Offering Memorandum

Investment Sale | Multi-Tenant Hub

100% Occupancy
Significant Financial Upgrade with Strong Anchor Tenant & Cabin North Brewery Opened 2026!

Holden Block – New Center

1314 Holden Street • Detroit, MI

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Accelerating success.

Property Highlights

- OPRA Tax Abatement Until 12/30/2031
- Tenants Include Barton Malow, Turner & Dixon, Legacy Training Club, Commonwealth Sewing, Owl & Oaks Events, and Cabin North Brewery
- 30 Parking Spaces in Henry Ford's New Parking Garage - Under Construction
- Adjacent to Dreamtroit - 90+ Newly Developed Apartments and Commercial Space including Michigan & Trumbull Pizza
- Close Proximity to Henry Ford Hospital Main Campus, New Center Financial District including The Fisher Building, Cadillac Place, New Center One, $70M Office to Luxury Apartment conversion of the Albert Kahn Building with 200+ apartments and 60,000 SF of Retail, Pistons Performance Center, Tech Town, and much more

Major Area Institutional Developments

- $3B Henry Ford "Future of Health" Expansion
    - 1.2M SF 20-Story Hospital Tower (2029 Completion)
    - 8-Story Research Center with MSU (2027 Completion)
    - HFHS HQ at One Ford Place conversion to 403 Apartments
- Motown Museum $75M Multi-Phase Expansion
    - 50,000 SF Museum (Under Construction)
    - 40,000 SF Entertainment Complex (2027 Completion)

NOI Analysis

Tenant	Square Footage	LED	Base Rent	Escalator	Recoveries		Total Rent	
Gene Eric Inc.	1,610 SF	May-28	$16.50	$0.50/Yr	NNN	$3.75	$20.25	$32,603
One Seven Spaces	1,475 SF	Aug-27	$16.75	-	Gross	$0.00	$16.75	$24,706
TL Fitness	3,795 SF	Jan-29	$14.85	3%/Yr	NNN	$3.75	$18.60	$70,589
BMTD	6,734 SF	Nov-29	$19.00	$0.50/Yr	NNN	$3.75	$22.75	$153,202
Cabin North	4,310 SF	May-34	$16.00	3%/Yr	NNN	$3.75	$19.75	$85,125
Total	17,924 SF		$16.99			$3.44	$20.43	$366,225

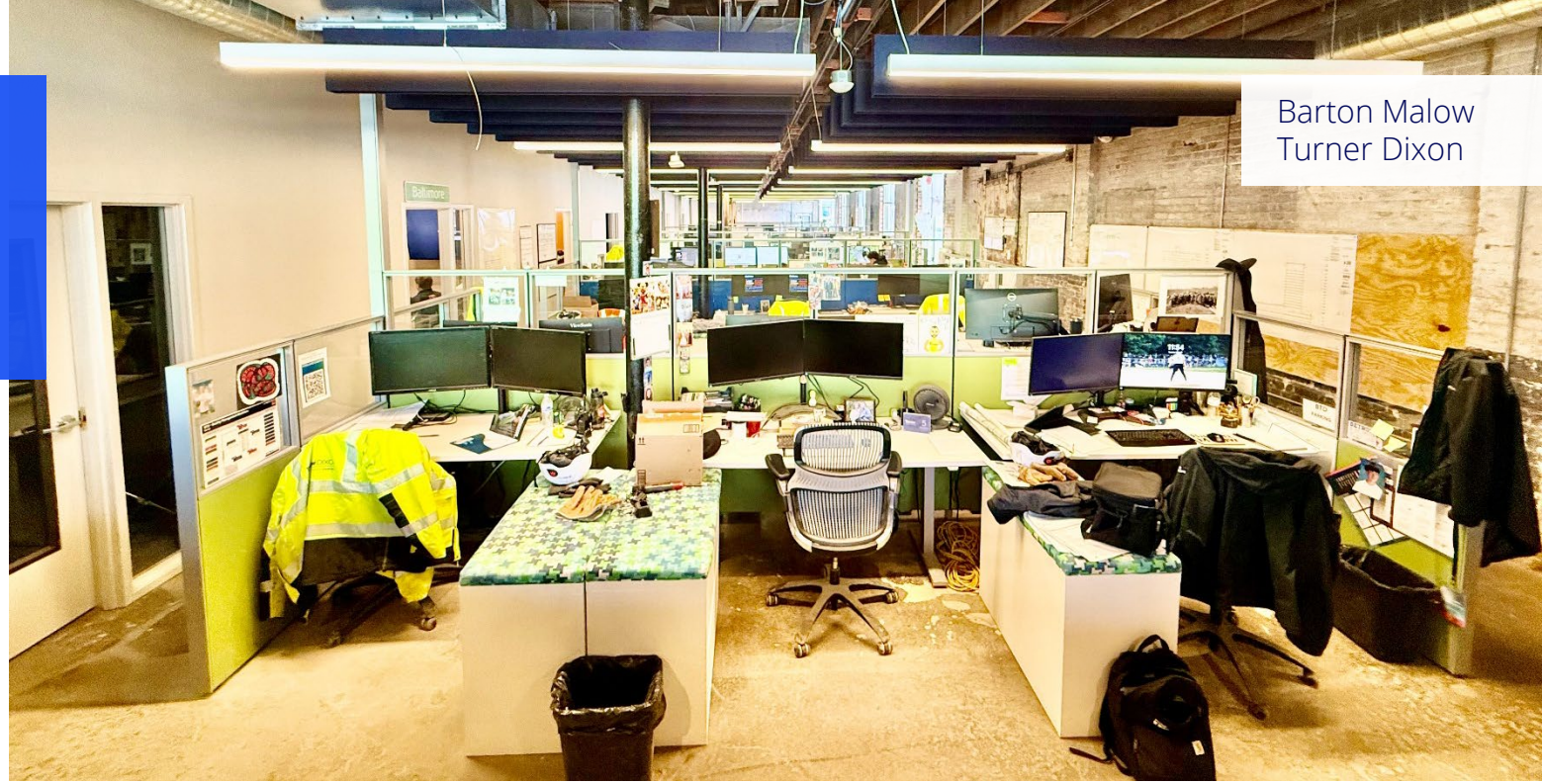
In-Place Stabilized NOI Snapshot		
Total Rent		$366,225
General Vacancy/Credit Loss	5.0%	($18,311)
Annual OPEX (Reimbursable)	$3.75	($67,224)
Annual OPEX (Non-Reimb)	$0.84	($15,000)
In-Place NOI		**$265,690**

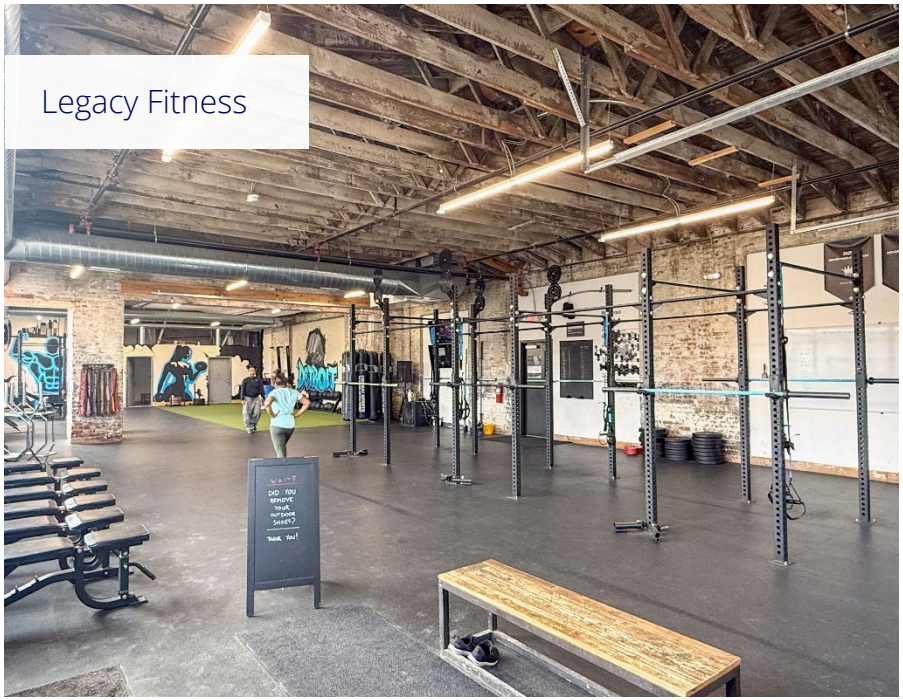
Site Plan

TENANT	LEASE EXPIRATION
Legacy Training Club	January 2029
Barton Mallow Turner Dixon	November 2029
Commonwealth Sewing Co.	June 2028
Owl & Oak	August 2027
Cabin North Brewing Company	May 2034

Property Photos

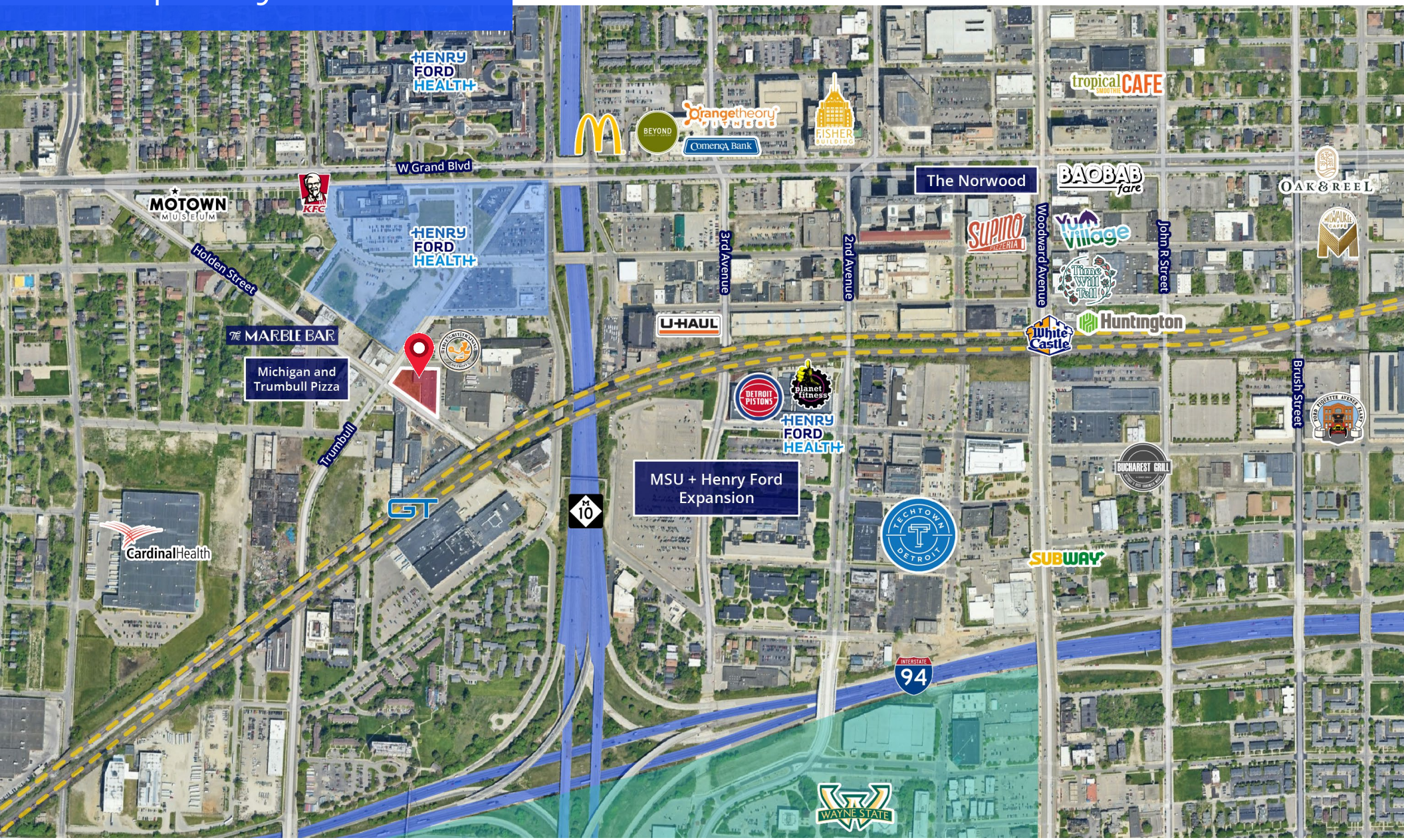
Property Photos





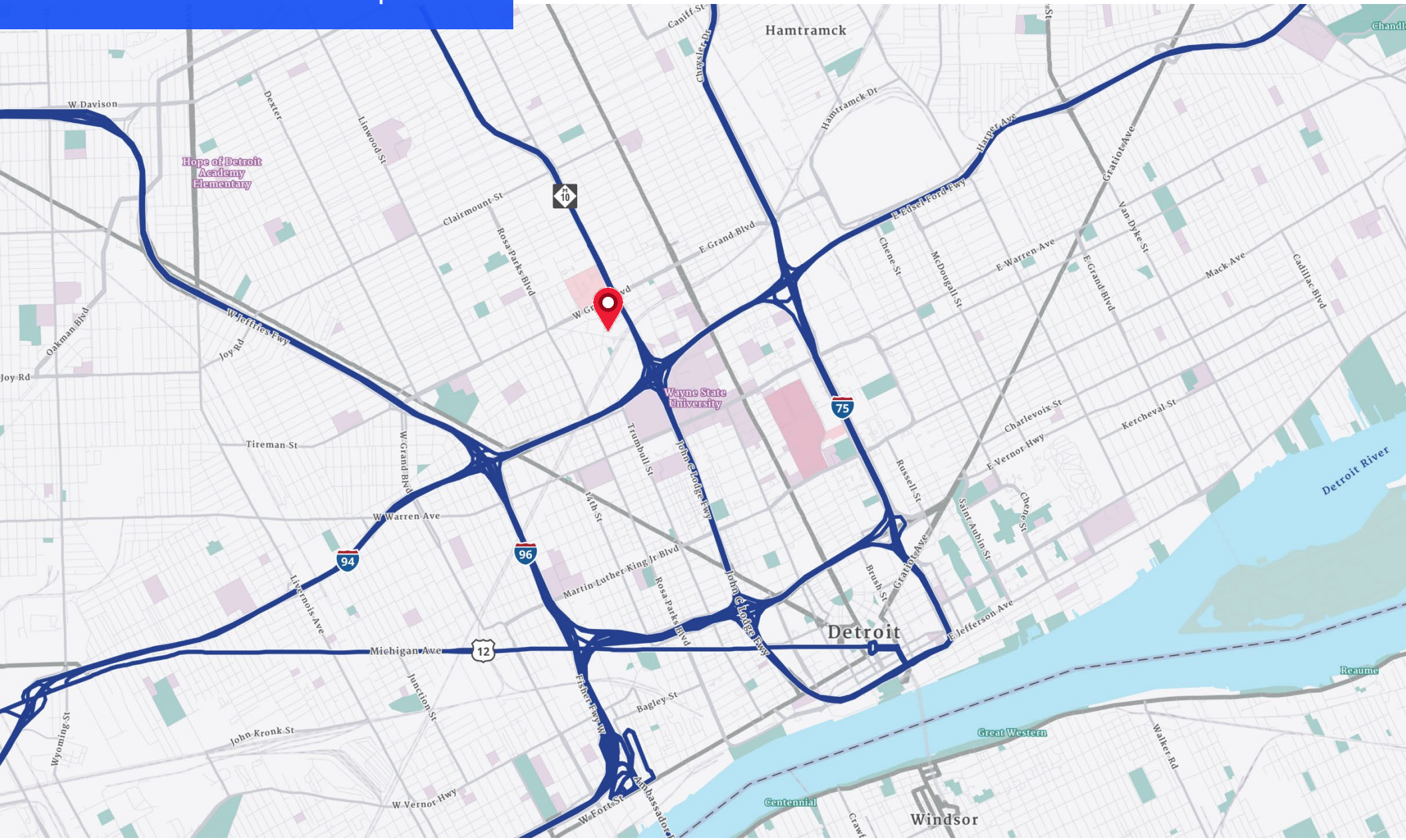
Henry Ford Expansion

Property Aerial



Area Amenities

Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	16,801	122,976	307,538
Total Households	8,118	54,868	126,984
Total Family Households	2,569	22,527	61,395
Average Household Size	1.75	2.13	2.35
Median Age	31.6	34.3	34.7
Population Age 25+	10,528	82,673	202,981
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.57%	-0.80%	-1.05%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.54%	0.03%	-0.25%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.36%	0.05%	-0.18%
Households	0.66%	0.40%	0.15%
Families	0.29%	0.01%	-0.16%
Median Household Income	2.47%	2.65%	2.27%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	8,111 / 48.3%	62,290 / 50.6%	153,767 / 50.0%
Female Population / % Female	8,690 / 51.7%	60,686 / 49.4%	153,771 / 50.0%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	$33,918	$36,147	$37,838
Average Household Income	$57,248	$59,186	$57,909
Per Capita Income	$28,013	$26,608	$24,027
SUMMARY BUSINESS DATA			
Total Businesses	925	6,161	10,626
Total Daytime Population	44,529	223,753	415,205
Daytime Population: Workers	34,402	144,564	213,453
Daytime Population: Residents	10,127	79,189	201,752

Data Notes: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

For More Information

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