

# THE PARK SHELTON

oconnordetroit.com



NEIGHBORHOOD

**MIDTOWN**

LOCATION

**NE CORNER OF WOODWARD AND KIRBY**

SPACE TYPE

**OFFICE | MEDICAL | RETAIL**



Prime retail and office spaces are now available for lease at The Park Shelton--an historic landmark in Detroit's vibrant Midtown neighborhood. Located within blocks of Wayne State University, the College for Creative Studies, and the Detroit Institute of Arts, this property offers exceptional exposure and accessibility. With 228 residential units in the building, there's a built-in customer base for new businesses. Retaining their historic charm, the spaces are outfitted with modern finishes for a seamless blend of old and new. Tenants also have access to covered parking in the attached garage.

**ASKING RENT**

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**Contact Broker**

**JOIN TENANTS**

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Join Babo, Chartreuse, The Peacock Room, Wasabi, and The Carr Center

**NEIGHBORS**

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Detroit Institute of Arts, Detroit Historical Museum, Detroit Public Library, Hellenic Museum of Michigan, Michigan Science Center,, Wayne State University, Scripps Park, Charles H. Wright Museum of African American History, College for Creative Studies, Midtown Detroit Retail District, QLine Detroit (Woodward Avenue Transit), Shinola headquarters, Ima Noodles, BasBlue

**SIZE**

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**227 - 1,663 Square feet**

**PARKING**

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**Covered parking \$75/space**







# 15

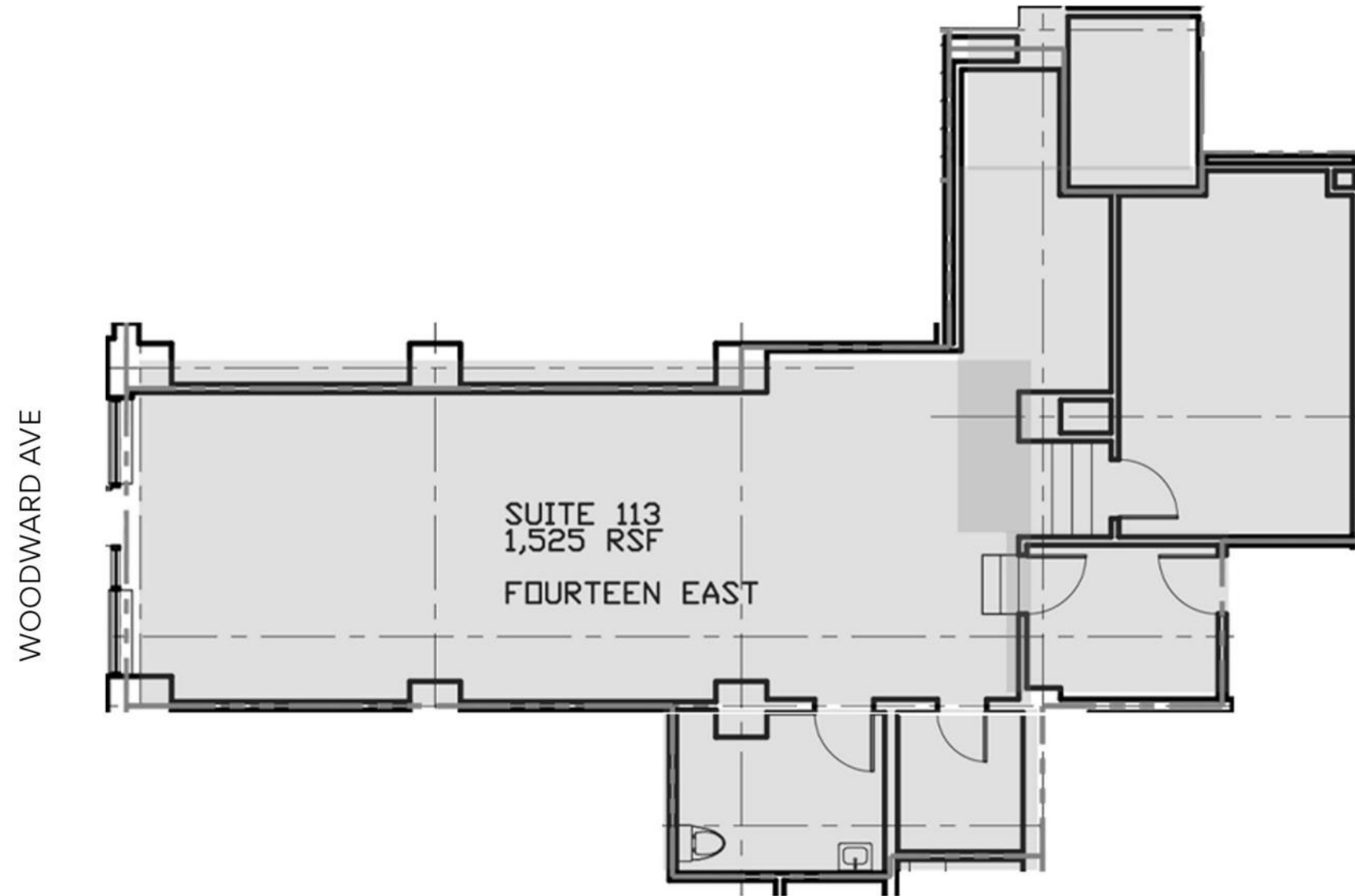
**E KIRBY**  
Suite 113

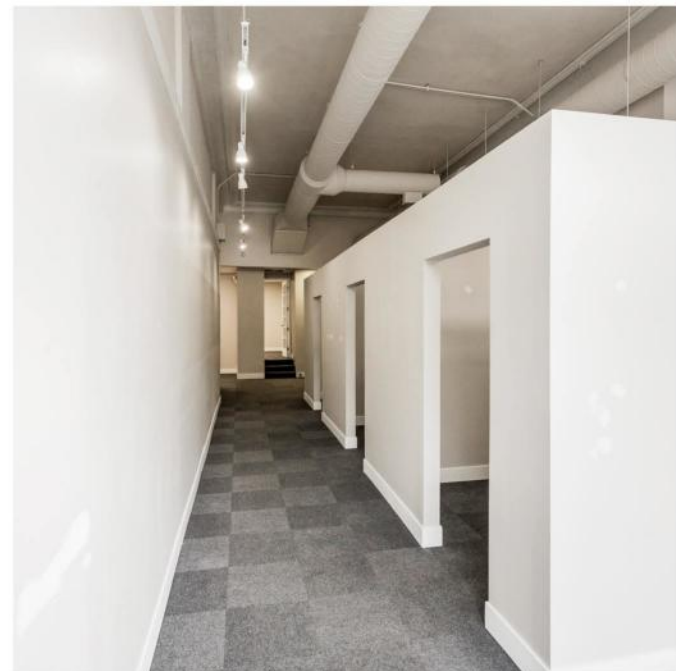
## FEATURES

1,525 Square Feet

Turn key retail or office space  
Woodward frontage with high  
visibility

Covered parking options available





# 15

**E KIRBY**  
Suite 102

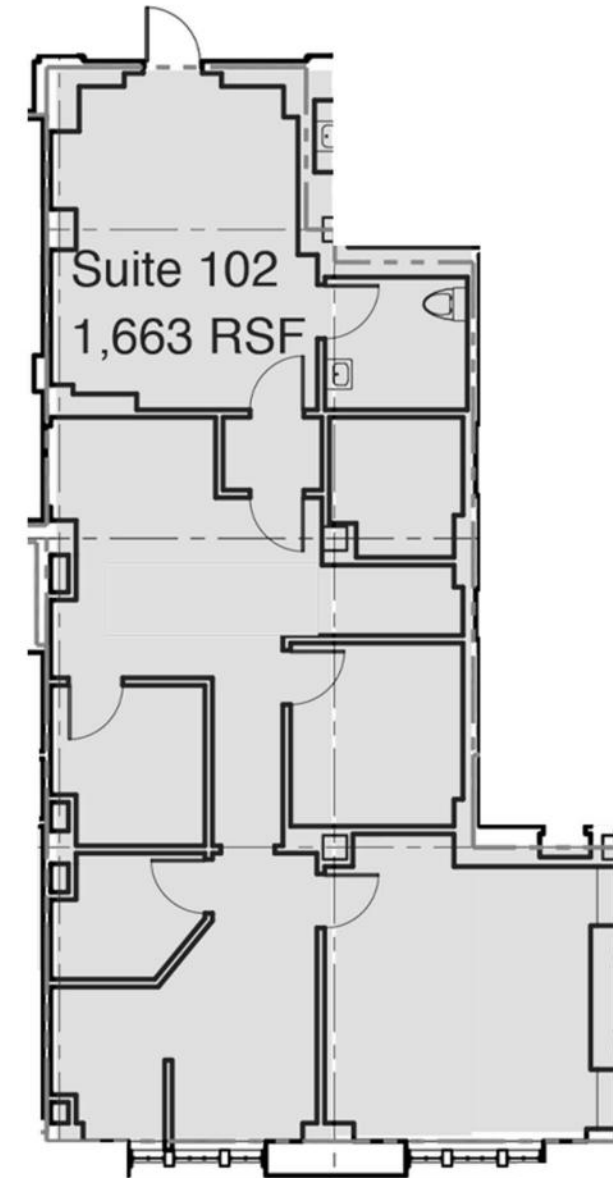
## FEATURES

1,663 Square Feet

Original historic features, including  
pewabic tiling, paired with modern  
updates

Turn key medical office space

Interior office or retail space









# 15

**E KIRBY**  
Suite 103

## FEATURES

- 227 Square Feet
- Small single suite with views of the DIA
- Starting under \$1,000/month
- Lobby signage opportunity









# MIDTOWN CULTURAL CENTER

Detroit's Cultural Center is a vibrant hub of arts, education, and history, located in the heart of Midtown. Anchored by iconic institutions like the Detroit Institute of Arts, the Charles H. Wright Museum of African American History, and the Detroit Public Library, the district offers a rich tapestry of cultural experiences. Visitors can explore world-class art collections, engage with historical narratives, and attend performances at venues like the Max M. and Marjorie S. Fisher Music Center. The area is also home to Wayne State University and the College for Creative Studies, fostering a dynamic, creative energy. With tree-lined streets, public art installations, and a blend of historic and modern architecture, Detroit's Cultural Center serves as a testament to the city's resilience, diversity, and artistic legacy.

**O'Connor** Real Estate







← Downtown (1.5 Miles)

← College for Creative Studies

← Detroit Institute of Arts

← Wayne State University

← 15  
E Kirby  
227 - 1,663 SF  
For Lease



# AREA DEVELOPMENTS



## Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



## New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



## Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



# AREA DEVELOPMENTS



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



## University of Michigan Center for Innovation

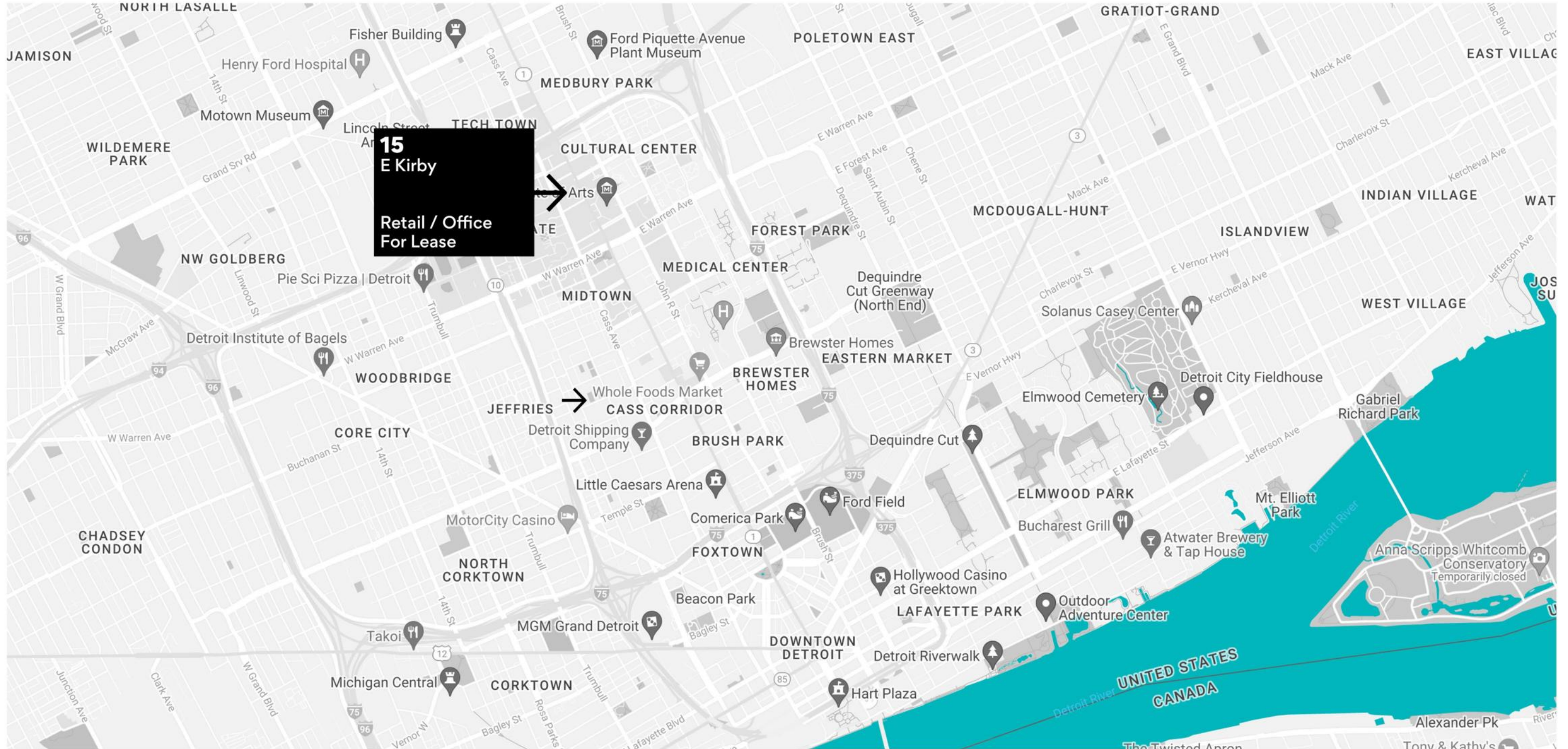
The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



## Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.







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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 The Park Shelton,  
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