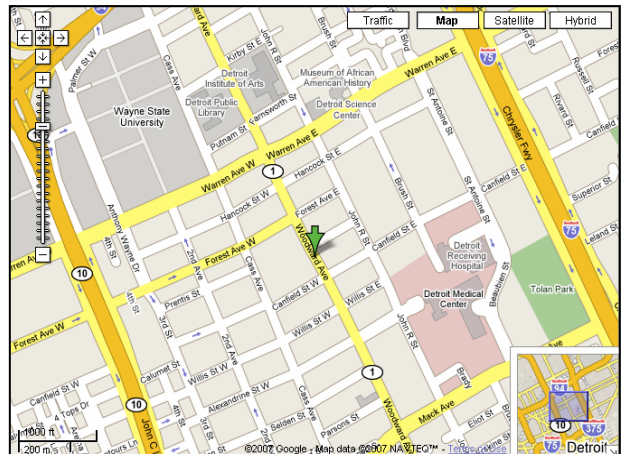
Suite Availability: 1,537 to 6,014 square feet

Lease Price: \$25 - 30 per square foot per year

For more information contact:

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Location Map



Attached Parking Garage



STUDIO ONE
PLAZA



Studio One Plaza-Retail Site Plan

Midtown Detroit Retail Location:

Studio One Plaza is a new, five-story 155,000 SF mixed-use project with 26,217 square feet of retail and 128 market rate apartments. It is situated on Woodward Ave., on the South edge of the Wayne State University campus.



This prominent retail location is in the heart of Midtown, a fast growing urban area. Midtown Detroit has seen \$1,614,400,000 of new commercial real estate investments recently. (Source: UCCA)

Studio One site is located on Woodward Ave., a main traffic artery (23,500 cars per day-MDOT 2004) in Detroit, at the very front door of the two largest employers in Midtown Detroit:

- * Wayne State University, with 8,244 employees and 30,650 students, of which 13,000 are graduate students. (Source: UCCA)
- * The Detroit Medical Center employs 14,418 medical professionals and serves 1.5 million patients each year, not counting visitors (Source: UCCA).
- * The project will lease 128 new market-rate apartments to Midtown professionals with 300+ captive residents.
- * Retail suites available from 1,537 to 6,014 square feet for \$25-30.00 per square foot per year.