

426 CLINTON ST

For Sale & Lease



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426 CLINTON ST

Detroit, MI 48226

Property Summary



PROPERTY HIGHLIGHTS

- Build-to-Suit Opportunities – Customizable office layouts to fit tenant needs.
- First-Floor Retail Space – Prime visibility for retail, showroom, or service-oriented businesses.
- Signage Rights Available – Exclusive signage opportunities for sizable tenants.
- Adjacent Parking - Abundant Parking Available in adjacent lot that can be tied to Lease
- Vibrant Downtown Location – Walking distance to Campus Martius, Greektown and the Stadium District.
- Easy Accessibility – Convenient to public transit, major roadways, and parking.
- Historic Character, Modern Amenities – Unique architectural charm with upgraded interiors.
- Respected Landlord – Ownership committed to long-term investment in quality spaces.
- Strong Market Demand – A rare opportunity in Detroit's thriving office market.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$23.00 SF/yr (MG)
Available SF:	11,600 - 58,000 SF
Lot Size:	0.26 Acres
Building Size:	58,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	3,875	10,068	25,189
Total Population	5,969	15,501	42,762
Average HH Income	\$97,288	\$81,043	\$66,783

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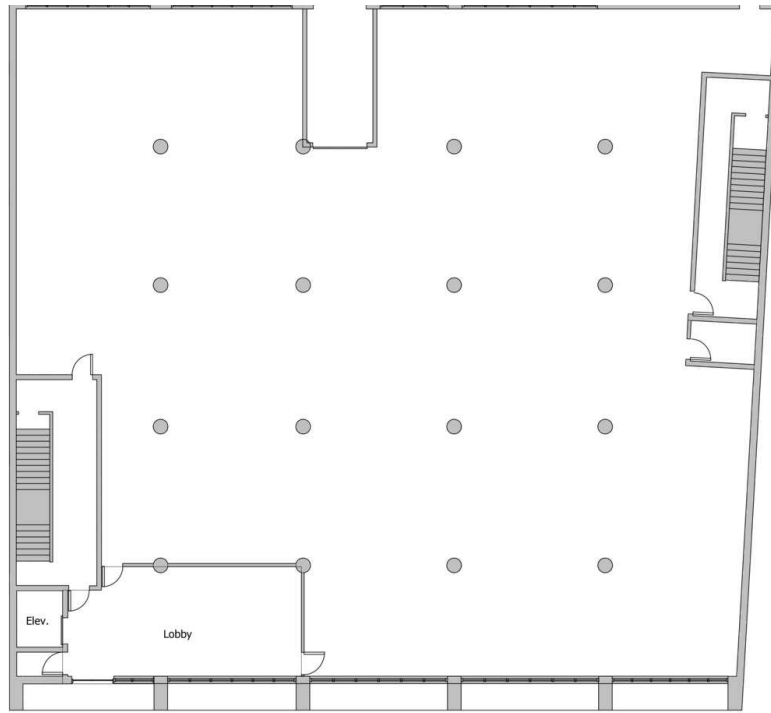
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Lease Spaces



Typical Floor Plan

LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	11,600 - 58,000 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor	Available	11,600 - 58,000 SF	Modified Gross	\$23.00 SF/yr	-
2nd Floor	Available	11,600 SF	Modified Gross	\$23.00 SF/yr	-
3rd Floor	Available	11,600 SF	Modified Gross	\$23.00 SF/yr	-
4th Floor	Available	11,600 SF	Modified Gross	\$23.00 SF/yr	-
5th Floor	Available	11,600 SF	Modified Gross	\$23.00 SF/yr	-

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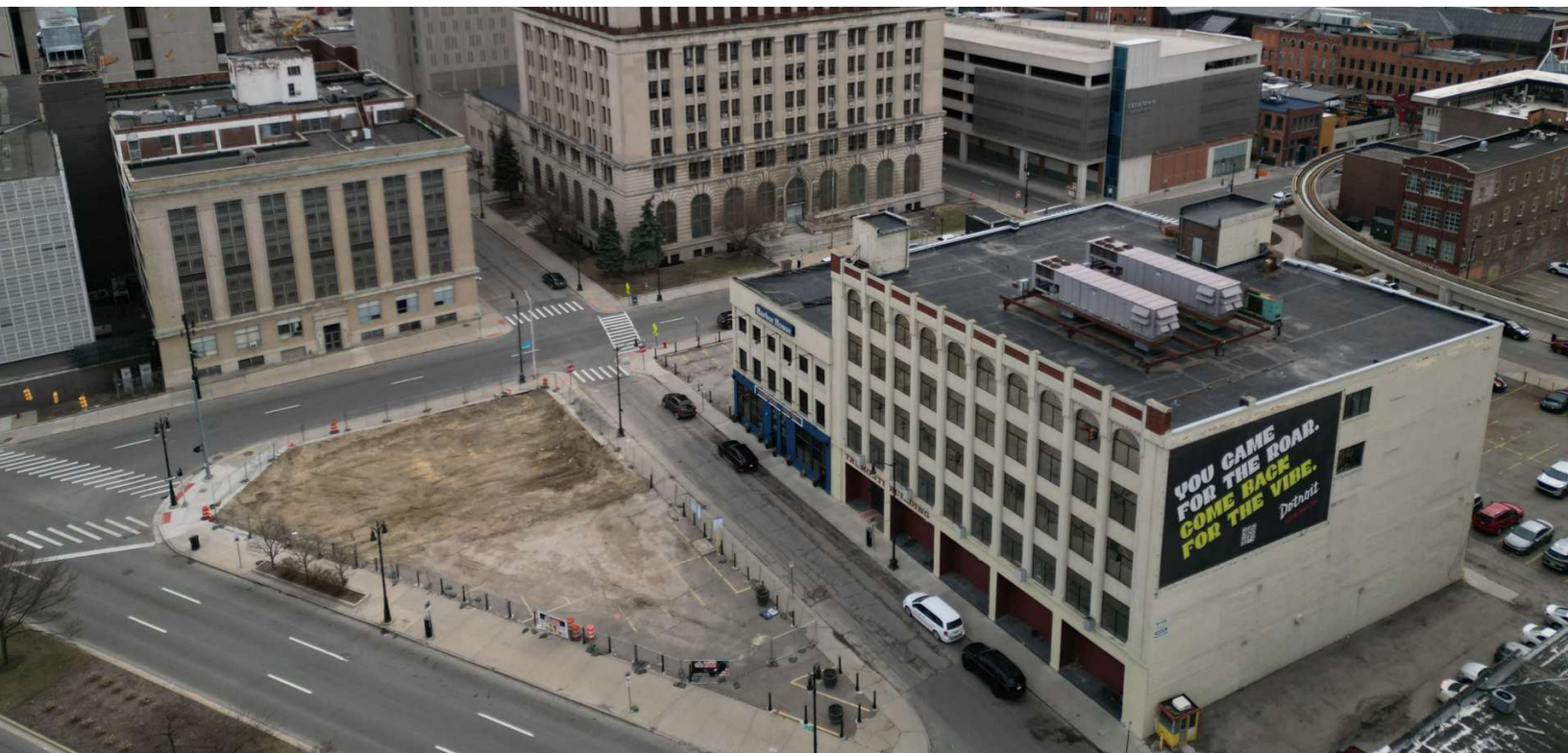
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Property Description



PROPERTY DESCRIPTION

Beanstalk Real Estate Solutions is pleased to present 426 Clinton Street for sale, offering a rare opportunity to acquire a full-building asset in the heart of Detroit's Central Business District. This five-story, ±58,000 SF property combines historic architecture with modern upgrades, providing flexible floor plates ideally suited for single-tenant, multi-tenant, or owner-user occupancy. Positioned steps from Greektown, Campus Martius, and major civic centers, 426 Clinton benefits from strong market fundamentals and Detroit's ongoing resurgence. Whether repositioned as a boutique office building, tech incubator, or hybrid mixed-use concept, this asset offers investors, developers, or owner-users a high-visibility location with built-in upside.

LOCATION DESCRIPTION

Located at 426 Clinton St, the Building is positioned within Detroit's Central Business District, surrounded by corporate headquarters, retail destinations, and cultural attractions. The property is steps from major employers, government offices, and new developments that continue to drive economic growth in the area. Tenants will enjoy walkability to top-tier restaurants, hotels, and entertainment venues, making it an attractive destination for employees and clients.

SITE DESCRIPTION

Situated in the heart of downtown Detroit, the Building offers tenants a prime location with seamless access to major business and entertainment districts. The property benefits from its proximity to public transportation, structured parking, and key thoroughfares, ensuring easy accessibility for employees and visitors. The landlord's commitment to upgrading and investing in the space ensures a high-quality environment for office and retail tenants alike.

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[Additional Photos](#)



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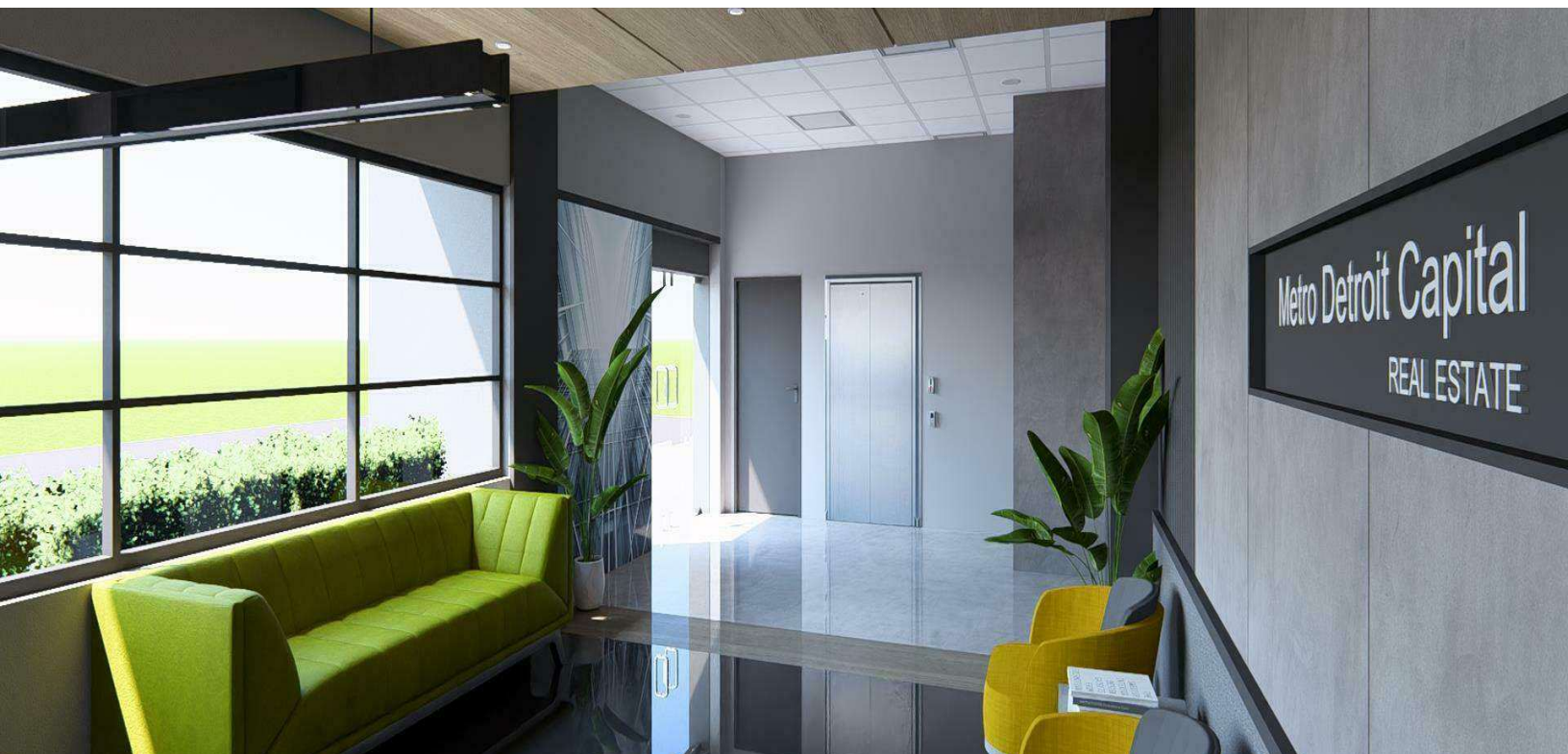
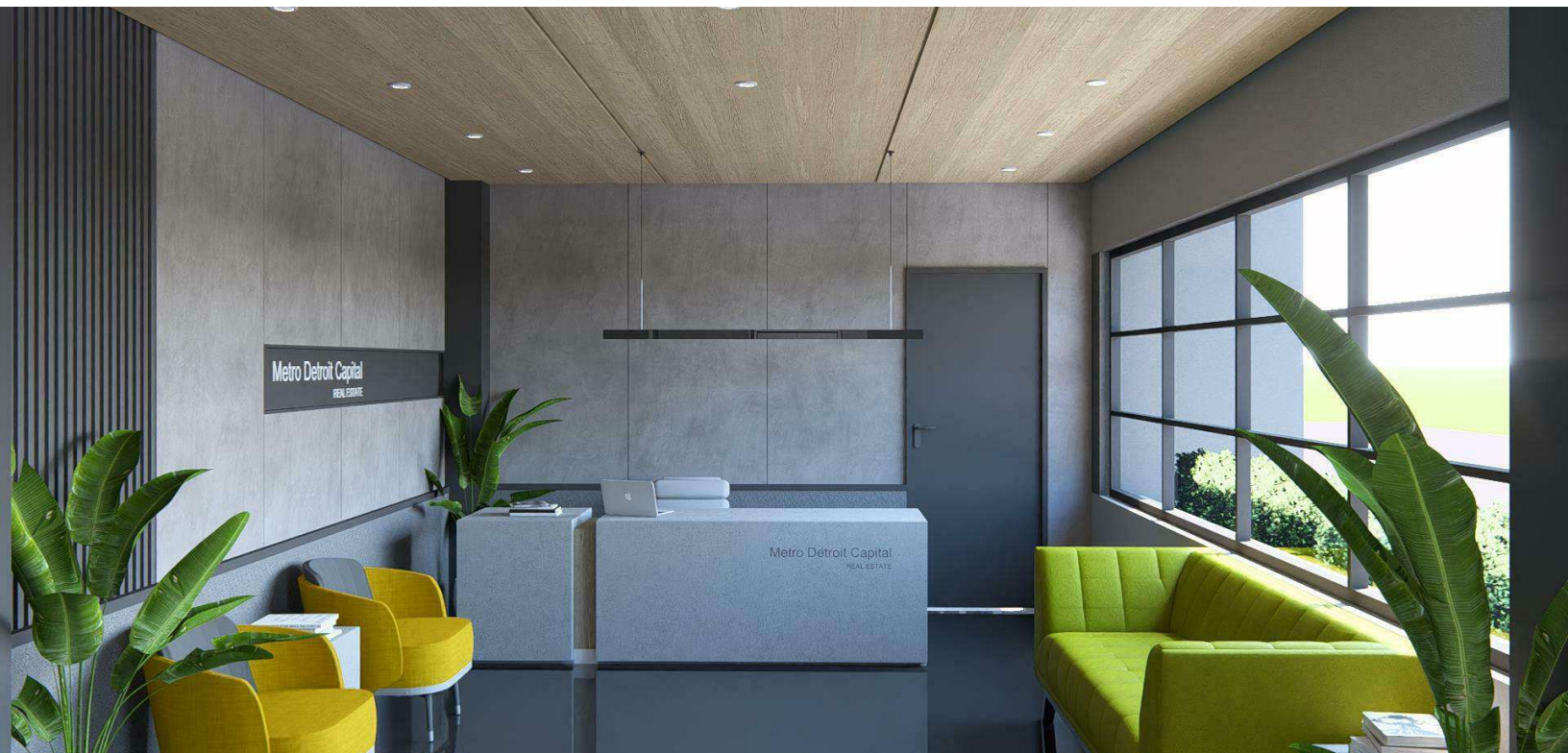


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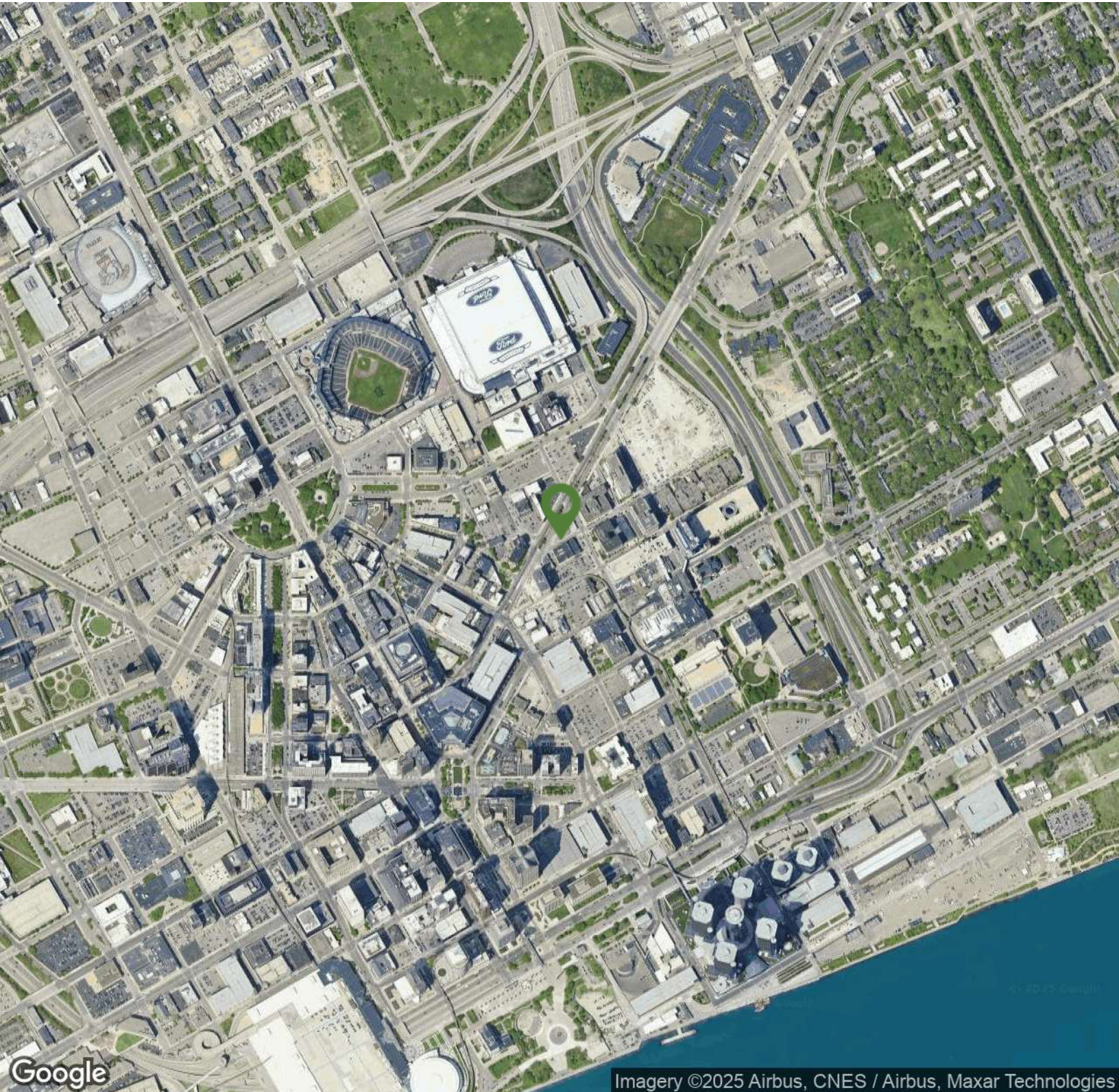


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Aerial Map



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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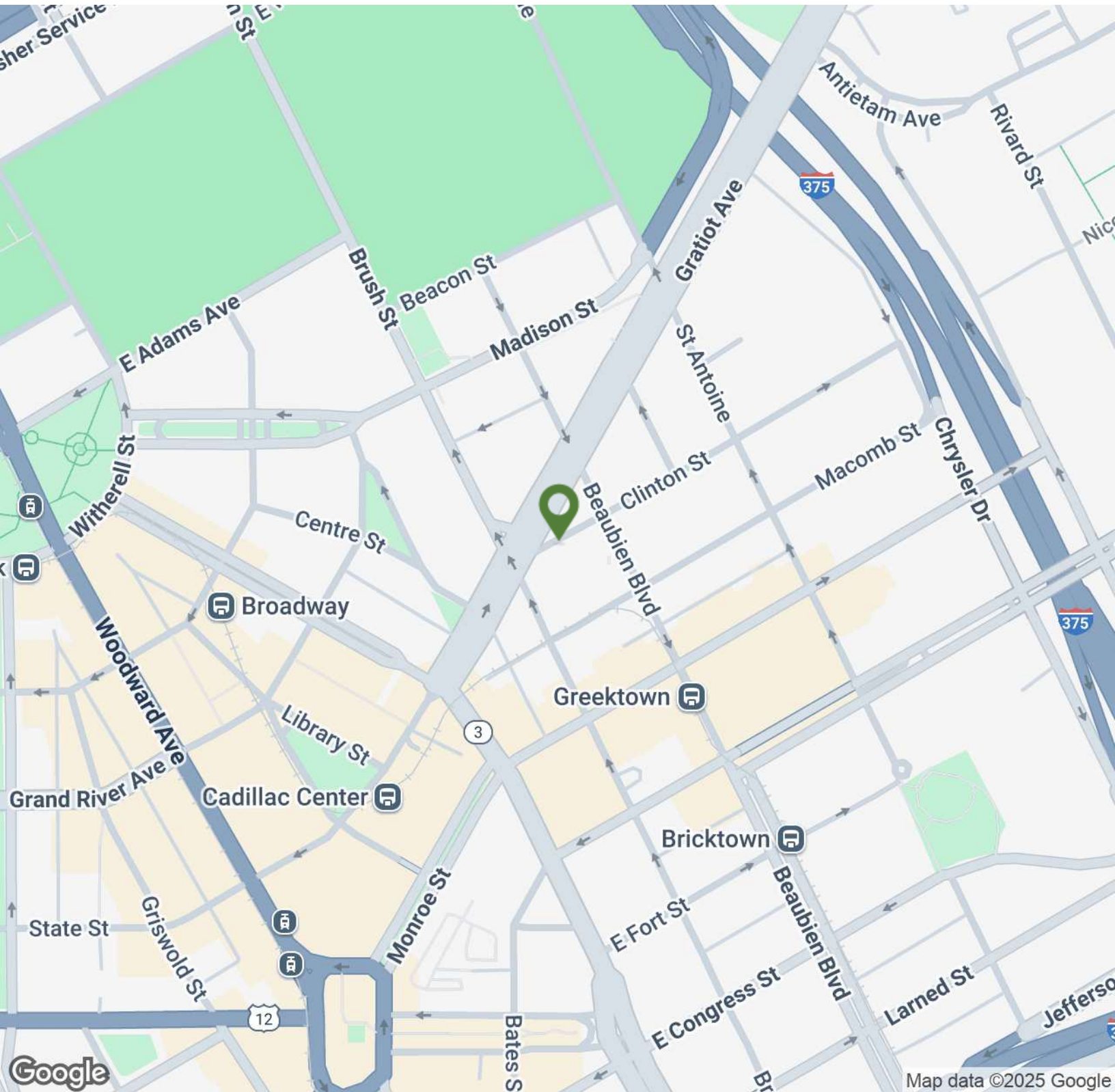
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Location Map



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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	5,969	15,501	42,762
Average Age	42	42	41
Average Age (Male)	42	41	40
Average Age (Female)	41	43	42
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	3,875	10,068	25,189
# of Persons per HH	1.5	1.5	1.7
Average HH Income	\$97,288	\$81,043	\$66,783
Average House Value	\$431,629	\$423,022	\$349,429

Demographics data derived from AlphaMap

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Meet the Team



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