



Midtown Detroit, Inc.
Investment Report 2014-2018

Year	Project	Address	Amount	Units/SF/Parking	Use	Area
2014	Bike Rack Installations	Throughout Midtown/New Center	\$25,000		Public Infrastructure	All Throughout Midtown
2014	Frida	15 E. Kirby	\$30,000	600 SF	Commercial	Art Center District
2014	Edmund Place	291 Edmund	Not Available	12 Units	Residential	Brush Park District
2014	Midtown Loop: Phase IV – Mack, Brush, Wilkins	Various Streets	\$5,000,000	1.17 Miles	Public Infrastructure	Brush Park District
2014	AYV	4100 Woodward Ave.	\$10,000	463 SF	Commercial	Medical Center District
2014	Black Dress Shop, The (Expansion)	87 E. Canfield	Not Available		Commercial	Medical Center District
2014	Cathedral Towers Upgrades	80 E. Hancock	\$680,000	150 Units/Building Upgrades	Residential	Medical Center District
2014	Checkers	4662 Woodward	Not Available	2,000 SF	Commercial	Medical Center District
2014	Detroit Receiving Hospital Patient Care Renovations		\$20,673,345	53,000 SF	Medical Facilities Investment	Medical Center District
2014	DMC Heart Hospital/HUH Outpatient Specialty Bldg.	Mack/St. Antoine	\$77,572,560	215,000 SF	Medical Facilities Investment	Medical Center District
2014	DMC South Campus Parking Structure	Mack	\$34,228,712	1,700 Parking	Medical Facilities Investment	Medical Center District
2014	Sugar Hill Walkway Phase II	52 E. Forest (west)	\$150,000		Public Infrastructure	Medical Center District
2014	Zefs	4160 Woodward	Not Available	2,700 SF	Commercial	Medical Center District
2014	Boulevard West Building Upgrades	2990 W. Grand Blvd.	\$400,000		Commercial	New Center
2014	Northern Lights Lounge Patio	660 W. Baltimore	\$60,000		Commercial	New Center District
2014	Rebuild Nation	2990 W. Grand Blvd. #408	\$200,000	3,000 SF	Commercial	New Center District
2014	Shinola Expansion	465 W. Milwaukee	Not Available		Commercial	New Center District
2014	The Zenith	3011 W. Grand Blvd.	Not Available	10,000 SF	Commercial	New Center District
2014	Workshop	3011 W. Grand Blvd.	\$50,000	2,000 SF	Commercial	New Center District
2014	Green Alleys	Willys, Alexandrine & Selden	\$1,400,000		Public Infrastructure	North Cass District
2014	Honest John's Renovation	488 Selden	\$50,000		Commercial	North Cass District
2014	HopCat (Former Agave Building)	4265 Woodward Ave.	\$4,500,000	11,000 SF	Commercial	North Cass District
2014	HR Block	4501 Woodward Ave.	Not Available	1,000 SF	Commercial	North Cass District
2014	Second Ave. Two Way Traffic Conversion with Bike Lanes	Warren to Temple	\$250,000	1.08 Miles	Public Infrastructure	North Cass District
2014	Selden Standard	3921/29 Second	\$2,000,000	6,000 SF	Commercial	North Cass District
2014	The Brentwood Apartments	487 Prentiss Street	\$1,200,000	38 Units	Residential	North Cass District
2014	UM Michigan Architecture Studio	3901 Woodward Ave	\$350,000	3,700 SF	Institutional	North Cass District
2014	Willys Commercial Build-out	441 W. Canfield	\$2,000,000		Commercial	North Cass District
2014	Woodward Garden Block Development Phase IV - Mixed Use	3909 Woodward	\$14,000,000	61 Units + 11,500 SF	Residential/Mixed-Use	North Cass District
2014	Dog Park	SE Corner of Cass/Canfield	\$125,000	.2 Acres & 2.65 Acres	Public Infrastructure	North Cass District/Arts Center District
2014	TechTown Junction 440	440 Burroughs	\$1,500,000	20,000 SF	Commercial	TechTown District
2014	TechTown Plaza	440 Burroughs	\$1,000,000		Public Infrastructure	TechTown District
2015	DIA Exterior & Interior Investment	5200 Woodward Ave.	\$2,900,000		Institutional	Art Center District
2015	St Antoine Gardens Upgrades	5203 Chrysler Dr.	\$14,300,000	146 Units	Residential	Art Center District
2015	Plamer Townhomes	Palmer/John R	\$2,300,000	11 Townhomes	Residential	Art Center District
2015	Café 78	4454 Woodward Ave.	\$100,000	4,800 SF	Commercial	Medical Center District
2015	La Palma Expansion	113 E. Canfield St.	\$500,000	3,000 SF	Commercial	Medical Center District
2015	Ronald McDonald House	4707 St. Antoine	\$4,300,000	26,000 SF	Institutional	Medical Center District
2015	Café Con Leche	2990 W. Grand Blvd.	\$60,000	2,500 SF	Commercial	New Center
2015	CCS Dorm Upgrades	485 W Milwaukee Ave.	\$3,500,000		Institutional	New Center
2015	Midtown Business Center	7650 Second	\$200,000	22,000 SF	Commercial	New Center
2015	Sprinkler Building, The	684 W. Baltimore	\$50,000		Commercial	New Center
2015	West Grand Medians	W. Grand	\$450,000		Public Infrastructure	New Center District
2015	Carhartt	5800 Cass Ave.	\$2,000,000	51,000 SF	Commercial	North Cass District
2015	Midtown Interior Finishes	4240 Cass	\$50,000	1,000 SF	Commercial	North Cass District
2015	Rainer Court	711 W. Alexandrine	\$6,400,000	36 Units	Residential	North Cass District
2015	Redmond Park Rehab	Second/Selden	\$400,000	.3 Acres	Public Infrastructure	North Cass District
2015	The El Moore	624 W. Alexandrine	\$3,900,000	12 Units + 11 Lodging Units + 1,000 SF	Mixed-Use	North Cass District
2015	Third Street Aquatic Center	4219 Third Ave.	\$100,000	1,000 SF	Commercial	North Cass District
2015	Victorian Restoration	3980 Second Ave.	\$740,000	1,500 SF	Mixed-Use	North Cass District
2015	Will Leather	4120 Cass Ave.	\$2,000,000	8,000 SF	Commercial	North Cass District
2015	Woodward Willis Mixed-Use Project	4209 Woodward Ave.	\$6,800,000	29,000 SF	Mixed-Use	North Cass District
2015	Third Man Records	441 W. Canfield	Not Available	10,000 SF	Commercial/Light Manufacturing	North Cass District
2015	Jolly Pumpkin	441 Canfield St.	\$1,500,000	5,000 SF	Commercial	North Cass District
2015	Detroit Bikes/The Peterboro/8 Degrees Plato/XS Tattoo	3401 Cass Ave.	\$2,000,000	9,000 SF	Commercial	South Cass District
2015	Cass, Second & Third Viaducts	Cass/Second @ Amtrak	\$300,000		Public Infrastructure	TechTown District
2015	WSU's Integrative Biosciences Center (bio)	6111 Woodward Ave	\$93,000,000	197,000 SF	Educational Facilities Investment	TechTown District
2015	Midtown Loop: Phase III - Cass	Cass	\$4,500,000	Midtown Loop: 0.5 Miles/Bike Path: 3.7 Miles	Public Infrastructure	Wayne State University District
2015	Verona Interior & Exterior Upgrades	92 W. Ferry	\$1,000,000	Interior/Exterior Improvements	Residential	Wayne State University District
2015	WSU Student Center	5221 Gullen Mall	\$26,500,000	100,000 SF	Institutional Campus Investment	Wayne State University District
2016	Kirby Center Lofts	609 E. Kirby	\$6,900,000	26 Units	Residential	Art Center District
2016	Ransom Gillis House	Alfred St.	Not Available	2 Units	Residential	Brush Park District
2016	1701 Bespoke	4160 Woodward	\$50,000		Commercial	Medical Center District
2016	Bicentennial Tower Upgrades	4 E. Alexandrine	\$6,000,000	60 + 6,000 SF	Residential	Medical Center District
2016	DMC Midtown Marketplace	3990 John R.	\$8,200,000	15000	Commercial	Medical Center District
2016	St. Regis Apts.	3071 W. Grand Blvd.	\$3,641,000	58 Units + 5,000 SF	Mixed-Use	New Center District
2016	Forest Arms	4625 Second Ave.	\$12,000,000	70 Units + 2,000 SF	Residential/Mixed-Use	North Cass District
2016	Mac n' Brewz	4870 Cass	\$500,000	3,000 SF	Commercial	Wayne State University District
2016	Grey Ghost	3100 Woodward Ave.	\$750,000	2500 SF	Commercial	Brush Park District
2016	Charlotte Apartments	644 Charlotte	\$6,880,000	27 Units	Residential	Cass Park District
2016	Cake Ambition	Third Street	\$50,000		Commercial	North Cass
2016	Third Wave Music	4625 Second Ave.	\$75,000		Commercial	North Cass
2016	Little High Flyers	4240 Cass	\$100,000		Commercial	North Cass
2016	Dangerously Delicious Pies	70 W. Alexandrine	\$50,000	1000 SF	Commercial	
2016	Pure Detroit	70 W. Alexandrine	\$50,000	1000 SF	Commercial	
2016	29/41 Street Food	4219 Woodward Ave.	\$300,000		Commercial	North Cass
2016	Treymore Apartments	457 Brainerd	\$7,000,000	28 Units	Residential	Cass Park District
2016	College for Creative Studies Cultural Center Dorm	Art Center	\$8,000,000	100 Beds	Institutional/Residential	Art Center District
2016	5734 Woodward	5734 Woodward	\$1,565,200	2 Units + 2,400 SF	Mixed-Use	Art Center District
2016	The Scott @ Brush Park	Erskine & John R.	\$65,000,000	199 Units + 14,000 SF + 300 Parking	Mixed-Use	Brush Park District
2016	Cass Plaza/The Davenport	3550 Cass / 149 Davenport	\$16,000,000	47 Units	Residential + 1 Small Commercial Space	North Cass District
2016	445 W. Forest	445 W. Forest	\$817,000	6 Units	Residential	North Cass District



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2016	Strathmore	70 W. Alexandrine	\$28,000,000	129 Units + 2,000 SF	Residential/Mixed-Use	North Cass District
2016	Gus's Chicken	Third/Alexandrine	\$1,000,000	3000 SF	Commercial	North Cass
2017	M-1 Rail	Woodward	\$220,000,000	3.3 Miles	Public Infrastructure	All Throughout Midtown
2017	H.R. Finn Apartments	678 Selden	\$3,700,000	28 Units	Residential	North Cass District
2017	Cass Collective	Cass/Willis	\$75,000		Commercial	North Cass
2017	North End Collective	Shoppes at Woodward	\$260,000	2500 SF	Commercial	New Center District
2017	Atomic Chicken		\$100,000	3000 SF	Commercial	
2017	Baltimore Parking Structure Upgrades	Baltimore/Second	\$6,500,000		Parking/Infrastructure	New Center
2017	207 E Baltimore	207 E. Baltimore	\$1,800,000	12 Units	Residential	Techtown District
2017	Alley Taco	Cass/Willis	\$150,000		Restaurant	North Cass
2017	The Plaza	3800 Woodward	\$22,000,000	72 Units + 3,000 SF	Mixed-Use	Medical Center District
2017	Mosaic Church	80 W. Alexandrine	\$2,500,000	17,000 SF	Institution	North Cass
2017	449 W. Willis	449 W. Willis	\$729,000	4 Units	Residential	North Cass District
2017	Founders	456 Charlotte	\$4,000,000	14000 SF	Commercial	South Cass
2018	Velodrome Detroit	Mack Ave.	\$4,000,000		Commercial	Medical Center District
2018	Crystal Loft Restaurant	3100 Woodward Ave.	\$500,000		Commercial	Brush Park District
Pipeline	Smith Welding Building	644 Selden	Not Available	10 Units + 9,000 Office + Restaurant Space	Residential	North Cass
Planned	Studio Live	7441 Second Ave.	\$38,900,000	145 Units + 4,000 SF	Mixed Use	New Center District
Planned	Union at Midtown Phase II	Cass/Hancock	Not Available	63 Units	Mixed-Use	Wayne State University District
Planned	Huntington Bank (Mondrian)	Woodward/Stimson	Not Available		Commercial	South Cass
Planned	Ferry Street Home Renovation	110 E. Ferry	\$1,200,000	4 Units	Residential	Art Center District
Planned	The Woodward @ Midtown	Woodward/Stimson	\$30,900,000	104 Units + 15,000 SF	Mixed-Use	Cass Park District
Planned	74 Garfield	74 Garfield	\$9,087,288	60 Units	Residential	Medical Center District
Planned	Henry Ford Hospital Future Investment Plan	2800 W Grand Blvd	\$500,000,000	300 Acres	Medical Facilities Investment/Mixed Use	Medical Center District
Planned	McLaughlin Hall	3740 John R.	Not Available	63 Units	Residential	Medical Center District
Planned	Sugar Hill Church	92 E. Forest	\$5,000,000	7,500 SF	Commercial	Medical Center District
Planned	Sugar Hill Parking Deck	NW Corner Garfield/John R	\$6,500,000	213 Parking	Public Infrastructure	Medical Center District
Planned	Baltimore Station Phase II	Woodward/Baltimore	Not Available	150 Units	Mixed-Use	New Center
Planned	Detroit Wayne Mental Health Authority	707 W. Milwaukee	\$6,500,000	72,000 SF	Institutional	New Center
Planned	Architects Building	415 Brainard	\$5,000,000		Residential	North Cass District
Planned	Avalon Expansion	441 W. Canfield	\$350,000		Commercial	North Cass District
Planned	Billinghurst, The	69 W. Willis	\$5,064,000	34 Units + 5,000 SF	Residential	North Cass District
Planned	Century, The	3962 Second	\$3,361,000	22 Units	Residential	North Cass District
Planned	Mt. Vernon	677 W. Alexandrine	\$4,000,000		Residential	North Cass District
Planned	The Vernor	NW Corner Cass/Canfield	\$50,000,000	150 Units + 20,000 SF	Mixed-Use	North Cass District
Planned	The Vernor Hotel	NW Corner Cass/Canfield	\$35,000,000	160 Rooms	Mixed Use	North Cass District
Planned	MDOT Site	NE Corner of Cass/Amsterdam	Not Available		Mixed-Use & Transportation	TechTown District
Planned	Wayne State University Hilberry Gateway Project	4743 Cass	\$65,000,000	94,000 SF	Institutional Campus Investment	Wayne State University District
Planned	Danish Brotherhood	1775 W. Forest	\$1,100,000	5 Units + 2,400 SF	Mixed-Use	Woodbridge District
Planned	Brewster Wheeler Recreational Center	2900 St. Antoine	\$50,000,000	200 Units	Mixed-Use	Brush Park District
Planned	701 Canfield	701 W. Canfield	\$2,061,000	6	Residential	North Cass
Planned	Shinola Audio Factory	634 Selden	Not Available			South Cass
Planned	Wigle Development	Selden/Third	\$77,000,000	335 Units + 8000 SF	Mixed Use	North Cass
Planned	Sugar Hill Development	Garfield/John R.	\$32,000,000	84 Units + 7000 SF Retail + 300 Parking	Mixed Use	Medical Center District
Planned	Hotel Development	Woodward/Alexandrine	Not Available	120 Rooms + 20,000 SF Retail	Mixed Use	North Cass
Planned	Cathedral Towers Upgrades	80 E. Hancock	\$17,000,000		Residential	Medical Center District
Planned	WSU Park	Warren/Woodward	\$50,000		Infrastructure	North Cass
Planned	59/69/190-100 Seward	59/69/190-100 Seward	\$13,698,000	191 Units	Residential	New Center
Planned	Albert Kahn	7430 Second	Not Available	166 Units	Mixed Use	New Center
Planned	Cadillac Building	6001 Cass	Not Available	18,500 SF Retail + 12,000 SF Event Space + 90,000 SF Office	Mixed Use - Office	TechTown District
Planned	Cass and York: Antoinette Apartments	Antoinette	Not Available	75 Units	Residential	TechTown District
Planned	Cass and York: Cass Condos	Cass	Not Available	49 Condos + 15,000 SF Retail	Mixed Use - Residential	TechTown District
Planned	Cass and York: Retail Plaza	Cass	Not Available	3,000 SF Retail	Commercial	TechTown District
Planned	Cass and York: Parking Deck	York	Not Available	550 Parking Spaces	Parking/Infrastructure	TechTown District
Planned	4759 Trumbull	4759 Trumbull	Not Available	3 Units	Residential	Woodbridge District
Planned	Fisher Building	W. Grand Blvd.	\$150,000,000		Mixed Use	New Center
Under Construction	Brush Park Redevelopment (Bedrock)	4 Block Area in Brush Park	\$70,000,000	410 Units + 22,000 SF	Residential	Brush Park District
Under Construction	CHM Patient Tower/Carl's Backfill	DMC St.Antoine	\$174,371,000	175,000 SF	Medical Facilities Investment	Medical Center District
Under Construction	4th Street Eco-Homes Phase 1	4th Street	\$6,000,000	14 Homes	Residential	North Cass District
Under Construction	Urban Consulate Exterior Improvements	4470 Second	\$20,000		Commercial	North Cass District
Under Construction	The Hamilton (Milner Arms)	MLK Blvd.	\$12,000,000		Residential	North Cass
Under Construction	Detroit Shipping Company	Peterboro	\$2,500,000	8000 SF	Commercial	Cass Park District
Under Construction	Henry Ford Cancer Center	Henry Ford Redevelopment Site	\$110,000,000	144,000 SF	Medical Facilities	New Center
Under Construction	HFHS-Detroit Pistons Performance Center	Third/Amsterdam	\$83,000,000	175,000 SF + 400 Parking	Mixed Use	TechTown District
Under Construction	632-634 Prentis Renovations	632-634 Prentis	Not Available		Residential	North Cass
Under Construction	WSU Data Center Upgrades	Cass/Antoinette	Not Available			
Under Construction	The Whitney Upgrades (PACE)	4421 Woodward Ave.	\$863,000		Commercial	North Cass
Under Construction	WSU Student Dormitory	Anthony Wayne Drive	\$100,000,000	800 Beds	Residential (Student)	Wayne State University District
Under Construction	Baltimore Station Apartments Phase I	Woodward/Baltimore	\$7,500,000	23 Units + 10,000 SF	Mixed Use	New Center
Under Construction	Woodward/W Grand	Woodward/W Grand	\$7,300,000	10 Units + 17,000 SF Office 2000 SF Retail	Mixed Use	New Center
Under Construction	524 E. Kirby	524 E. Kirby	\$700,000	4 Units	Residential	Art Center District
Under Construction	Patterson Terrace	203/209/215 Erskine	\$1,800,000	7 Units	Residential	Brush Park District
Under Construction	Third/Grand Mixed Use Development	Third/Grand	\$52,000,000	231 Units + 20,000 SF	Mixed-Use	New Center
Under Construction	The Selden	438 Selden	\$10,000,000	12 Units	Residential	North Cass District
Under Construction	Rainbow Child Care Center	320 Mack	\$3,000,000	12000 SF	Commercial	Medical Center District
Under Construction	Paralee Boyd	3939 Woodward Ave	\$211,000		Commercial	North Cass
Under Construction	Wilson Foundation	Shoppes at Woodward	Not Available	16,000 SF	Institutional	New Center
Under Construction	457 E. Kirby Building	457 E. Kirby	\$1,161,000	28 Units	Residential	Art Center District
Under Construction	Art Center Row Houses (Nailah Commons)	701 E. Kirby	\$10,100,000	58 Units	Residential	Art Center District
Under Construction	Keleman House	284 Eliot	\$1,500,000	5 Units	Residential	Brush Park District
Under Construction	Casamira Apartments	680 Delaware	\$8,579,808	44 Units	Residential	New Center
Under Construction	Scott Mansion	81 Peterboro	\$7,000,000	25 Units	Residential	South Cass



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Year	Project	Address	Amount	Units/SF/Parking	Use	Area
Under Construction	WSU Illitch Business School	Woodward/Temple	\$50,000,000		Institutional	South Cass
Under Construction	Rocco's Italian Deli	3535 Cass	\$200,000		Commercial	North Cass
Total Investment for Completed Projects 2014-2018:			\$786,546,817			
			Under Construction: \$719,805,808			
			Pipeline: \$1,108,771,288			