

An aerial photograph of a modern, multi-story building with a red brick facade and a glass-enclosed upper floor. The building is situated at a city intersection with visible traffic lights and street signs. The sky is clear and blue. The building's design features a grid of windows and a prominent circular window on the ground floor. The glass upper floor reflects the surrounding environment. The text '3663 Woodward Avenue' is overlaid in a large, white, serif font on the right side of the image. Below it, 'MIDTOWN DETROIT, MI' is written in a smaller, white, sans-serif font. In the bottom right corner, the text 'PROFESSIONALLY MANAGED BY: BRODER SACHSE REAL ESTATE' is displayed in a white, sans-serif font, with 'BRODER SACHSE' in a larger, bold font. The 'SACHSE CONSTRUCTION' logo is visible on the glass upper floor of the building.

3663 Woodward Avenue

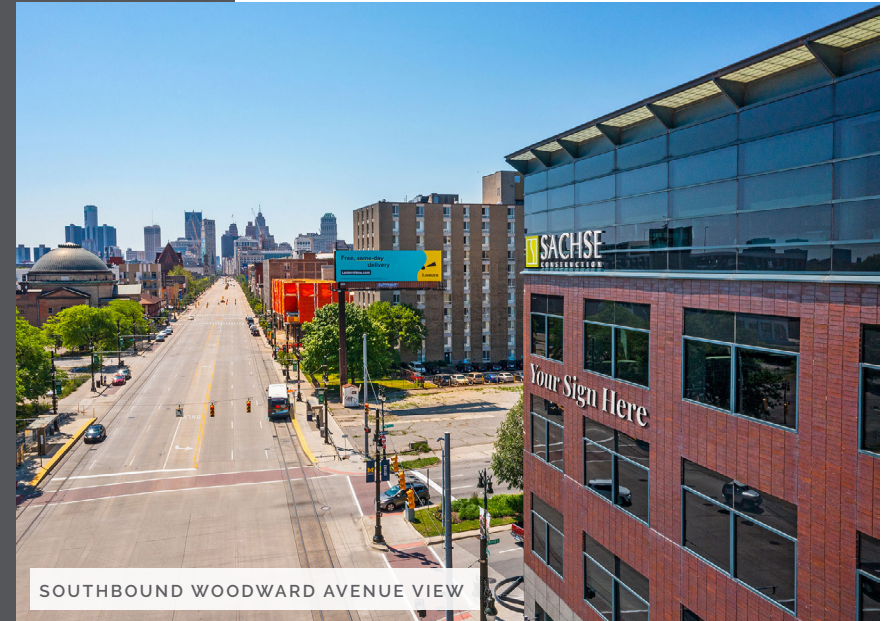
MIDTOWN DETROIT, MI

PROFESSIONALLY
MANAGED BY:
**BRODER
SACHSE**
REAL ESTATE

THE Highlights

PRIME LOCATION ON WOODWARD AVENUE IN THE HEART OF DETROIT'S MIDTOWN NEIGHBORHOOD

- // Rentable Square Footage: 31,092 – 96,997 SF
- // Flexible Floor Plans
- // Covered On-site Parking: 4 spaces per 1,000 SF ratio
- // Building Signage Available
- // On-site Property Management
- // Average Lease Rate:
\$20/SF (Commercial NNN) & \$30/SF (Retail NNN)
- // Building Size: 169,013 SF
- // Exposure to our Detroit Multifamily Portfolio: 500+ residents at The Albert – Capitol Park, The Hamilton Midtown Detroit, and The Scott at Brush Park

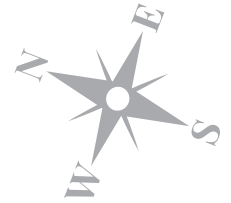


SOUTHBOUND WOODWARD AVENUE VIEW



STREET-LEVEL RETAIL ON WOODWARD AVENUE

Aerial View



[Scan the QR code to view the interactive version of our amenity map for 3663 Woodward Avenue tenants.](#)



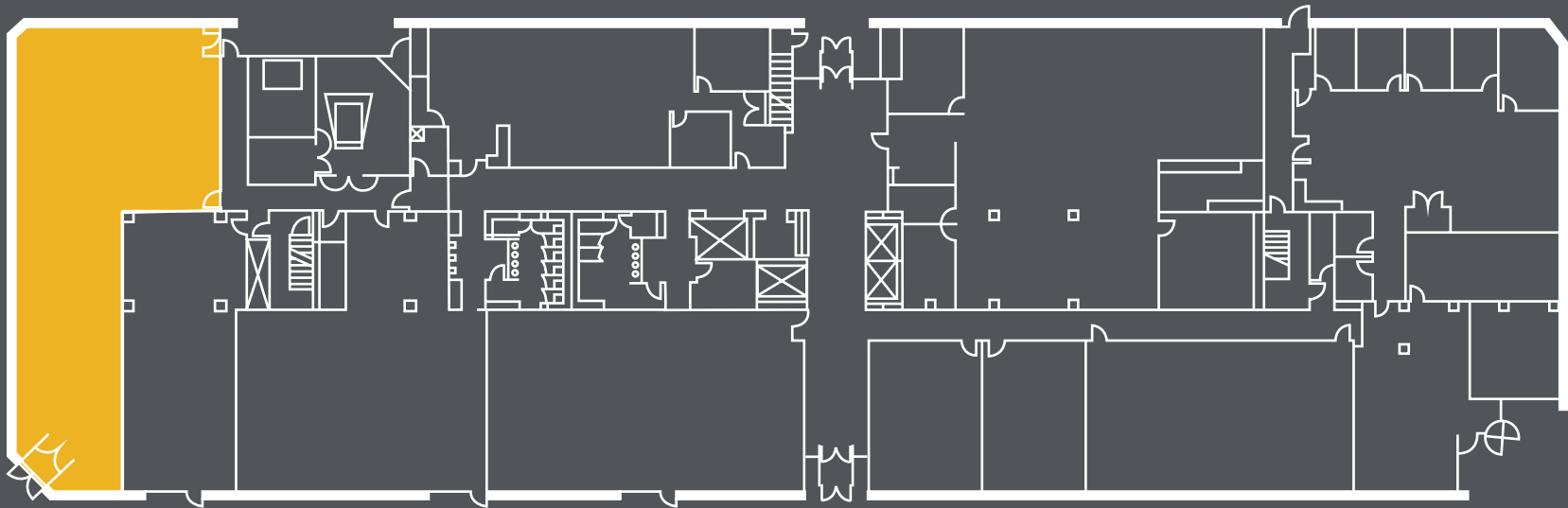
3663 WOODWARD AVENUE // BRODER SACHSE REAL ESTATE

Available Public Transportation



Floor Plans

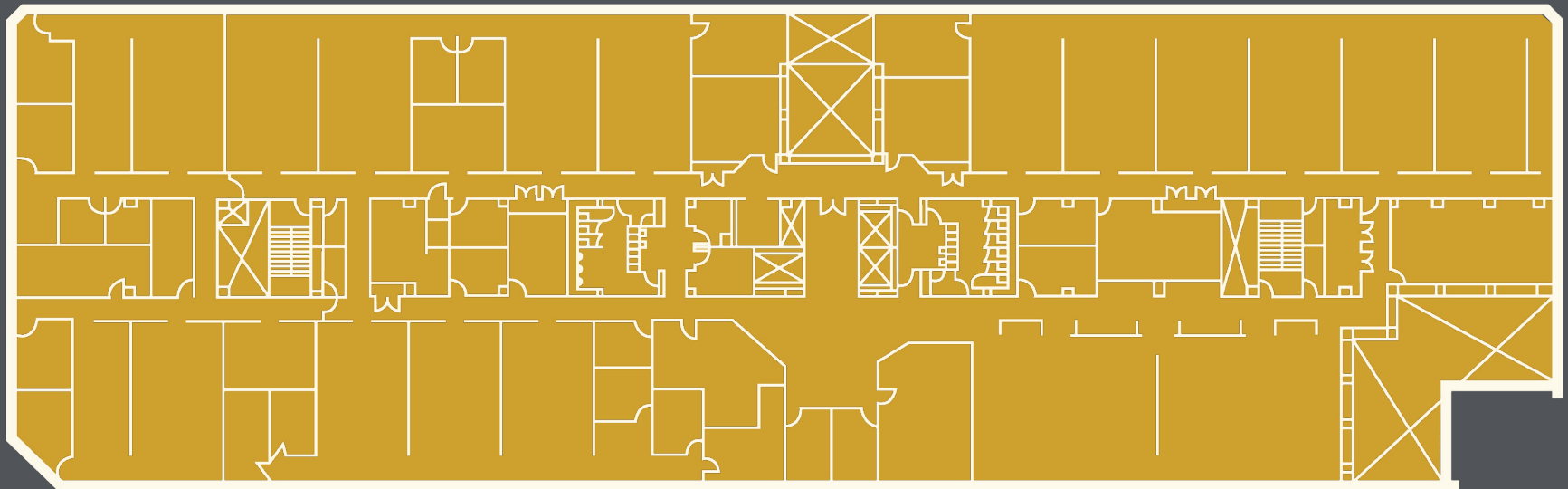
1st Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 3,529 (RETAIL/RESTAURANT)

Floor Plans

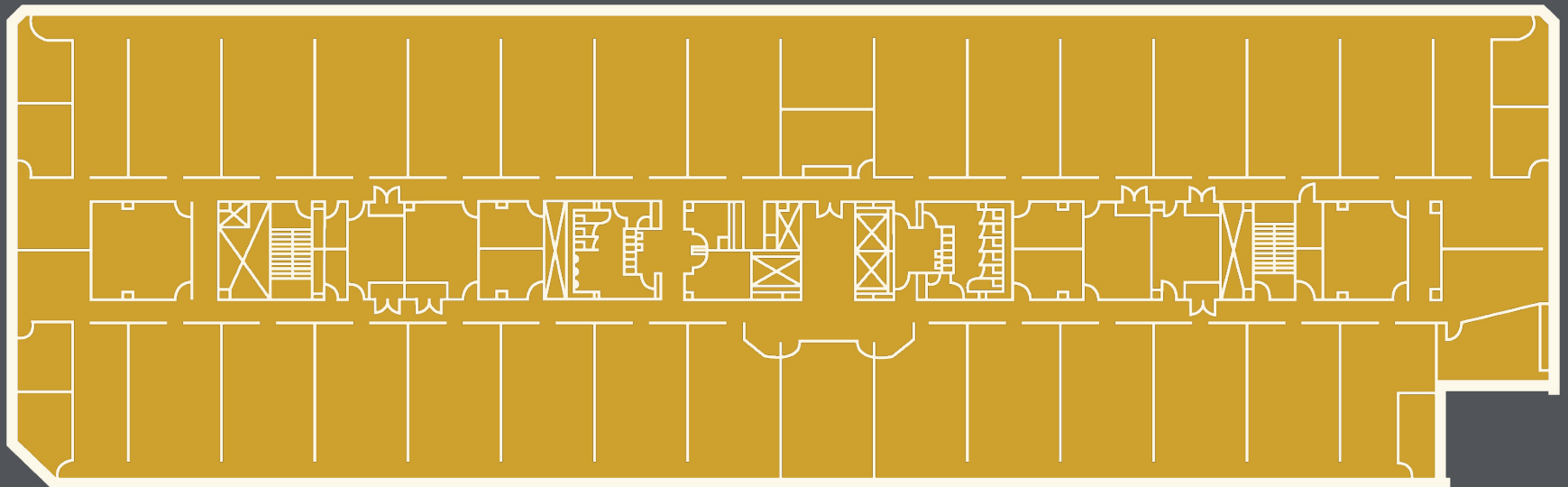
2nd Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 29,391

Floor Plans

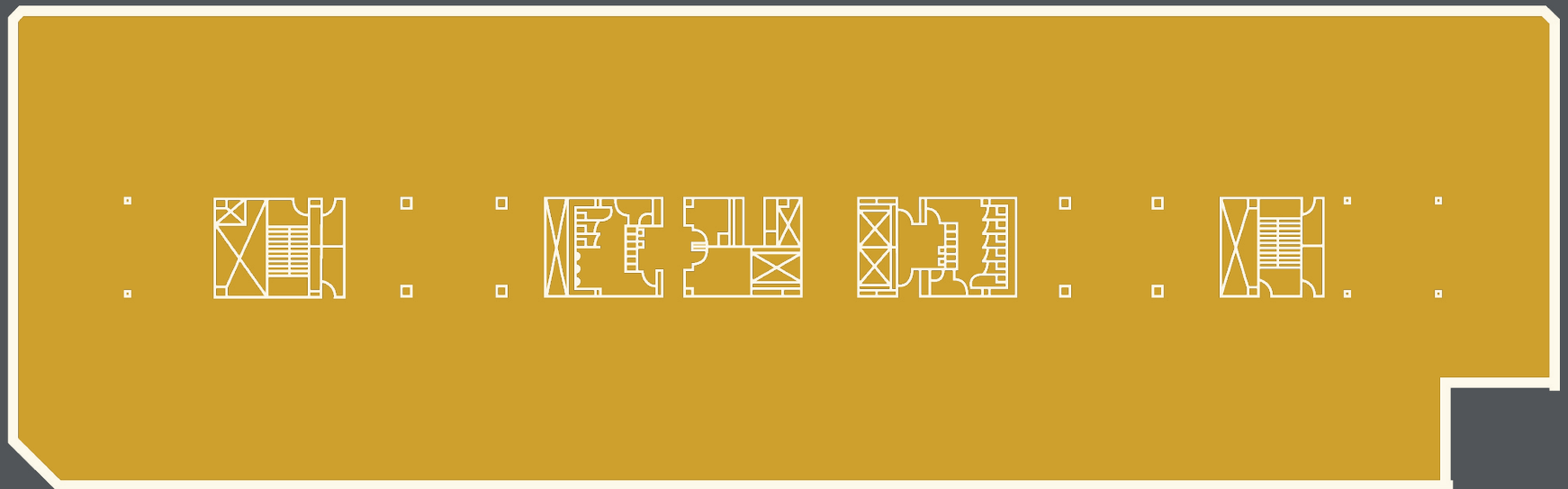
3rd Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 32,953

Floor Plans

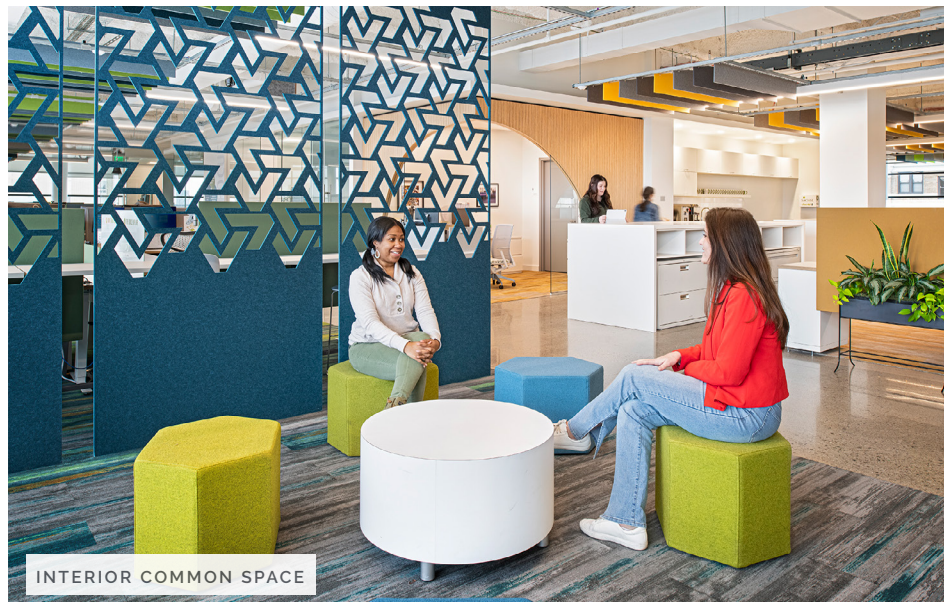
4th Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 32,951

Build-Out Inspiration

The photos below are from a neighboring tenant's recent office buildout at 3663 Woodward Avenue.



Demographics

Population

	1 Mile	2 Miles	3 Miles
Total Population	20,894	52,215	91,044
Average Age	37	39	39
Average Age (Male)	36	38	39
Average Age (Female)	37	40	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Housholds	10,600	28,374	45,478
# of Persons per HH	2	1.8	2
Average HH Income	\$54,068	\$61,775	\$59,205
Average House Value	\$373,141	\$336,549	\$269,205

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