



NEIGHBORHOOD

EASTERN MARKET

LOCATION

**LOCATED ON DIVISION BETWEEN
ORLEANS AND ST AUBIN**

SPACE TYPE

RETAIL / CREATIVE OFFICE

1948 Division is a thoughtfully designed environment that supports a variety of work styles, ranging from independent desk work to creative sessions and gatherings in lounge or dining areas. Five striking conference rooms / private offices featuring glass walls and thoughtful design features. Additional spaces include a library with built-in book shelves, the open workspace features a custom bench integrated with a planter and a full-height glass garage door that allows for natural light and opens to provide fresh air, and indoor-outdoor flexibility, lounge space, three 'phone booth' rooms, custom-built soft mint-gray kitchen, and two floor-to-ceiling white tile restrooms. Intentionally minimal materials allow the creative design elements to shine: smooth polished concrete and custom laminated baltic birch plywood floors, exposed wood ceilings, beautifully crafted millwork.

ASKING RENT

\$16 - \$25/SF Modified Gross

NEIGHBORS

Eastern Market, Supino Pizzeriaa, Trinosophes, People's Records, Detroit City Distillery, Vivio's Food & Spirits, Cairo Coffee, Germack, Motown Bisto, Bert's Marketplace, Eastern Market Brewing, Bea's Detroit, Germack, Beyond Juicery.

JOIN TENANTS

Anthology Coffee, RunDetroit, Rebel Nell, and M1DTW Architects

SIZE

1,621 - 3,707 Square feet

ONSITE PARKING

Yes

CEILING HEIGHTS

12'

1948

DIVISION STREET

Suite 101

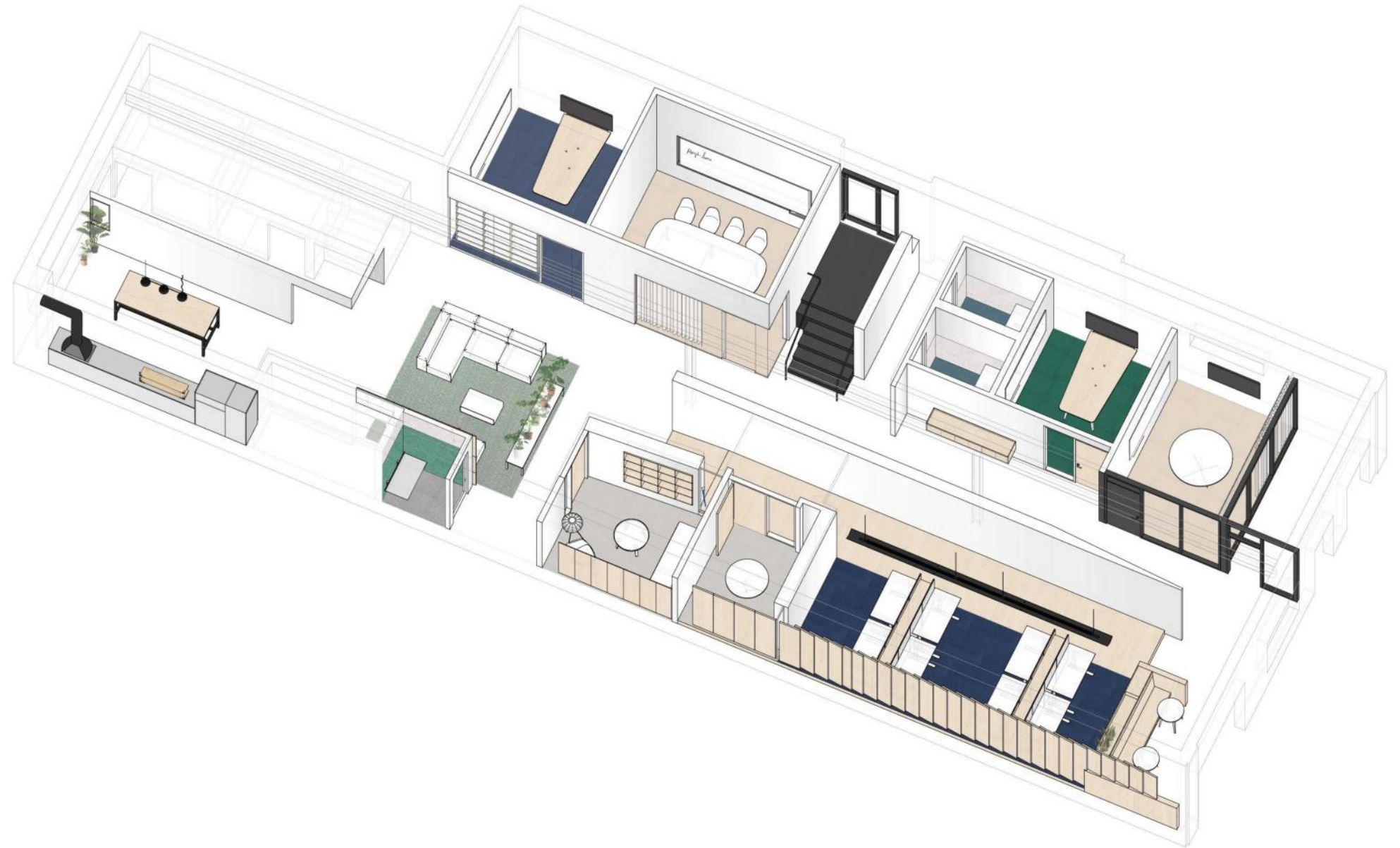
FEATURES

3,707 Square Feet

\$25/SF Modified Gross

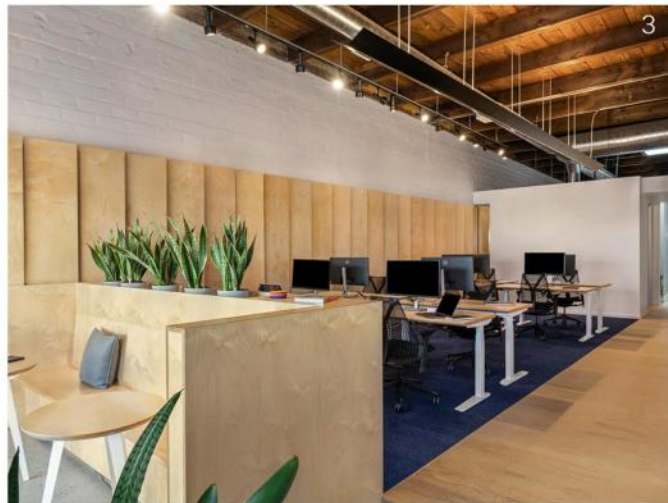
Award-winning headquarters and showroom space

Private offices, workstations, lounge area, phonebooth, glass conference rooms, kitchen and bathrooms





1. Glass-enclosed conference room
2. Lounge area
3. Laminated Baltic birch plywood custom benches and wall covers
4. Custom kitchen





1948

DIVISION STREET

Suite 106

FEATURES

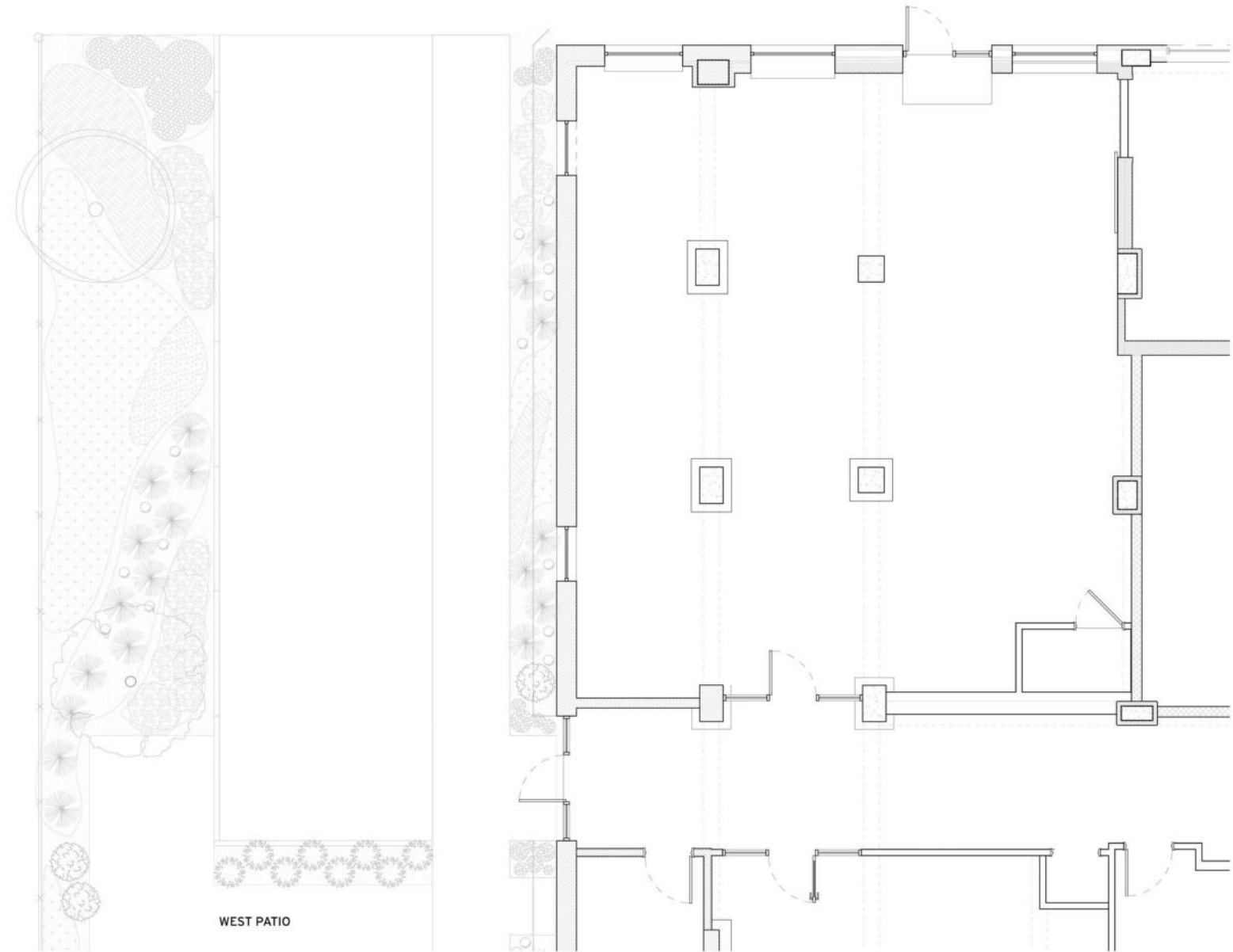
1,621 Square Feet

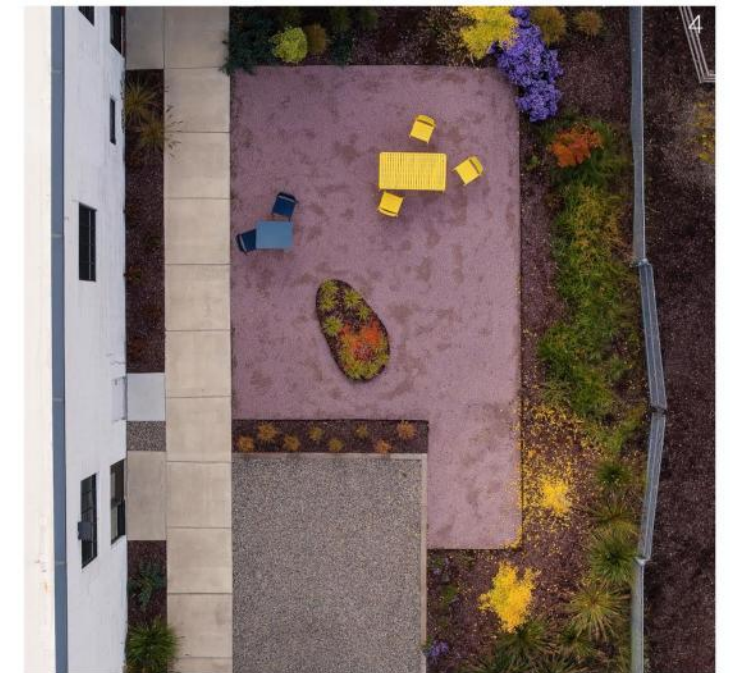
\$16/SF Modified Gross

Suited for restaurant, retail or creative office use

Option to activate outdoor patio on the Dequindre Cut

Common area restrooms





Common areas

1. Main building entrance
2. Building lobby
3. West patio area
4. Decomposed plum granite gravel outdoor space



← Lafayette park

← Downtown

Eastern Market Sheds →

← Gratiot Ave

← **1948
Division**
1,621 - 3,707 SF
Available

← Dequindre Cut

Onsite Parking →

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 1948 Division,
please contact O'Connor Real Estate

Vincent Mazzola
+ 313 704 2678
vincent@oconnordetroit.com

O'Connor Real Estate

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