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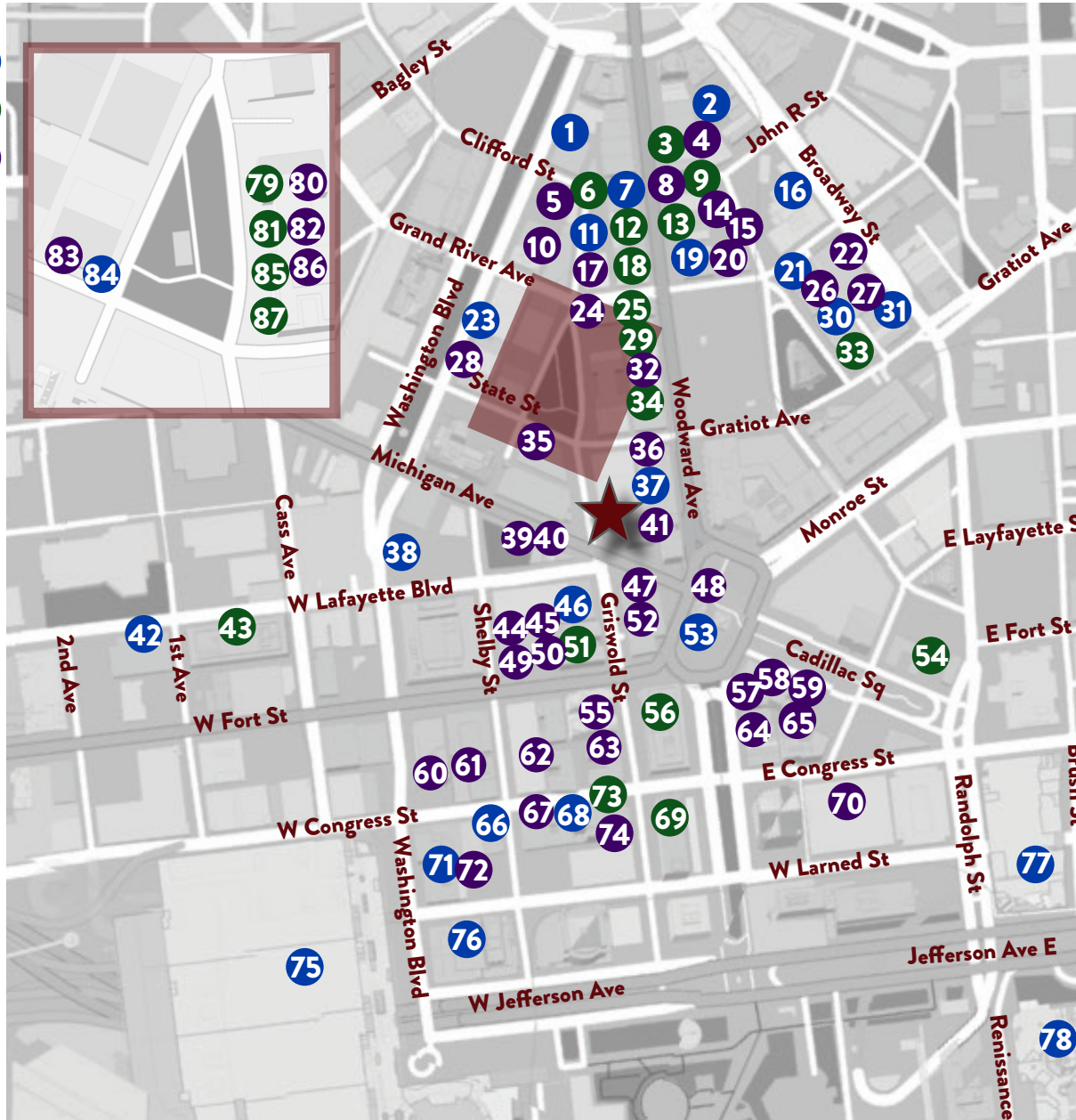
WEST
MICHIGAN



CBRE

AREA MAP

- AMENITIES ●
- RETAIL ●
- RESTAURANTS ●



- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> 1. BLO BLOW DRY BAR 2. ELEMENT HOTEL 3. JOHN VARVATOS 4. WRIGHT & CO. 5. CAFÉ D'MONGO'S 6. LULULEMON 7. WEWORK 8. BRAKEMAN 9. DÉTROIT IS THE NEW BLACK 10. URBAN BEAN 11. PURE BARRE 12. WARBY PARKER 13. MADEWELL 14. CORNERSTONE 15. AMERICAN CONEY 16. BOLL FAMILY YMCA 17. LOVERS ONLY 18. BONOBOS 19. SHINOLA HOTEL 20. SAN MORELLO 21. HAIR LAB BY DETROIT 22. PUNCH BOWL SOCIAL | <ul style="list-style-type: none"> 23. BOOK CADILLAC HOTEL 24. CANNELLE 25. MOOSEJAW 26. VINCENTE'S 27. SEVEN GREENS SALAD 28. ROAST 29. NIKE 30. CITIZEN YOGA 31. THE BELT 32. THE HUDSON CAFE 33. NOJO KICKS DETROIT 34. UNDER ARMOUR 35. PRIME AND PROPER 36. AVALON BAKERY 37. WEWORK 38. HOLIDAY INN EXPRESS 39. LAFAYETTE CONEY 40. AMERICAN CONEY 41. FRESHII 42. DOUBLE TREE 43. COMERICA BANK 44. MARU SUSHI | <ul style="list-style-type: none"> 45. DIME STORE 46. ANYTIME FITNESS 47. STARBUCKS 48. PARC 49. FORT ST. GALLERY 50. BON BON BON 51. FIFTH THIRD BANK 52. POTBELLY 53. CAMPUS MARTIUS 54. 7-ELEVEN 55. WHICH WICH 56. CHASE BANK 57. GRAND TRUNK 58. CENTRAL KITCHEN & BAR 59. SHAKE SHACK 60. BROME BURGER 61. BALANCE JUICE BAR 62. CAUCUS CLUB 63. JIMMY JOHNS 64. BESA 65. ROASTING PLANT 66. TRUST COCKTAILS | <ul style="list-style-type: none"> 67. LONDON CHOP HOUSE 68. UPS 69. BANK OF AMERICA 70. TOWN HOUSE 71. FOUNDATION HOTEL 72. APPARATUS ROOM 73. PNC 74. DOMINOS PIZZA 75. TCF CENTER 76. CROWN PLAZA 77. COURTYARD 78. MARRIOTT 79. BOYDE AESTHETIC CENTER 80. GO! SY THAI 81. BIRD BEE 82. LA LANTERNA 83. EATÓRI 84. THE TEN NAIL BAR 85. CITY BARK 86. DESSERT OASIS COFFEE ROASTERS 87. DETROIT BIKES |
|---|---|--|--|

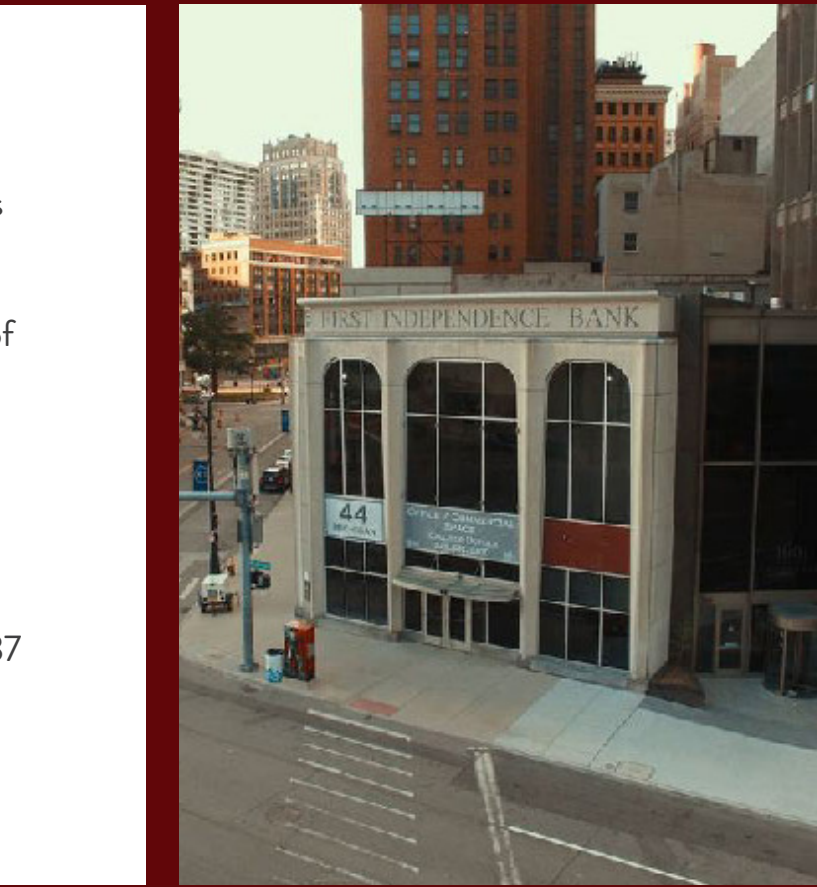
EXPANDABLE & HIGH-PROFILE SIGNAGE/HQ OPPORTUNITY

- The building consists of roughly 21,000 sq. ft. + sub-basement, with a proposed six-story addition, for a potential of about 60,000 sq. ft.
- Possible to expand up to 20 stories or more



BUILDING INFORMATION

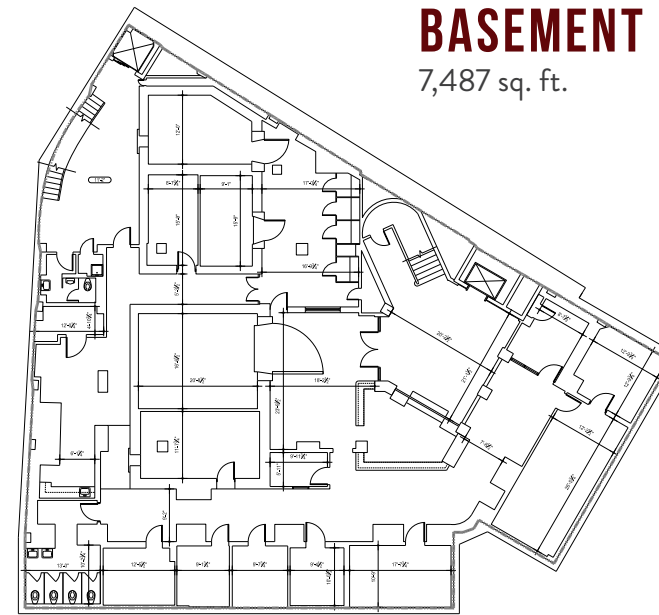
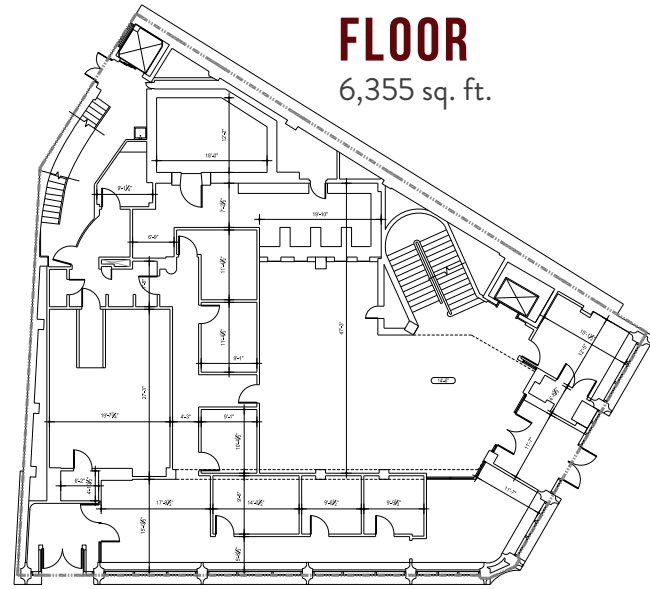
- Originally built as an 8-story building known as The State Savings Bank Building
- In the heart of downtown, at the intersection of Michigan Avenue, Griswold, & Lafayette
- Immediate proximity to Campus Martius and Capital Park
- 6,355 sq. ft. and 6,345 sq. ft. plates above ground, an 7,487 sq. ft. lower level and an 7,487 sq. ft. sub-basement
- Impressive ceiling heights and floor-to-ceiling windows





FIRST FLOOR

6,355 sq. ft.



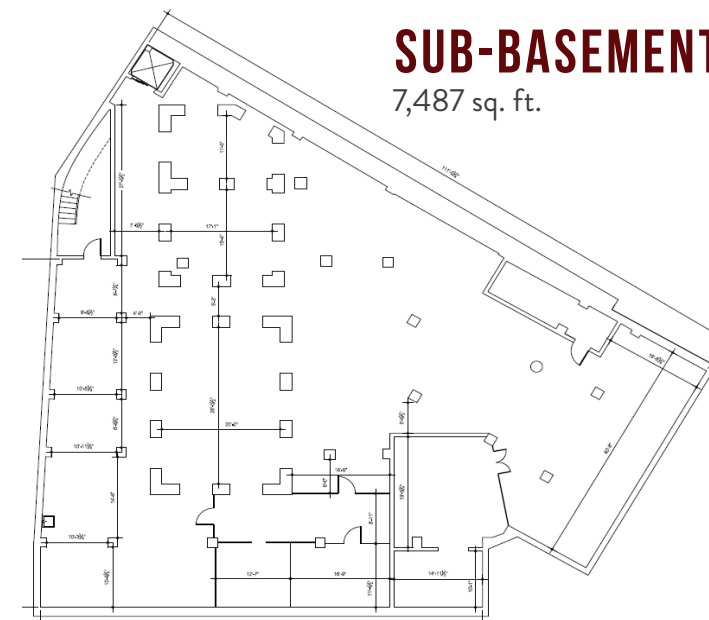
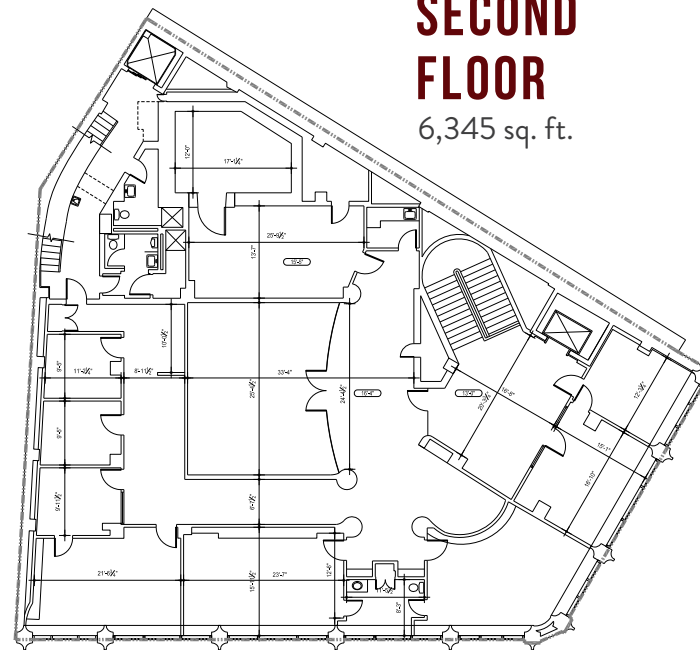
BASEMENT

7,487 sq. ft.



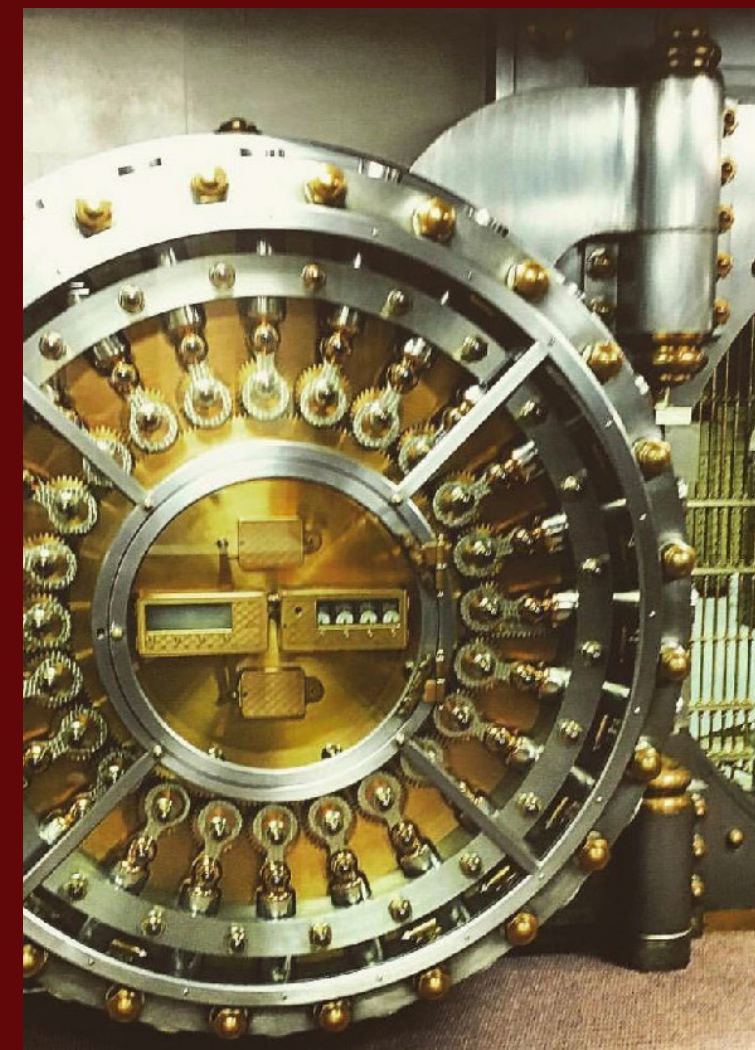
SECOND FLOOR

6,345 sq. ft.



SUB-BASEMENT

7,487 sq. ft.



GREATER DOWNTOWN DETROIT

BY THE NUMBERS



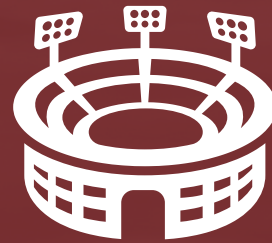
#1 THE MOST EXCITING CITY IN AMERICA
– NEW YORK TIMES 2018



#2 CITY IN THE WORLD TO VISIT
– LONELY PLANET



#2 METRO IN THE US TO OWN A HOME
– URBAN INSTITUTE



4 PROFESSIONAL SPORTS TEAMS



OVER 19 MILLION VISITORS PER YEAR
– 300% VISITATION INCREASE SINCE 2008



20 FORTUNE 500 COMPANIES





ABOUT **BASCO**

Detroit-based Basco was founded in 2001 as a boutique commercial investment and development company with a target of creating walk-able districts in metro Detroit communities. The Company is in the forefront of investing and developing up-and-coming neighborhoods and business districts through new and exciting architecture coupled with a keen respect to the past. Basco is also involved in the ongoing management of its real estate, assuring tenants responsive and personal service to the highest level. For the last six years, Basco has been making a significant and focused investment in and around Downtown Detroit, and is currently in different stages of developing, marketing, and managing multiple unique and exciting mixed-use properties. www.bascomi.com

WE ARE PLACE MAKERS.

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