

SECTION

FOUR

ECONOMY

AND

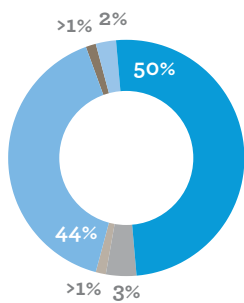
INVESTMENT

ECONOMY & INVESTMENT

EMPLOYMENT	
EMPLOYMENT, EMPLOYMENT SECTORS & GROWTH	76
WAGES	77
COMMERCIAL SPACE	78
REAL ESTATE DEVELOPMENT	82

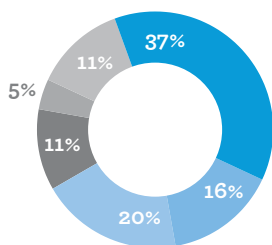
(4.1) Since 2010, Downtown Detroit has added over **16,000 employees** including over **12,000 Quicken Loans** affiliated team members, **3,400 Blue Cross Blue Shield** employees, and **600 Campbell Ewald** employees.

(4.2) Total Employment in Greater Downtown, 2011



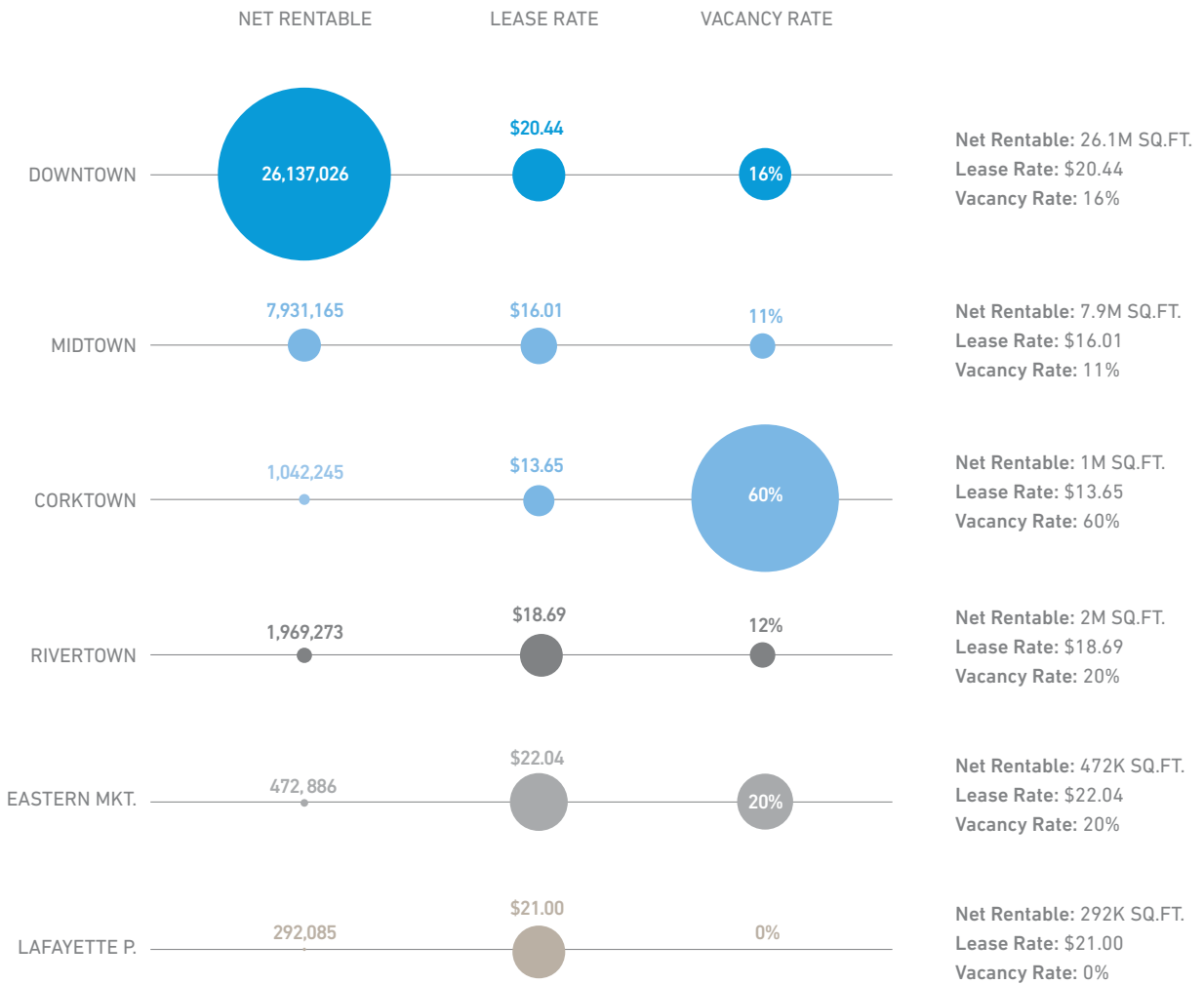
AREA	EMPLOYEE COUNT
CORKTOWN	2,329 EMPLOYEES
DOWNTOWN	66,489 EMPLOYEES
EASTERN MARKET	3,407 EMPLOYEES
LAFAYETTE PARK	413 EMPLOYEES
MIDTOWN	59,557 EMPLOYEES
RIVERTOWN	1,664 EMPLOYEES
WOODBIDGE	542 EMPLOYEES

(4.3) Employment by Sector, 2011



SECTOR	EMPLOYEE COUNT
PRIVATE EDUCATION & HEALTHCARE	50,875 EMPLOYEES
GOVERNMENT	21,596 EMPLOYEES
PROFESSIONAL, SCIENTIFIC, TECH & MGMT	27,862 EMPLOYEES
LEISURE & HOSPITALITY	15,093 EMPLOYEES
CONSTRUCTION, MANUFACTURE & TRANSPORT	6,493 EMPLOYEES
OTHER SECTORS	14,482 EMPLOYEES

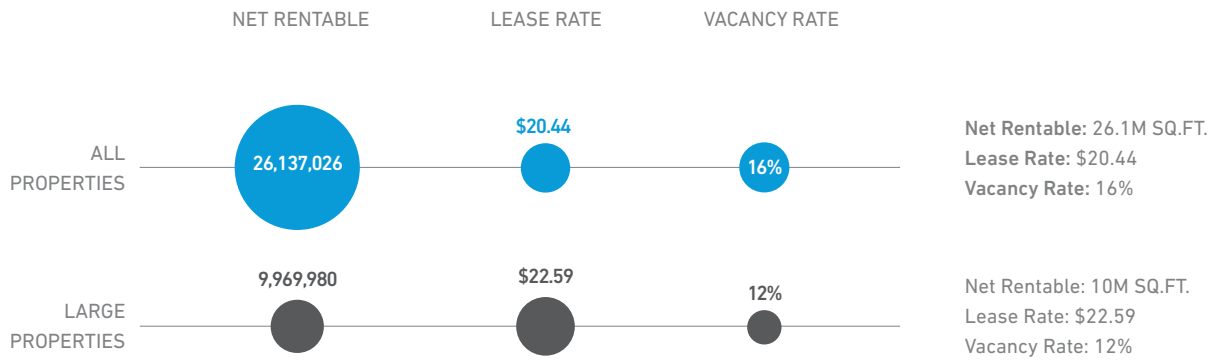
(4.5) Commercial Real Estate in Greater Downtown, All Properties, 2014



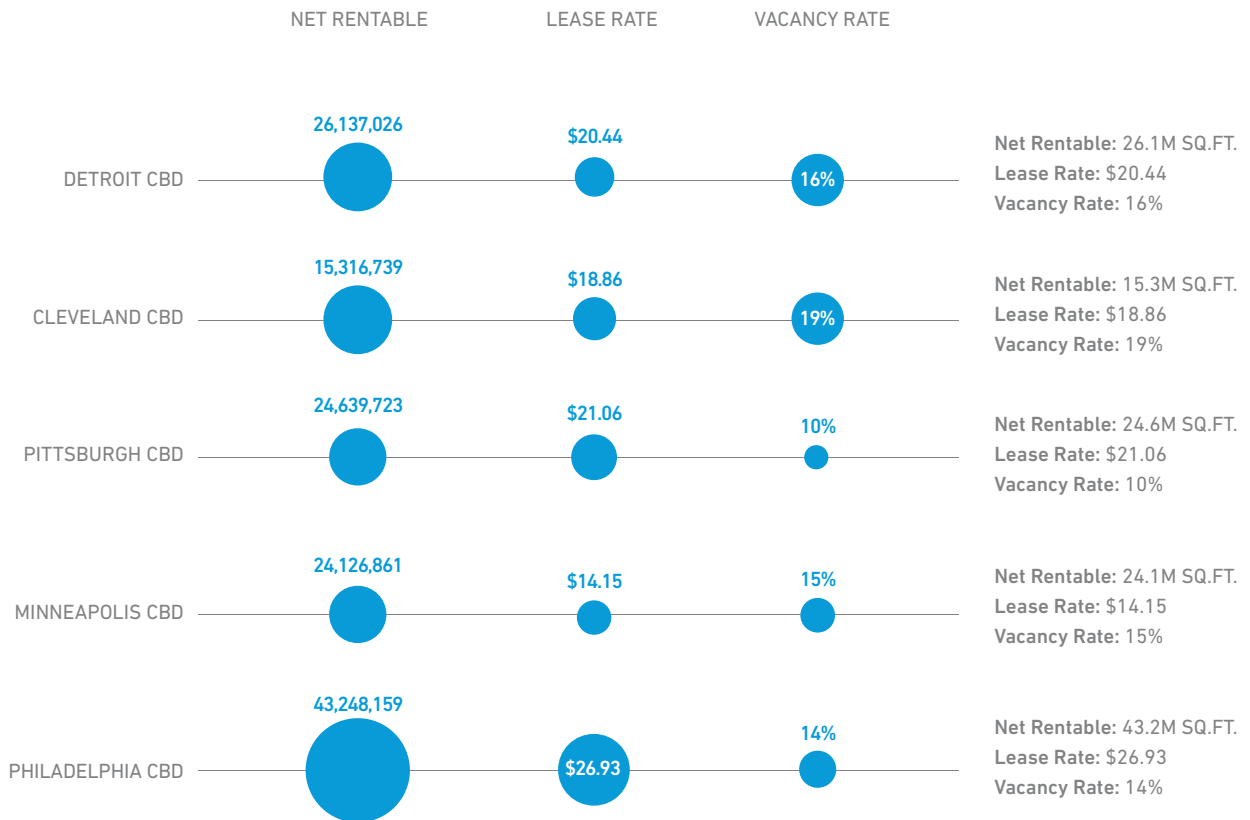
(4.6) Commercial Vacancy Rate in the Central Business District, 2010–2014



(4.7) Large Properties in the Central Business District, 2014



(4.8) Commercial Real Estate, Central Business District Comparisons, 2014



Right:
Woodward Avenue, Downtown

LOFT

Moosejaw

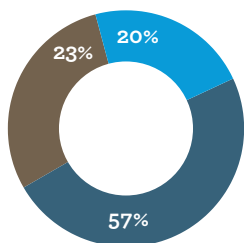


REAL ESTATE DEVELOPMENT

(4.9) Since 2006, over **\$9 billion** has been invested in real estate development projects in Greater Downtown.

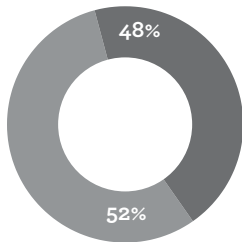
Between 2006 and 2012, over **\$4.2 billion** was invested in a total of **176 projects**. Between 2013 and 2014, **\$5.2 billion** was invested in a total of **258 projects**.

Greater Downtown Investment by Status, 2013–2014



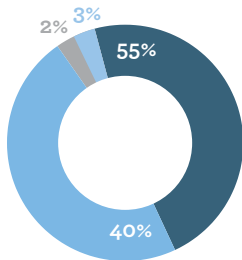
STATUS	INVESTMENT	# OF PROJECTS
COMPLETE	\$1,215,742,227	115
UNDER CONST.	\$1,171,869,976	59
PIPELINE	\$2,957,613,312	103

Greater Downtown Investment by Construction Type, 2013–2014



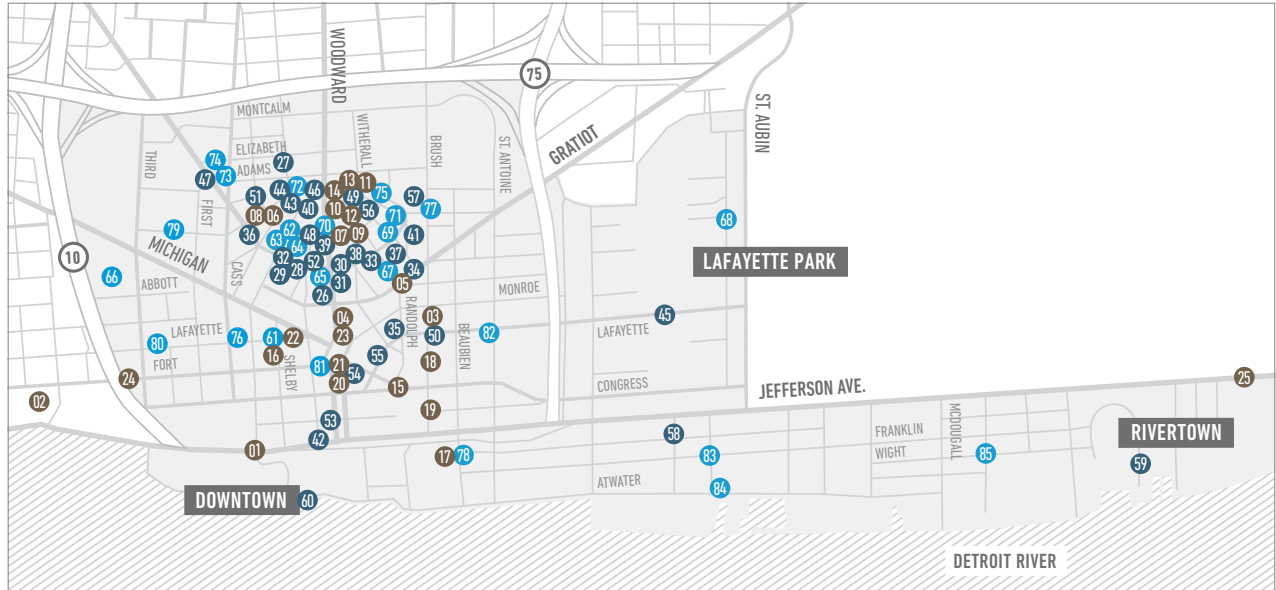
TYPE	INVESTMENT	# OF PROJECTS
NEW CONST.	\$2,542,270,397	51
RENOVATION	\$2,782,210,117	212
INFRASTRUCTURE	\$20,145,000	14

Greater Downtown Investment by Neighborhood, 2013–2014

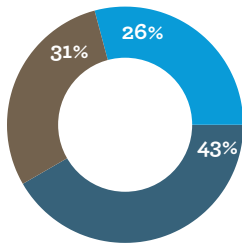


NEIGHBORHOOD	INVESTMENT	# OF PROJECTS
DOWNTOWN, RIVERTOWN AND LAFAYETE PARK	\$2,926,591,563	93
MIDTOWN	\$2,154,706,951	142
EASTERN MARKET	\$85,706,000	24
CORKTOWN	\$178,215,000	18

Downtown, Lafayette Park & Rivertown

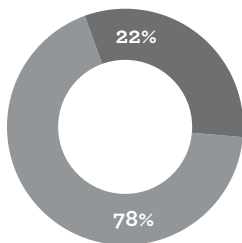


Downtown Investment by Status, 2013



STATUS	INVESTMENT	# OF PROJECTS
COMPLETE	\$919,407,250	26
UNDER CONST.	\$734,592,900	26
PIPELINE	\$1,272,597,414	41

Downtown Investment by Construction Type, 2013



TYPE	INVESTMENT	# OF PROJECTS
NEW CONST.	\$645,562,844	15
RENOVATION	\$2,277,284,719	74
INFRASTRUCTURE	\$3,250,000	4

Development Project

- 01 Cobo Hall
- 02 Riverfront Towers
- 03 1001 Brush Street
- 04 1001 Woodward
- 05 Buffalo Wild Wings
- 06 Julian C. Madison Building
- 07 Lofts of Merchants Row
- 08 Detroit City Apartments
- 09 1500 Woodward
(Wright Kay)
- 10 1520 Woodward
- 11 1521 Broadway
- 12 1528 Woodward
- 13 Madison
- 14 Grand Circus
- 15 Two Detroit Garage
- 16 Former Federal Reserve
- 17 Detroit Marriott
Renaissance Center
- 18 419 Fort Street
- 19 Renaissance City
Apartments
- 20 Grand Trunk Pub
- 21 First National Building
- 22 Anytime Fitness at
Security Trust Lofts
- 23 One Kennedy Square
- 24 WCCCD
- 25 Belleview Development

Development Project

- 26 The Griswold Roxbury
- 27 The Residence - Grand
Circus Park
- 28 Capitol Park Lofts
- 29 119 State Street
- 30 1201-1217 Woodward
- 31 Hudson's Site
- 32 1215 Griswold
- 33 1234 Library (Punchbowl)
(Z Deck)
- 34 1238 Randolph
- 35 Bates Garage Site
- 36 Book Building and Tower
- 37 1322-1332 Broadway
(3 buildings)
- 38 1400 Woodward
- 39 1412 Woodward
- 40 Valpey Building, Pepper
Shoes, Schostak
- 41 1452 Randolph/Michigan
Chronicle
- 42 Griswold Capitol Park
- 43 1505 Woodward
- 44 Statler City Apartments
- 45 DuCharme
- 46 1550 Woodward
- 47 DTE Public Space
Development
- 48 28 W. Grand River
- 49 Metropolitan
- 50 Randolph and Lafayette
Surface Lots
- 51 Philip House
- 52 45 W. Grand River
- 53 511 Woodward Roxbury
- 54 Vinton
- 55 Cadillac Tower
- 56 Wurlitzer
- 57 Madison Avenue - Phase 1
Infrastructure (DDA)
- 58 East Riverfront (Phase One)
- 59 Harbortown Residential
Complex
- 60 Roberts Riverwalk Hotel
Pool Conference Center

Development Project

- 61 Olde Building
- 62 Griswold Lofts - Detroit
Savings Bank
- 63 The Albert
- 64 Farwell Lofts
- 65 Detroit Institute for Music
Education (DIME)
- 66 New Safety HQ
- 67 Cary Building Lofts
- 68 Lafayette Towers
- 69 Lambert Edwards
& Associates
- 70 Woodward Lofts
- 71 Ashley/Milner
- 72 David Whitney Building
- 73 Grand Army Memorial Hall
- 74 Mindfield
- 75 Detroit Athletic Club
- 76 Free Press Building
- 77 Music Hall Center for the
Performing Arts
- 78 Urban Science
- 79 Navitas Building
- 80 615 W. Lafayette - Detroit
Media Partnership
- 81 620-630 Woodward
- 82 BCBS Cornice and Slate
Building
- 83 Orleans Landing, East
River Development
- 84 Globe Building
- 85 East Jefferson Neighborhood
- Presbyterian Villages
of Michigan Development

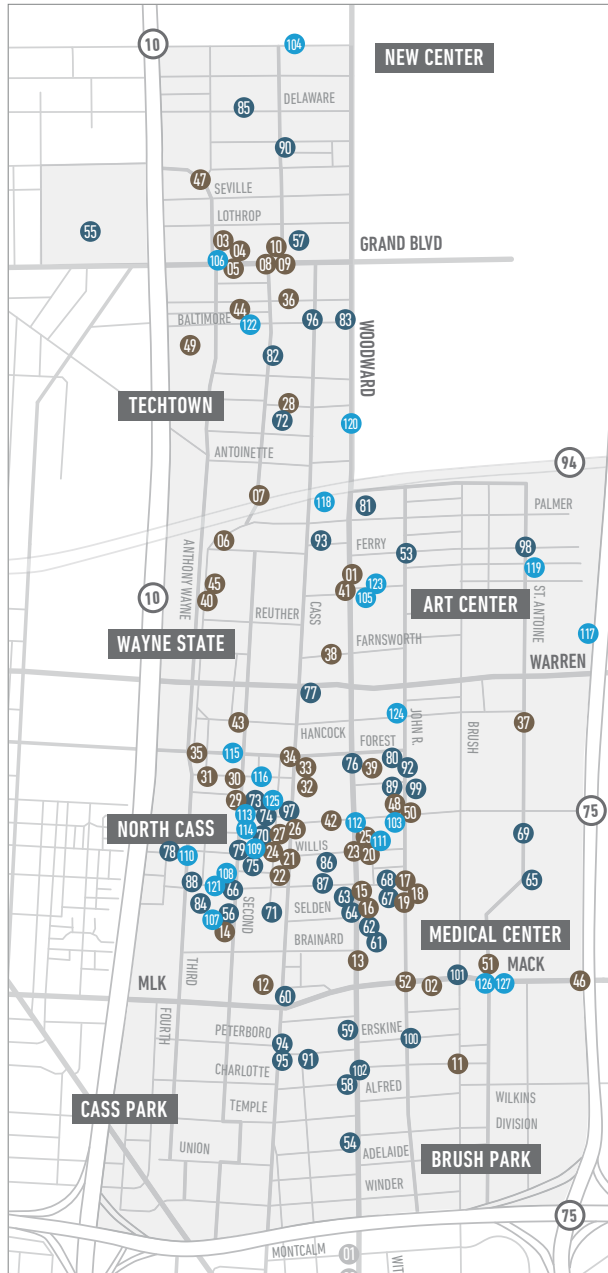
COMPLETE
UNDER CONSTRUCTION
PIPELINE

COMPLETE

UNDER CONSTRUCTION

PIPELINE

Midtown



Development Project

- 01 Emerald
- 02 Mack at Brush Park
- 03 Capital Impact Partners
- 04 Detroit Future City
- 05 Rebuild Nation
- 06 Second Avenue Special LED Street Lighting Project
- 07 Second Ave. Conversion, with Bike Lanes
- 08 Stella Good Coffee Expansion
- 09 The Zenith
- 10 Workshop
- 11 312 Watson
- 12 Cass Corridor Neighborhood Development Corporation
- 13 Great Expressions
- 14 Coronado Apartments
- 15 Woodward Garden Block - Phase IV - Mixed Use
- 16 Woodward Garden Block - Phase III - Theatre
- 17 DMC Harper University Hospital, DMC Hutzel Women's Hospital
- 18 DMC Harper University Hospital
- 19 DMC Harper University Hospital ER/Surgery OR
- 20 AYV
- 21 Adnan Charara Studio
- 22 La Feria
- 23 Union Street Patio
- 24 Melt
- 25 Zefs
- 26 Sy Thai
- 27 The Auburn Apartments
- 28 TechTown Junction 440
- 29 RUNdetroit
- 30 La Hooka Town / Indian Palace
- 31 Bottomline Coffee House
- 32 Fatburger
- 33 HR Block
- 34 Cass Café Façade
- 35 Third Street Bar/Kitchen
- 36 Shinola
- 37 Medical Center Village Upgrades

Development Project

- 38 Maccabees Restaurant
- 39 Sugar Hill Walkway Phase I
- 40 Social Grooming Club
- 41 Detroit Historical Museum
- 42 Bikram Yoga Midtown
- 43 Sherbrooke Apartments
- 44 Sprinkler Building, The
- 45 Freshii
- 46 Queen Lillian Medical Offices (WSU Psych. Bldg)
- 47 Resendes Design Group
- 48 Black Dress Shop Expansion
- 49 Uhaul
- 50 Midtown Loop - Phase II - Canfield and John R
- 51 South Campus Parking Structure
- 52 Whole Foods Market
- 53 110 E. Ferry
- 54 Olympia Sports and Entertainment District
- 55 Henry Ford Hospital Future Investment Plan
- 56 Redmond Park Rehab
- 57 St Regis Apartments
- 58 Addison Eatery
- 59 Woodward/Stimson Mixed Use Project
- 60 Cass Plaza/The Davenport
- 61 WSU Physicians - Group Building & Deck
- 62 Carpenters Building - The Plaza
- 63 Flagstar Bank
- 64 UM Architecture School
- 65 DMC - Children's Hospital Tower
- 66 Century, The
- 67 DMC Harper University Hospital and DMC Hutzel Women's Hospital
- 68 Bicentennial Tower Upgrades
- 69 DMC Detroit Receiving Hospital
- 70 Avalon Renovation
- 71 438 Selden (Former Marie Apartments)
- 72 TechTown Plaza

Development Project

- 73 Fellow Barber
- 74 Willys Detroit
- 75 449 W. Willis
- 76 Checkers
- 77 Mac n' Cheez
- 78 3rd/4th Street Eco-District
- 79 The Charles
- 80 Sugar Hill Walkway Phase II
- 81 5734 Woodward Ave.
- 82 First American Title Co.
- 83 Baltimore Station Apartments
- 84 678 Selden
- 85 Casamira Apartments
- 86 Billinghurst, The
- 87 70 W. Alexandrine
- 88 711 W. Alexandrine

Development Project

- 89 74 Garfield
- 90 Midtown Business Center
- 91 Scott Mansion
- 92 Sugar Hill Church
- 93 Verona Façade Upgrades
- 94 8 Degrees Plato
- 95 Cass Avenue Retail Project
- 96 Cass, Second and Third Avenue Viaducts
- 97 WSU Convention Center - The Vernor (Cass/Canfield)
- 98 East Ferry/Kirby Town Homes
- 99 Sugar Hill Parking Deck
- 100 Patterson Terrace
- 101 Midtown Loop Phase IV - Cass
- 102 Masons

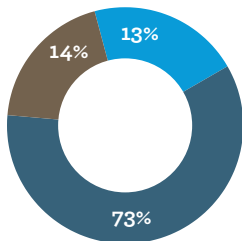
Development Project

- 103 La Palma Expansion
- 104 Virginia Park/Ventuers for America
- 105 Detroit Pizza Co. & Nom Nom's Cupcake Shop
- 106 Café Con Leche
- 107 Selden Standard
- 108 3980 Second
- 109 Willy's Overland Lofts
- 110 Third Street Aquatic Center
- 111 Woodward-Willis Mixed Use Project
- 112 HopCat
- 113 Green Alleys
- 114 Willys Commercial Build-out

Development Project

- 115 Forest Arms Apartments
- 116 Brentwood Apartments
- 117 Bethel Tower Upgrades
- 118 Tony V's Tavern
- 119 Kirby Center Lofts
- 120 WSU's Multidisciplinary Biomedical Research Building
- 121 El Moore Greens
- 122 Northern Lights Lounge Patio
- 123 Hellenic Museum of MI
- 124 Cathedral Towers
- 125 Dog Park
- 126 DMC Heart Hospital
- 127 DMC Parking Deck

Midtown Investment by Status, 2013



STATUS

- COMPLETE
- UNDER CONST.
- PIPELINE

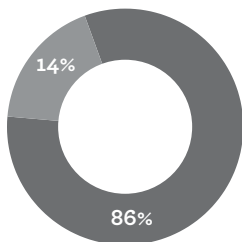
INVESTMENT

- \$294,493,977
- \$270,362,076
- \$1,589,850,888

OF PROJECTS

- 72
- 21
- 49

Midtown Investment by Construction Type, 2013



TYPE

- NEW CONST.
- RENOVATION
- INFRASTRUCTURE

INVESTMENT

- \$1,839,107,553
- \$305,639,398
- \$12,960,000

OF PROJECTS

- 28
- 106
- 8

Eastern Market



- COMPLETE
- UNDER CONSTRUCTION
- PIPELINE

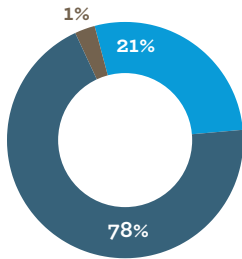
Development Project

- 00 Trinosophes
- 01 Thomas Magee's
- 02 Art Effect Gallery
- 03 Cost Plus Mural
- 04 Detroit City Distillery
- 05 3 Dogs 1 Cat
- 06 Adam's Meats
- 07 Live, Love, Local
- 08 Accelerator at Eastern Market
- 09 Fairway Packing Co.
- 10 Eastern Market Green Grocer
- 11 Grobbel Corned Beef
- 12 Metro Cold Storage
- 13 Wolverine Expansion
- 14 Detroit Wholesale Produce
- 15 Shed 4 and Shed 4 Lofts

Development Project

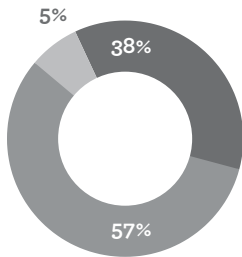
- 16 Shed 5
- 17 E & B Brewery Lofts
- 18 Edibles Rex
- 19 Del Bene Produce

Eastern Market Investment by Status, 2013



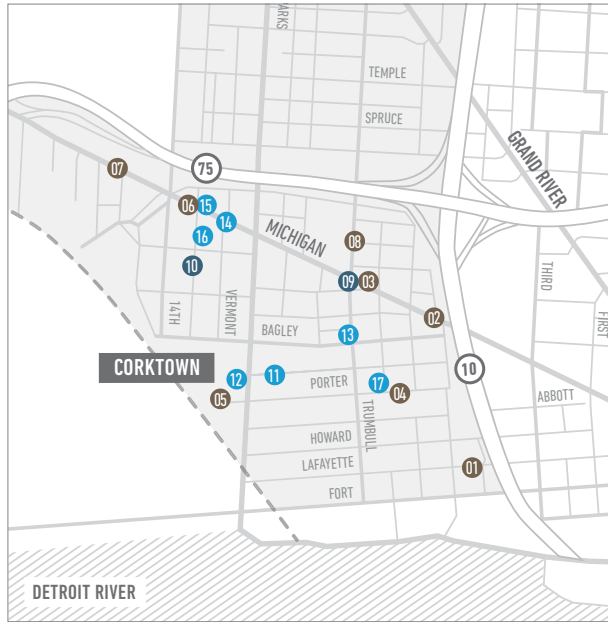
STATUS	INVESTMENT	# OF PROJECTS
COMPLETE	\$591,000	8
UNDER CONST.	\$17,950,000	5
PIPELINE	\$67,165,000	11

Eastern Market Investment by Construction Type, 2013



TYPE	INVESTMENT	# OF PROJECTS
NEW CONST.	\$32,600,000	6
RENOVATION	\$49,071,000	16
INFRASTRUCTURE	\$4,035,000	2

Corktown



- COMPLETE
- UNDER CONSTRUCTION
- PIPELINE

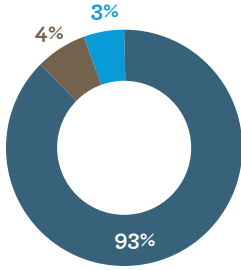
Development Project

- 01 WCCCD
- 02 Detroit Institute of Bagels
- 03 Ottava Via
- 04 Brew Detroit
- 05 Ponyride
- 06 Slows Bar BQ
- 07 Two James Distillery
- 08 UFO Factory

Development Project

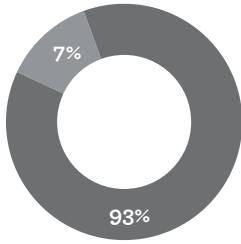
- 09 Tigers Stadium
- 10 St. Vincent Middle School
- 11 American Lightweight & Modern Metals Manufacturing Innovation Institute
- 12 Quicken Loans Data Center
- 13 Bagley/Trumbull Market
- 14 Rubbed Deli on Michigan
- 15 Gold Cash Gold
- 16 Roosevelt Hotel
- 17 Batch Brewery

Corktown Investment by Status, 2013



STATUS	INVESTMENT	# OF PROJECTS
COMPLETE	\$1,250,000	9
UNDER CONST.	\$148,965,000	7
PIPELINE	\$28,000,000	2

Corktown Investment by Construction Type, 2013



TYPE	INVESTMENT	# OF PROJECTS
NEW CONST.	\$28,000,000	2
RENOVATION	\$150,215,000	16