



**SIGNATURE
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METROPOLITAN **DETROIT** **MARKET**

OFFICE
Q2 2025
MARKET STATISTICS

METROPOLITAN DETROIT

OFFICE MARKET REVIEW

ECONOMIC OVERVIEW

Second quarter 2025 closed with a direct vacancy rate of 19.44%, an overall vacancy rate of 21.42%, and an average asking direct rental rate reported at \$19.77 per sq. ft. In June, Michigan's unemployment rate was 5.3%, a 0.6 percentage point increase from one year ago, though it declined for the second consecutive month. Despite this downward trend, it remains above the national unemployment rate of 4.1%. U.S. job growth remained steady, with employers adding 139,000 jobs in May and 147,000 in June. Unemployment claims stayed near historic lows, even amid economic uncertainty driven by trade policies, persistent inflation, and broader market factors. Although the Federal Reserve cut interest rates three times at the end of 2024, it chose to keep rates unchanged in June 2025. This decision reflects ongoing concerns about unresolved tariff disputes and their potential to disrupt economic progress. Consumer confidence rebounded in May after five months of decline but fell again in June, signaling more cautious consumer behavior. Business leaders and consumers remain cautiously optimistic as they enter the second half of the year, paying close attention to how economic and trade policies may influence future market conditions.

OFFICE MARKET DISCUSSION

Several significant lease transactions closed out the quarter. First in Detroit, Comerica Inc., signed a short-term lease for 72,000 sq. ft. on the 7th floor of One Campus Martius. This space will accommodate 400 employees while renovations take place at their 398,000 sq. ft. headquarters located at 411 W. Lafayette Boulevard. Also in Detroit, Accenture, a global consulting firm focused on cloud services, digitalization and cyber security, leased 43,577 sq. ft. at Hudson's Detroit, currently under construction at 1240 Woodward Avenue. While in Macomb County, STAR Behavior Consultants leased 22,300 sq. ft. at 22550 Hall Road in Clinton Township.

A number of investment sales closed the quarter with the largest being in Detroit. Stockbridge Renaissance, LLC purchased the 21-story, 336,000 sq. ft. building located at 600 Renaissance Center. Redevelopment plans for Tower 600 include mixed-use of residential, retail and office space. In Bloomfield Hills, LREH, LLC purchased the 97,640 sq. ft., 3-story building located at 38505 Woodward Avenue. While in Southfield, Schaefer JPM, LLC purchased the 88,324 sq. ft. building located at 16025 Northland Drive. The largest user sale of the quarter occurred in Troy, where Arcturus Healthcare, PLC purchased a 3-story, 68,611 sq. ft. building at 3150 Livernois Road.

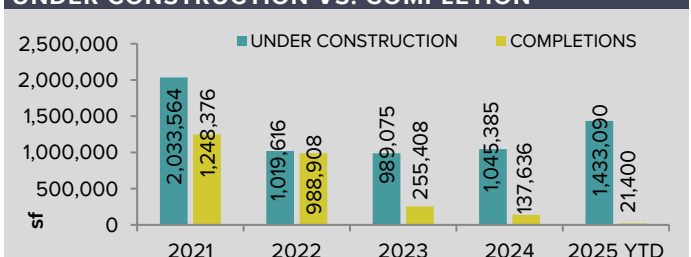
OUTLOOK

Multiple locations across Metro Detroit saw activity related to new, ongoing, and proposed developments this quarter. In Detroit, the newly renovated Michigan Central station revealed upcoming plans including a hotel and restaurant. The 180-room hotel will be located on floors 14-18, operated under NoMad, an upscale boutique brand, with completion expected the first half of 2027. In Novi, a large scale \$270M proposed development named Novi City West is currently under discussion. The 50-acre project, located next to the Suburban Collection Showplace, is slated to include 400 residential units, a restaurant, a grocery store and a 225-room hotel. While in Birmingham, the top floor of the \$80M four-story, 135,000 sq. ft. mixed-use development located at 370 Brown Street is now in place, with construction completion expected by summer 2026. In Southfield, a \$209M mixed-use development spanning five buildings received approval for a \$131.8M transformational brownfield program incentive package.

UNDER CONSTRUCTION

BUILDING / MARKET	CITY	SF	ESTIMATED COMPLETION
1240 Woodward Avenue Detroit	Detroit	560,000	February 2026
6141 3 rd Avenue Detroit	Detroit	335,000	February 2026
900 Briarwood Circle Ann Arbor	Ann Arbor	134,900	September 2025

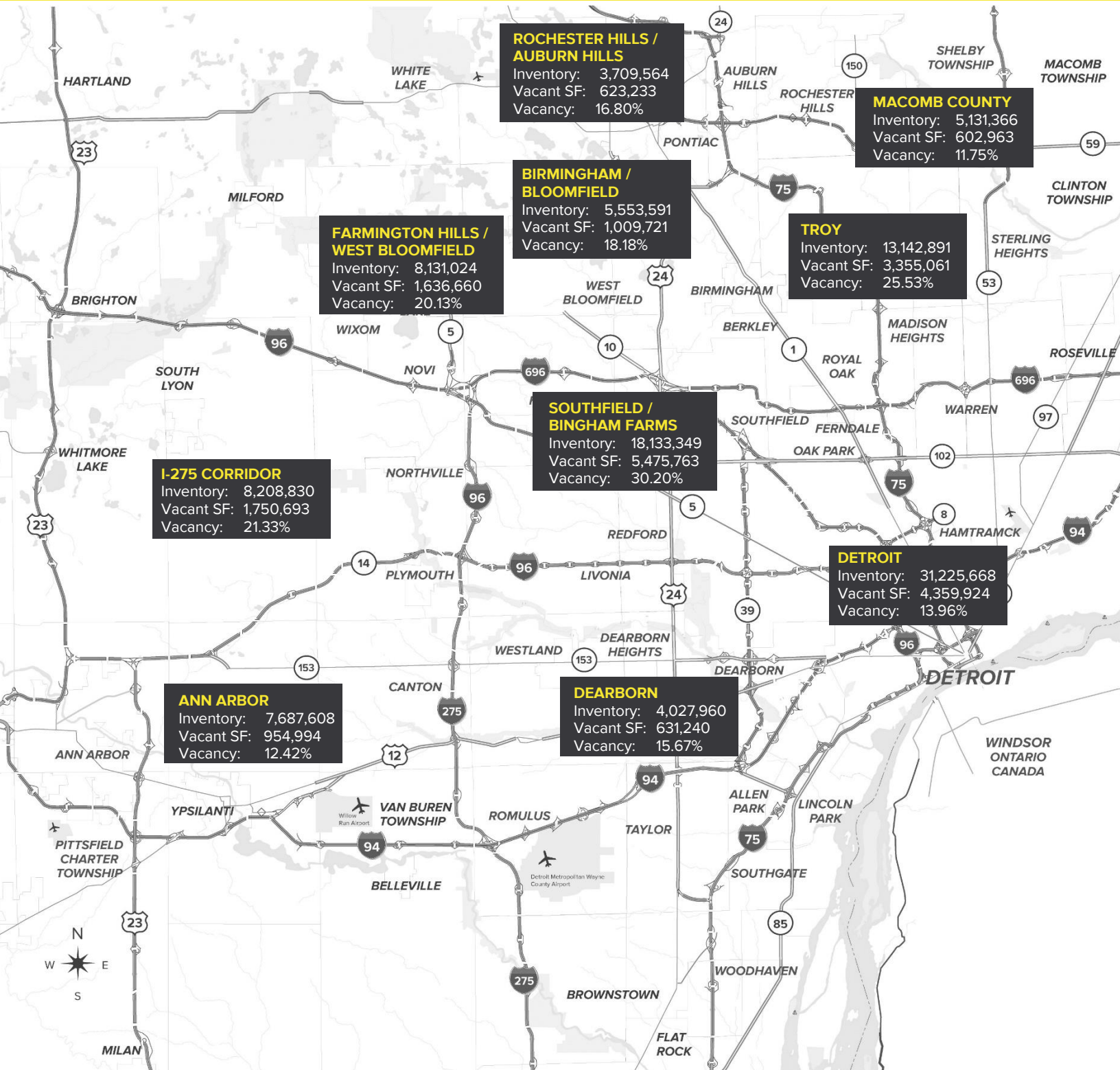
UNDER CONSTRUCTION VS. COMPLETION





METROPOLITAN DETROIT

OFFICE MARKET REVIEW



METROPOLITAN DETROIT

OFFICE MARKET REVIEW

Submarket: Buildings 20,000 Sq. Ft. & Up	Total Inventory Square Feet	Available Square Feet w/Sublease	Vacancy % w/Sublease	Direct Available Square Feet	Direct Vacancy %
CLASS A					
Ann Arbor	2,400,932	284,539	11.85%	241,265	10.05%
Birmingham/Bloomfield	2,291,336	642,547	28.04%	604,911	36.40%
Dearborn	1,750,393	316,088	18.06%	316,088	18.06%
Detroit	10,746,859	1,571,638	14.62%	1,465,183	13.63%
Farmington Hills/West Bloomfield	2,540,537	786,494	30.96%	558,359	21.98%
I-275 Corridor*	2,728,705	753,950	27.63%	744,828	27.30%
Macomb County**	662,473	53,143	8.02%	53,143	8.02%
Rochester Hills/Auburn Hills	571,563	170,027	29.75%	164,524	28.78%
Southfield/Bingham Farms	5,750,468	2,370,010	41.21%	2,089,120	36.33%
Troy	6,580,915	1,885,425	28.65%	1,705,350	25.91%
CLASS A TOTAL	36,024,181	8,833,861	24.52%	7,942,771	22.05%
CLASS B					
Ann Arbor	4,685,326	773,825	16.52%	623,066	13.30%
Birmingham/Bloomfield	3,039,393	394,418	12.98%	390,253	12.84%
Dearborn	2,049,463	273,561	13.35%	197,677	9.65%
Detroit	15,978,481	2,186,835	13.69%	2,133,745	13.35%
Farmington Hills/West Bloomfield	5,022,590	1,051,752	20.94%	1,037,747	20.66%
I-275 Corridor*	4,959,716	1,130,095	22.79%	934,311	18.84%
Macomb County**	3,278,034	666,354	20.33%	462,425	14.11%
Rochester Hills/Auburn Hills	2,730,310	462,560	16.94%	441,612	16.17%
Southfield/Bingham Farms	10,550,363	3,399,293	32.22%	3,075,971	29.16%
Troy	5,924,007	1,733,825	29.27%	1,595,265	26.93%
CLASS B TOTAL	58,217,683	12,072,518	20.74%	10,892,072	18.71%
CLASS C					
Ann Arbor	601,350	90,663	15.08%	90,663	15.08%
Birmingham/Bloomfield	222,862	14,557	6.53%	14,557	6.53%
Dearborn	228,104	117,475	51.50%	117,475	51.50%
Detroit	4,500,328	765,909	17.02%	760,996	16.91%
Farmington Hills/West Bloomfield	567,897	47,599	8.38%	40,554	7.14%
I-275 Corridor*	520,409	71,554	13.75%	71,554	13.75%
Macomb County**	1,190,859	87,395	7.34%	87,395	7.34%
Rochester Hills/Auburn Hills	407,691	17,097	4.19%	17,097	4.19%
Southfield/Bingham Farms	1,832,518	310,672	16.95%	310,672	16.95%
Troy	637,969	54,446	8.53%	54,446	8.53%
CLASS C TOTAL	10,709,987	1,577,367	14.73%	1,565,409	14.62%
COMBINED CLASS A, B, & C					
Ann Arbor	7,687,608	1,149,027	14.95%	954,994	12.42%
Birmingham/Bloomfield	5,553,591	1,051,522	18.93%	1,009,721	18.18%
Dearborn	4,027,960	707,124	17.56%	631,240	15.67%
Detroit	31,225,668	4,524,382	14.49%	4,359,924	13.96%
Farmington Hills/West Bloomfield	8,131,024	1,885,845	23.19%	1,636,660	20.13%
I-275 Corridor*	8,208,830	1,955,599	23.82%	1,750,693	21.33%
Macomb County**	5,131,366	806,892	15.72%	602,963	11.75%
Rochester Hills/Auburn Hills	3,709,564	649,684	17.51%	623,233	16.80%
Southfield/Bingham Farms	18,133,349	6,079,975	33.53%	5,475,763	30.20%
Troy	13,142,891	3,673,696	27.95%	3,355,061	25.53%
METRO DETROIT OFFICE MARKET TOTAL	104,951,851	22,483,746	21.42%	20,400,252	19.44%

* I-275 Corridor includes: Livonia, Northville, Novi, Plymouth/Plymouth Twp. **Macomb County includes: Clinton Twp., Mt. Clemens, Shelby Twp., Sterling Heights, Utica and Warren.

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OFFICE MARKET REVIEW









TOP SALE TRANSACTIONS⁷

Building	City	Market	Size/SF	Sale Type	Buyer
600 Renaissance Center	Detroit	Detroit	336,000	Investment	Stockbridge Renaissance, LLC
38505 Woodward Avenue	Bloomfield Hills	Birmingham/ Bloomfield	97,640	Investment	LREH Michigan, LLC
16025 Northland Drive	Southfield	Southfield/ Bingham Farms	88,324	Investment	Schaefer JPM, LLC
5250 Auto Club Drive	Dearborn	Dearborn	79,777	Investment	CPF HCRE-Dearborn, LLXC
3150 Livernois Road	Troy	Troy	68,611	User	Arcturus Healthcare, PLC

TOP LEASE TRANSACTIONS

Building	City	Market	Size/SF	Lease Type	Tenant
1 Campus Martius	Detroit	Detroit	72,000	Direct	Comerica
1240 Woodward Avenue	Detroit	Detroit	43,577	Direct	Accenture
22550 Hall Road	Clinton Twp.	Macomb County	22,300	Direct	STAR Behavior Consultants
2723 S. State Street	Ann Arbor	Ann Arbor	15,385	Direct	A2-Ai
101 N. Main Street	Ann Arbor	Ann Arbor	11,076	Direct	Honigman

SIGNATURE QUICK FACTS

Q2 2025 SIGNATURE LISTED...	Q2 2025 SIGNATURE CLOSED....	 42% CONSISTENT MARKET SHARE
 194 NEW PROPERTIES	 346 TRANSACTIONS	
 3,086,374 SQUARE FEET	 4,656,672 SQUARE FEET	
 450.48 ACRES	 563.94 ACRES	FULL-SERVICE COMMERCIAL REAL ESTATE
		 TCN WORLDWIDE REAL ESTATE SERVICES
		MEMBER FIRM