

600 RENAISSANCE CENTER

APPLICATION TO EXPAND ZONING USES

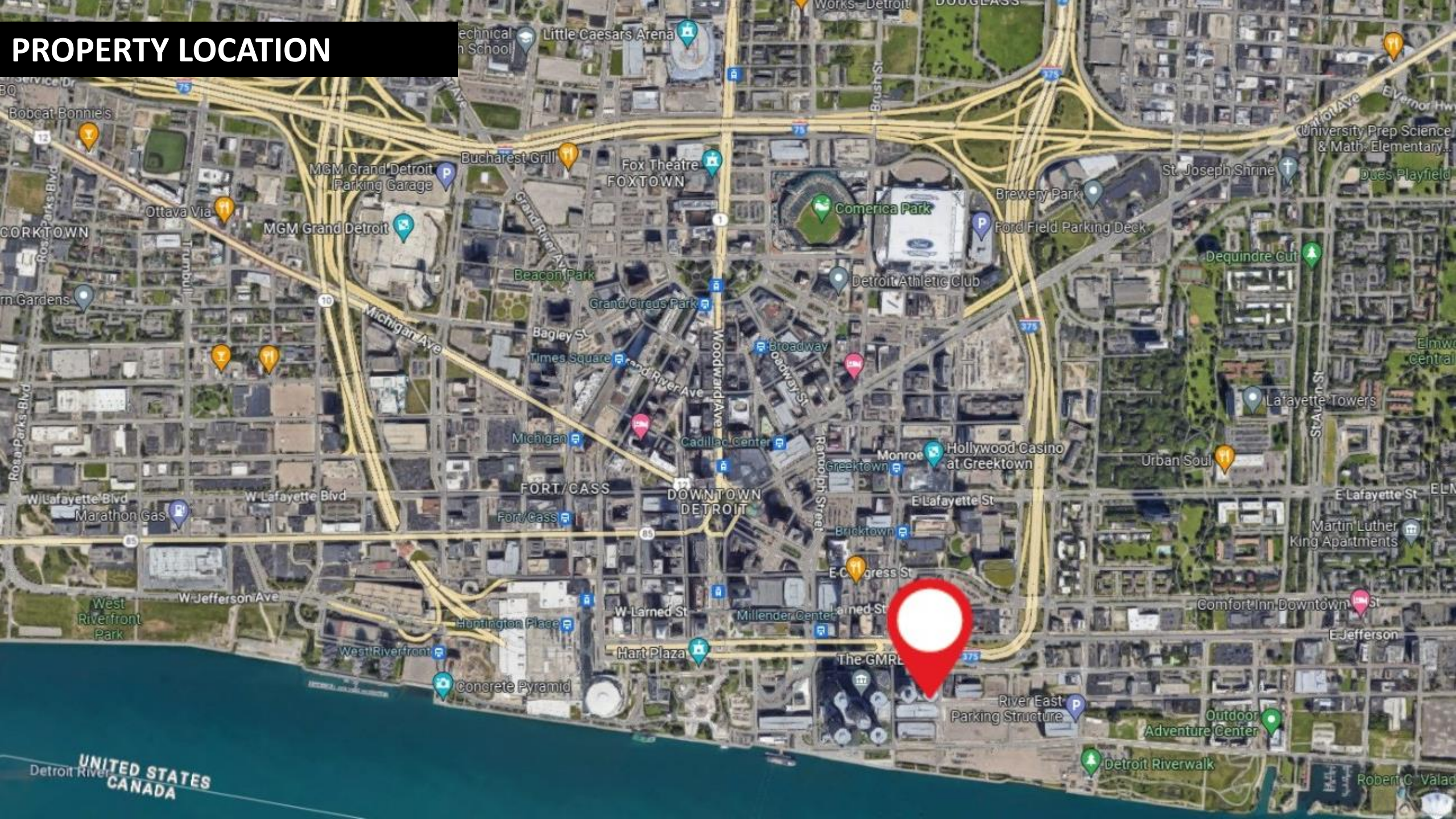


600 RENAISSANCE CENTER

- **Representative:** Friedman Real Estate
- **Owner:** Michigan Acquisition East LLC
- **Address:** 590 E. Jefferson
- **Parcel:** 03000001.002A
- **Existing Zoning:** PD
- **Existing Use:** Office
- **Proposal:** Modify the Planned Development to allow the B5 Major Business District uses



PROPERTY LOCATION



SURROUNDING AREA



Motor City
Casino Hotel

Little Caesars
arena

Comerica
Bank

Ford
Ford Field

HOLLYWOOD
Casino
GreenTown

75

375

MGM GRAND
DETROIT

BOOK
TOWER

FOX
HIGHLIGHTS

Hudson's Site

Campus Martius
Park

600 Tower

gm

Michigan Ave

E Lafayette St

AMERICAN
AUTOMOBILE
TUNNEL

Hart Plaza

HUNTINGTON
PLACE

Fort St

E Jefferson

10

MARRIOTT
Andiamo
BOUTIQUE
HIGHLANDS

Detroit
Riverwalk

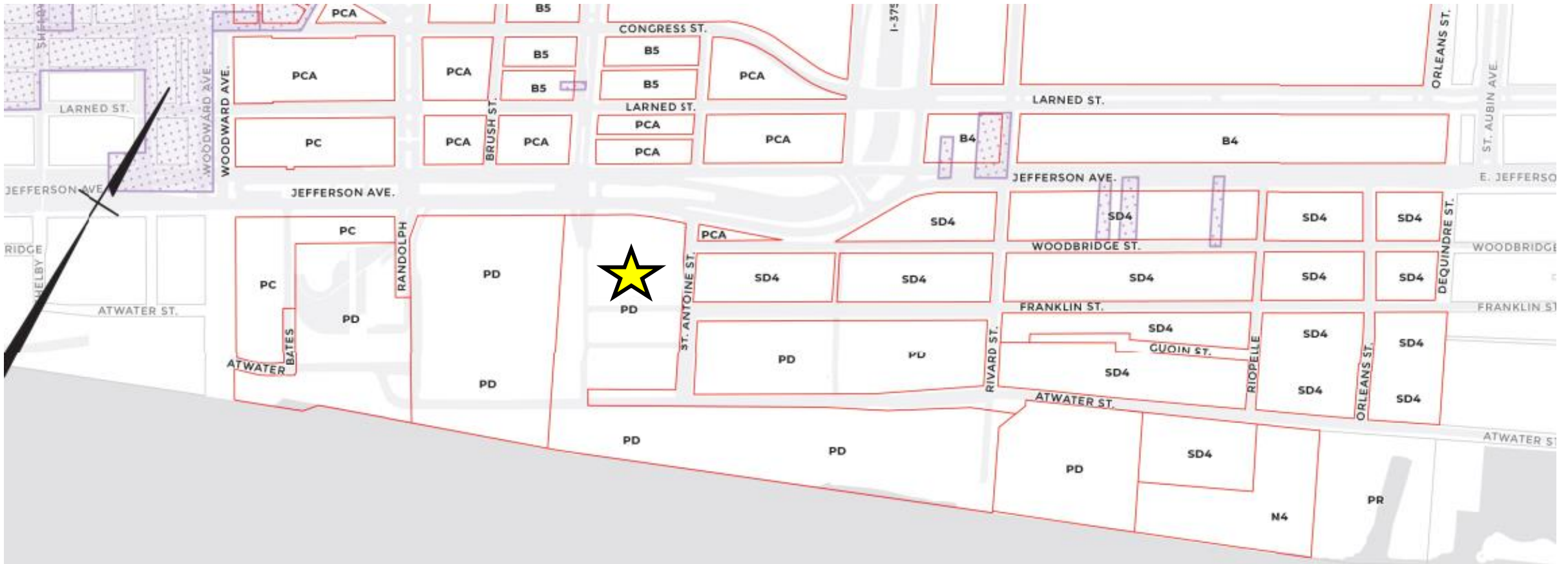


DETROIT RIVER

**TOWER 600
(SUBJECT PROPERTY)**



JEFFERSON AVENUE



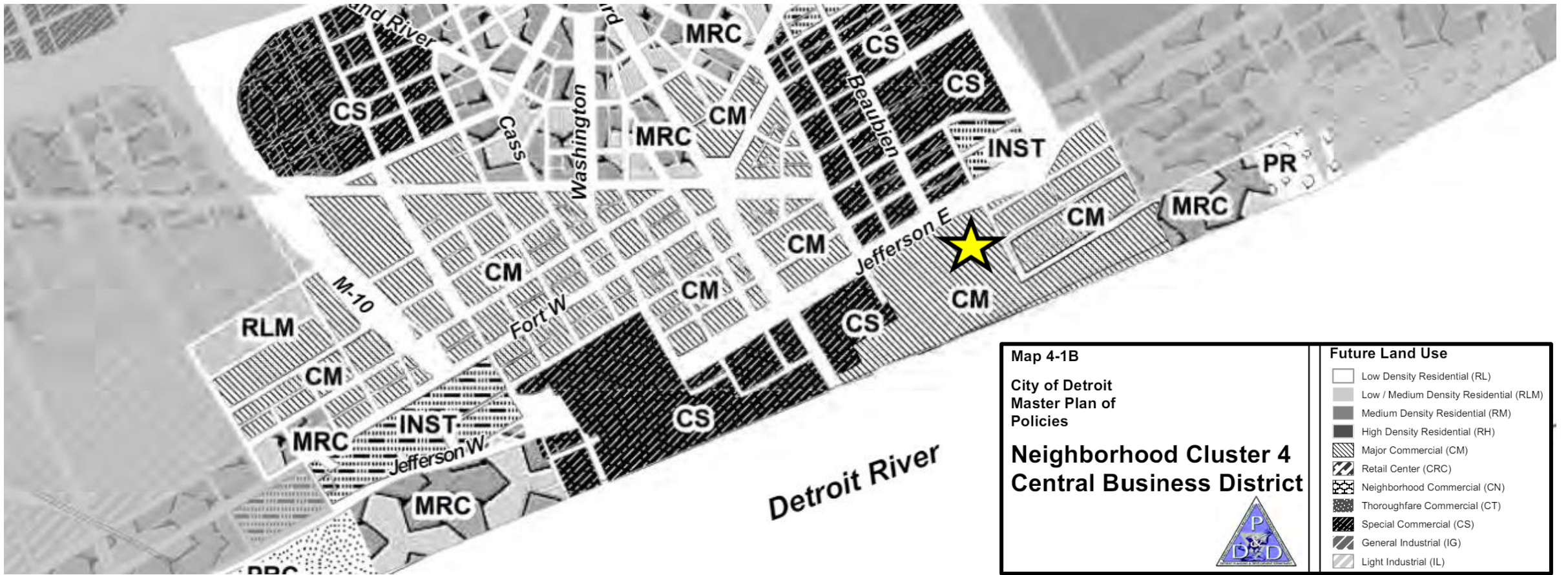
EXISTING ZONING

600 RENAISSANCE CENTER

Zoned: PD

± 336,000 SF office building – 10% occupied

± 1.25-acre site



MASTER PLAN
 600 RENAISSANCE CENTER

Master Plan: CM (Major Commercial)
 ± 336,000 SF office building – 10% occupied
 ± 1.25-acre site

EXISTING USES & LEGAL DESCRIPTION

2021 ZONING LETTER



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

June 9, 2021

To Whom It May Concern:

Pursuant to your request for zoning verification of the above-referenced property, we have reviewed our records and find that the property is located in a PD (Planned Development) zoning district. Modifications or expansions of uses within a planned development district are subject to review and approval by the City Planning Commission and Detroit City Council.

The current legal conforming use of 590 E. Jefferson is 'Office' per building permit 39263 issued March 19, 1987 and several subsequent permits. The current legal conforming use of 582 E. Jefferson is 'Office, Retail and Restaurant'. The current legal, conforming use of 580 E. Jefferson is 'Surface Parking Lot, Commercial'. The continued use of these properties for the above-stated uses are permitted per Section 50-11-13 of the Detroit Zoning Ordinance, subject to compliance with all relevant codes and ordinances.

Building permits are required for any construction activities at the site. If you have any questions, please contact our zoning division at zoning@detroitmi.gov.

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager

Coleman A. Young Municipal Center Phone 313-224-2733 TTY:711
2 Woodward Avenue, Fourth Floor Fax 313-224-1467
Detroit, Michigan, 48226 www.detroitmi.gov

600 TOWER LEGAL DESCRIPTION

600 Tower:

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lots 5, 6, 7 and part of 8 (SE Woodbridge & N Franklin) also vacated Woodbridge 8 Franklin Streets 50 feet wide Plat of the A Beaubien Farm Liber 27 Pages 197 through 199 of Deeds, Wayne County Records all described as commencing at intersection South line Jefferson Avenue 210 feet wide with West line Randolph Street 60 feet wide as platted; thence along said South line North 59 degrees 49 minutes 57 seconds East 836.99 feet; thence South 19 degrees 52 minutes 47 seconds East 106.34 feet; thence North 59 degrees 49 minutes 57 seconds East 116.61 feet; thence on curve to right 13.98 feet radius 77.38 feet delta 10 degrees 20 minutes 53 seconds chord bearing North 65 degrees 00 minutes 24 seconds East 13.96 feet; thence North 70 degrees 10 minutes 50 seconds East 29.22 feet to point of beginning; thence continuing North 70 degrees 10 minutes 50 seconds East 56.55 feet; thence South 19 degrees 49 minutes 10 seconds East 0.88 feet; thence North 70 degrees 10 minutes 50 seconds East 156.56 feet; thence on curve to right 14.23 feet radius 21.50 feet delta 37 degrees 55 minutes 16 seconds chord bearing North 89 degrees 08 minutes 28 seconds East 13.97 feet to West line St Antoine Street 50 feet wide; thence along said West line South 26 degrees 05 minutes 38 seconds East 228.76 feet; thence South 59 degrees 49 minutes 57 seconds West 205.42 feet; thence North 30 degrees 10 minutes 03 seconds West 274.17 feet to point of beginning.

Tax Parcel Identification Number: Ward 03, Item No. 000001.002A

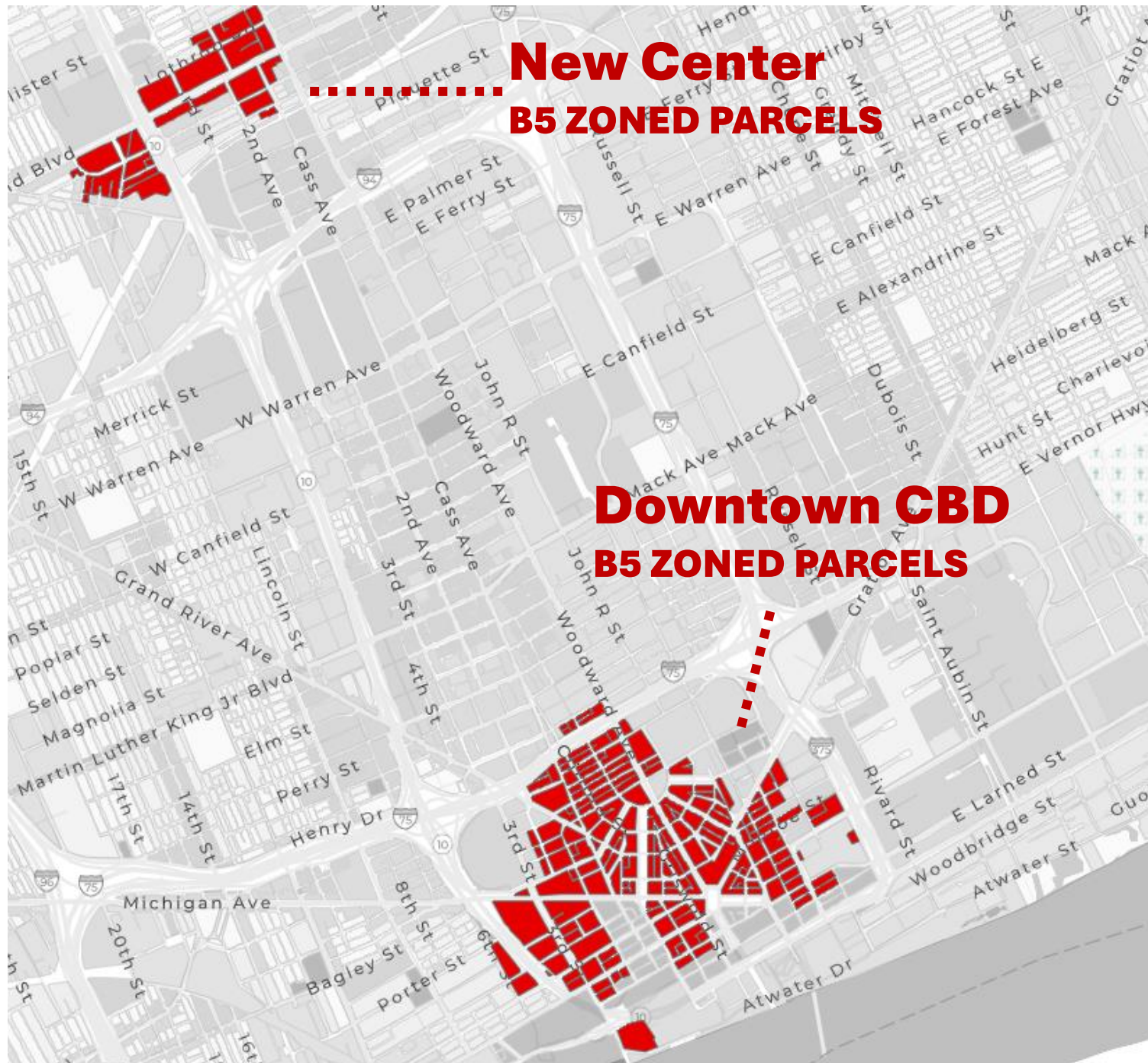
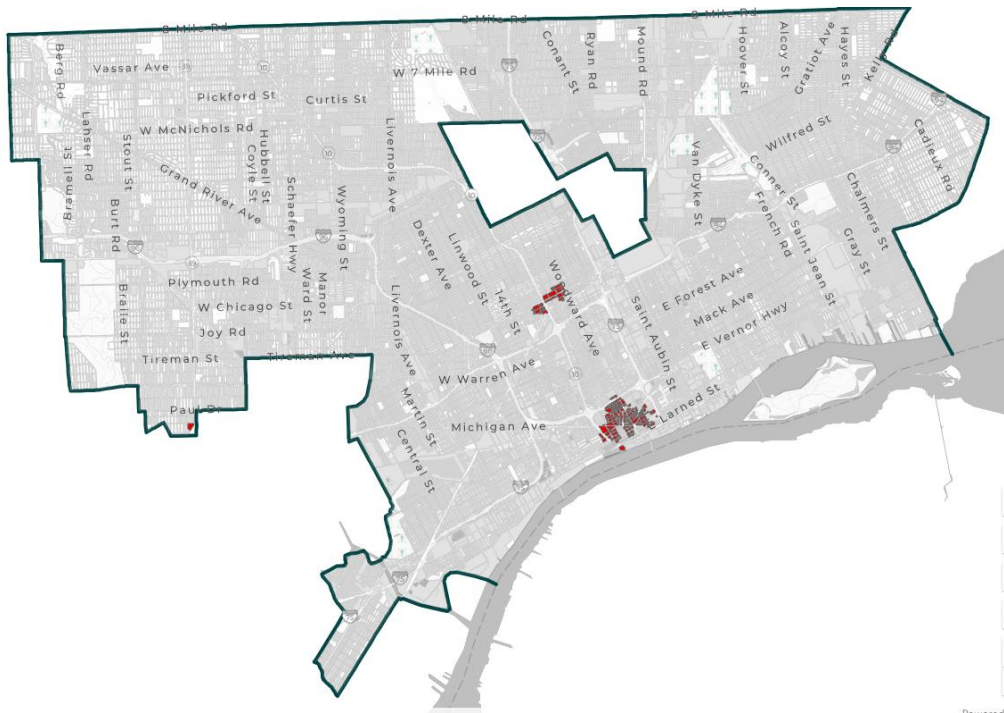
Commonly known as: Tower 600 of the Renaissance Center
590 E. Jefferson Avenue
Detroit, Michigan

PROPOSAL TO MODIFY THE EXISTING PD TO PERMIT B5 USES (Except a short list)

The B5 Major Business District is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

Proposed uses limited to those currently permissible for the B5 (Major Business District) zoning classification with the exception of the following uses:

- Mortuary or funeral home including those containing crematory
- Firearms dealership
- Firearms target practice range
- Motor vehicle filling station
- Motor vehicle services
- Medical marijuana provisioning center
- Medical marijuana safety compliance
- Medical marijuana safety transporter



THE FRIEDMAN DIFFERENCE

- Friedman Real Estate has been servicing real estate needs in Metro Detroit for 37 years & is one of the nation's largest privately owned real estate services firms with over 450 team members.
- Positioned as one of the Midwest's premier brokerage and management firms specializing in office, retail, multifamily and industrial real estate.
- Our experienced team provides a complete array of commercial and multifamily real estate services, including property and asset management, brokerage and construction.
- Friedman's property specialists assist banks, special servicers, private owners and a litany of financial institutions in evaluating, securing, protecting, managing, and repositioning assets.
- Detroit Assignments: Management of 3,000+ multifamily units & leasing 3MM+ SF of office space.



600

CURRENT BROKERAGE LISTINGS



18,000,000

COMMERCIAL SF MANAGED



\$22,500,000,000

IN CLOSED TRANSACTIONS



15,000

MULTI-FAMILY UNITS MANAGED

THE FRIEDMAN DIFFERENCE

TURNAROUND MANAGEMENT AND ASSET REPOSITIONING

- Office to Multifamily Conversion / Office to Showroom Conversion / Industrial Redevelopment

TREMONT MADISON



SUN RESEARCH CENTER



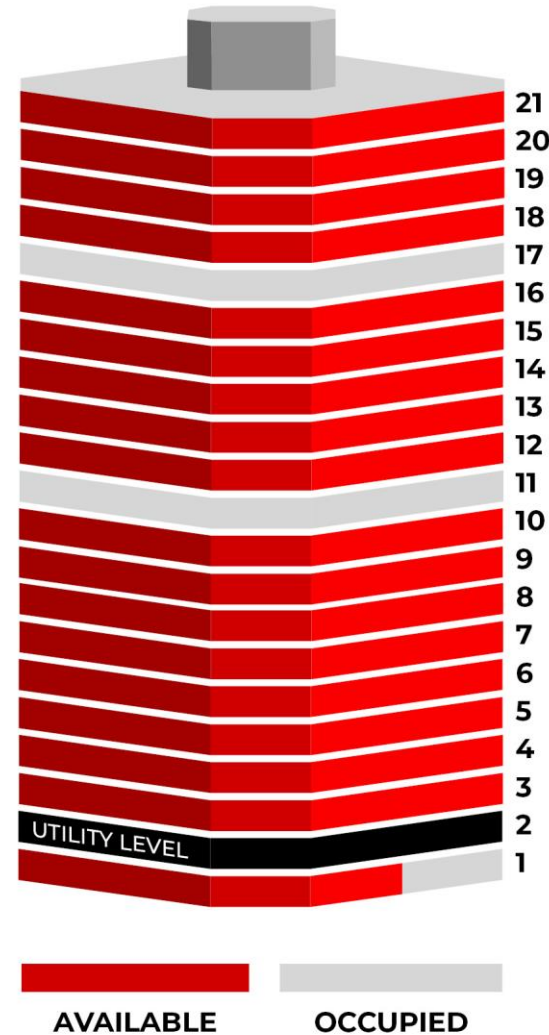
LM MANUFACTURING

600 TOWER – PHOTOS



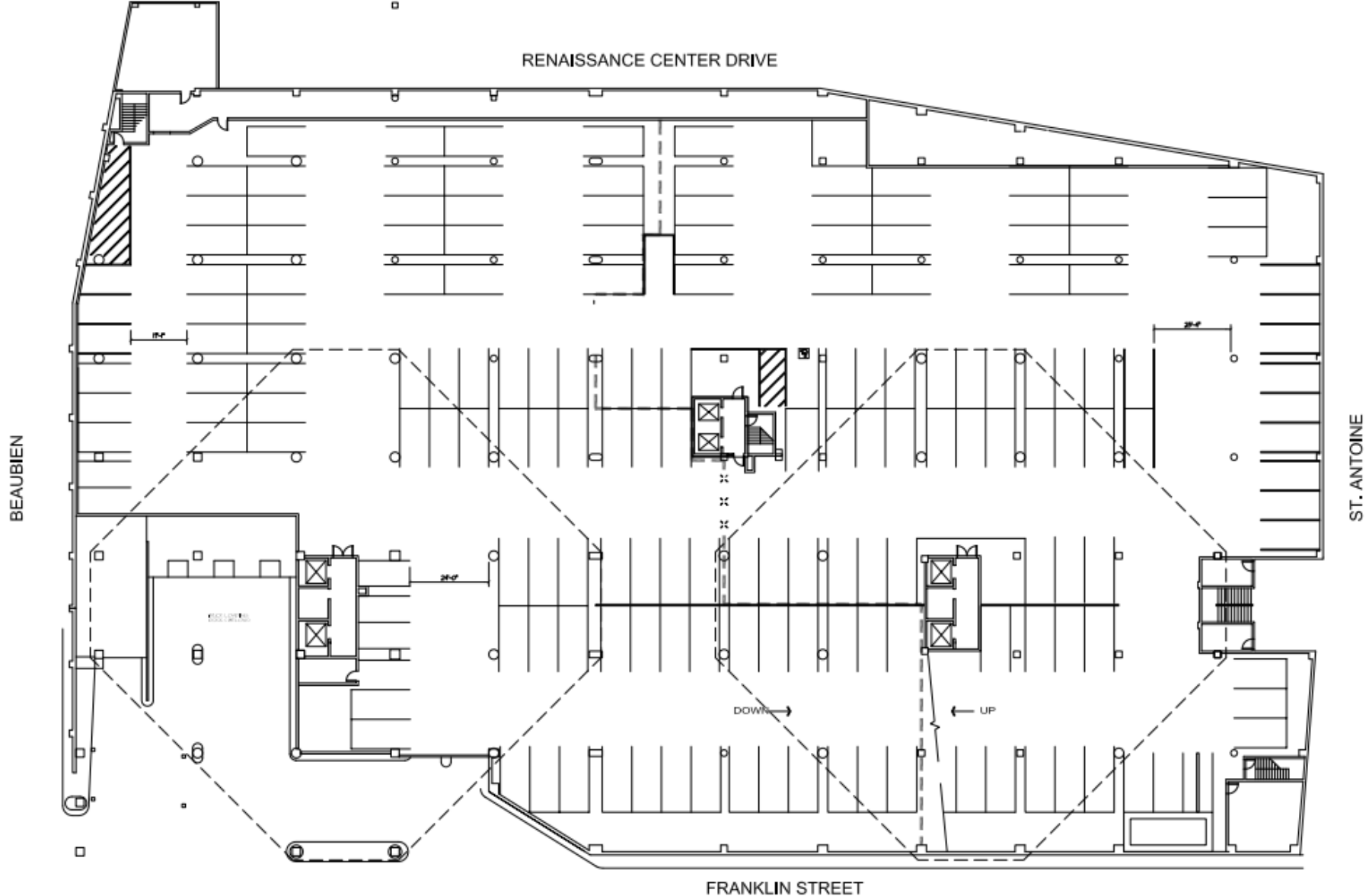
600 RENAISSANCE CENTER

- **Building Size:** 336,000 SF
- **Stories/Floor Size:** 21 Floors/16,500 SF
- **Parcel Size:** 1.25 Acres
- **Parking:** 270 Onsite + up to 200 offsite
- **Current Occupancy:** 10%
- **Current Tenants:** Great Expressions, Detroit Riverfront Conservancy & Canadian Consulate
- **Occupancy History:**
 - BCBSM Signed 15-year lease in 500 Tower & on 2/24, BCBSM vacated 165K SF in 600 Tower, which resulted in a 10% occupied tower.

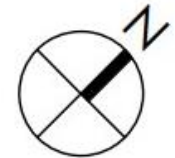
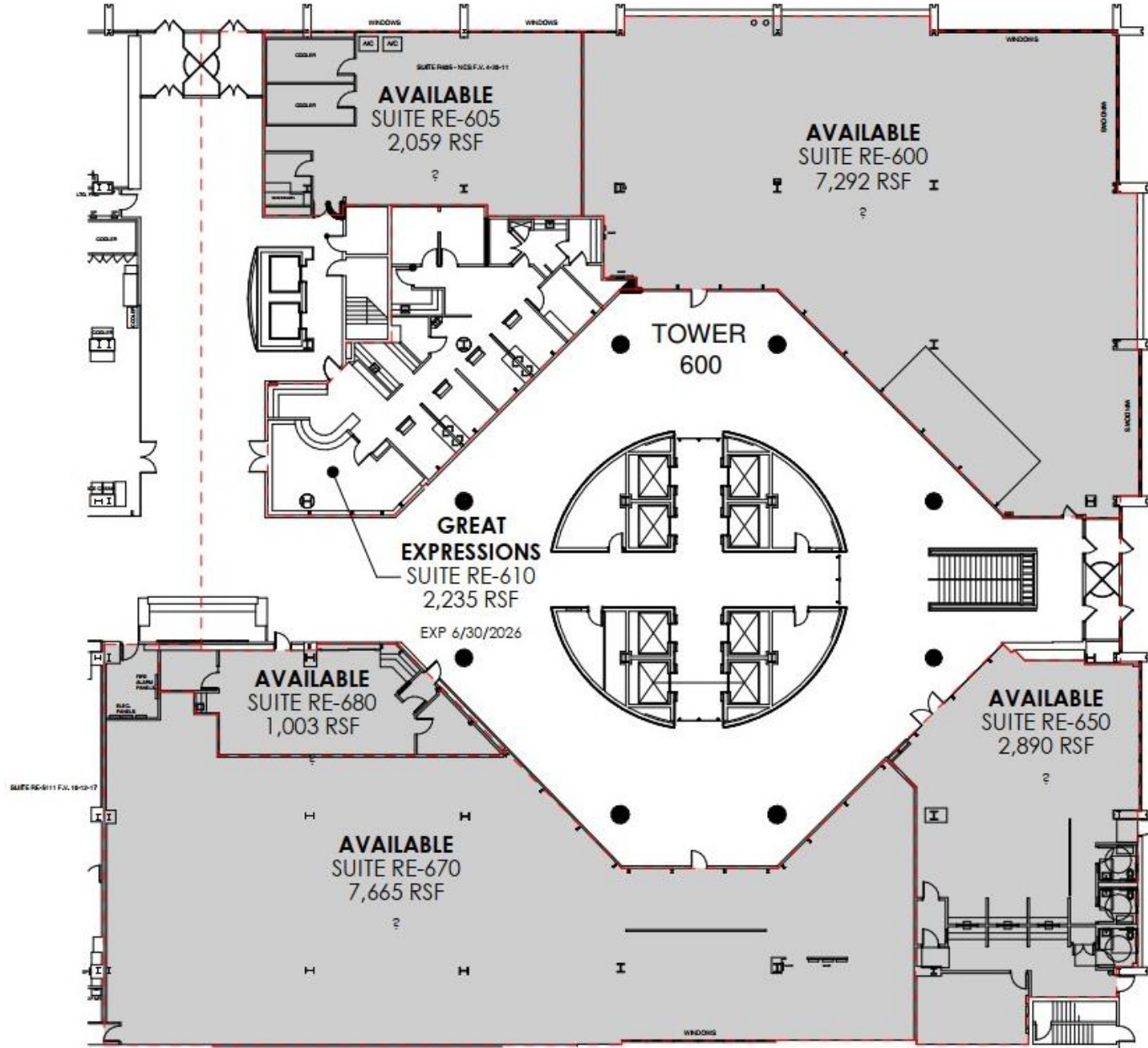


Average floor plate = ±16,500 SF

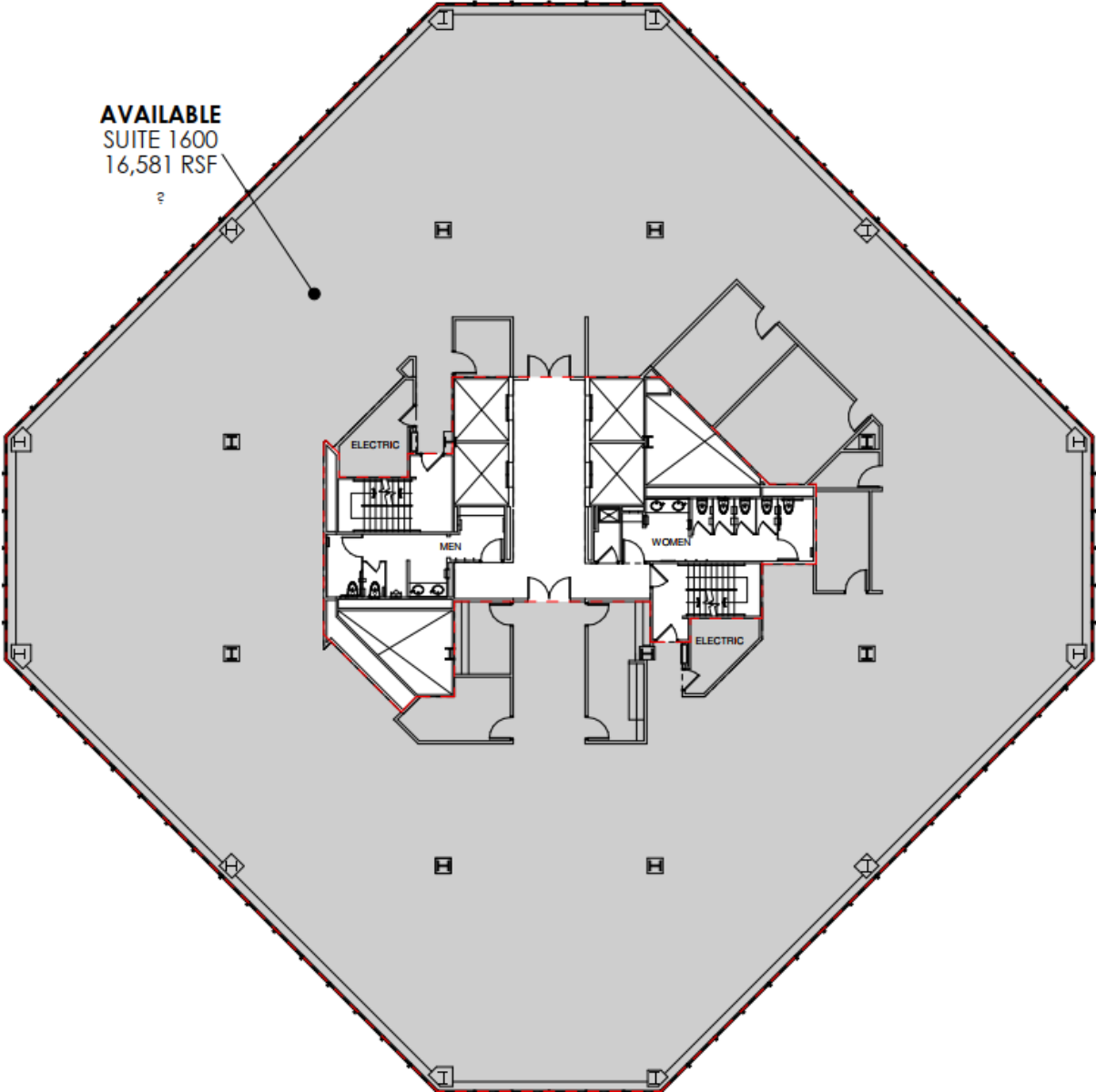
600 TOWER –PARKING GARAGE (LEVELS A-C)



600 TOWER – 1st FLOOR (LOBBY)



600 TOWER – FLOORS 3-21



Community outreach, notification and/or support

- **Detroit Riverfront Conservancy**
 - Mark Wallace, CEO
- **Downtown Detroit Partnership**
 - Eric Larson, CEO
- **St. Peter & Paul Church**
 - Father Tim McCabe, Director of the Pope Francis Center
- **Millender Center**
 - Management Staff
- **Detroit-Wayne Joint Building Authority**
 - Management Staff

**600 RENAISSANCE
CENTER**

OPEN FOR DISCUSSION



