

BEFORE



Woodward

STOP

PROFESSION L 15/2



AFTER

Plaza Redevelopment

3800 Woodward Avenue, Detroit

COMPLETED 2017

Project overview

The Plaza Midtown LLC project renovated a former medical office building on Woodward Avenue in Midtown Detroit into a mixed-use retail and residential building. The 12-story mid-rise tower includes first-floor retail space totaling 1,800 square feet. Remaining floors have been converted into 72 market-rate residential units, ranging in size from 887 square feet (one-bedroom unit) and to 2,400 square feet (three-bedroom unit).

The building features 51 one-bedroom, 19 two-bedroom, and two three-bedroom units. Due to the age and condition of the building, a full update of the building's mechanical, electrical and plumbing systems was necessary. The project also included a full restoration of the building's historic exterior to its original mid-century modern design. The building had been closed since 2013.

The Plaza Midtown LLC is a commercial real estate development company formed for the purpose of redeveloping 3800 Woodward in Detroit. The entity is led by the Detroit-based Roxbury Group LLC, who recently completed the renovation of the David Whitney Building, the Auburn, and the Milliken State Park Outdoor Adventure Center, formerly known as the Globe Building.

The building was originally scheduled for demolition as part of the redevelopment of the larger site by another development team building a medical office tower and parking deck. The Roxbury Group purchased the tower and their redevelopment fits nicely with the other development. This redevelopment has "saved" 96,000 square feet of existing but unused space in Midtown.

MEDC investment: \$3.5 million Michigan Community Revitalization Program performance-based equity investment;
\$1 million Michigan Brownfield tax credit

Private investment: \$21.1 million

Local investment: \$4.2 million

Jobs: 25