



THE MALCOMSON



LOFT-STYLE LIVING, CAPITAL LOCATION

Standing in dynamic downtown Detroit and facing beautiful Capitol Park, The Malcomson offers one-, two- and three-bedroom apartments with loft-like layouts. Each features big windows and tall ceilings that keep the main living space bright and open, while central air conditioning and bedroom ceiling fans circulate cool comfort. Contemporary conveniences include in-unit laundry, stainless-steel appliances and high-speed internet for residents' everyday ease.

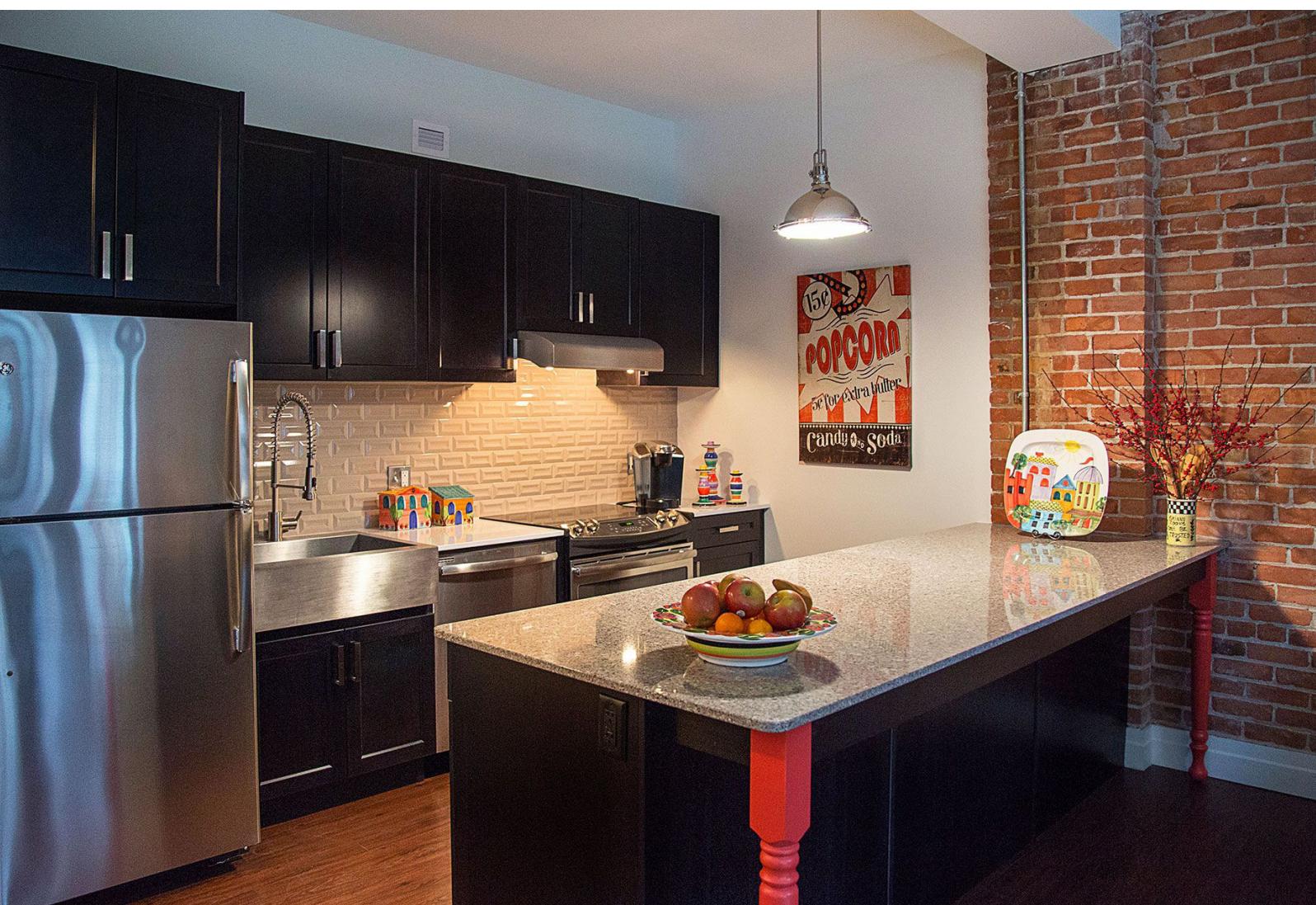
The Malcomson's great location in the Capitol Park Historic District invites residents to find food and drinks, see games and shows, browse shops and art, stroll parks and trails – all right outside their door. Endless entertainment venues, many major employers and several city parks are within blocks, while offices and colleges are a quick QLINE or People Mover commute from home. Letting residents keep up with the downtown lifestyle, The Malcomson is ideal for all-around access to desirable Detroit life, work and fun.





NECESSITIES AND NICETIES

The Malcomson's apartments present residential essentials and then some, with a lofty look and feel. An in-unit stacked washer/dryer stands compactly in a closet, and stainless-steel appliances shine sleekly in the kitchen. Hardwood floors, quartz countertops and tile backsplashes add to the modern design details throughout the space. Central air conditioning and bedroom ceiling fans make cool comfort a breeze, while the living area's high ceilings and large windows welcome natural light and frame picturesque sights. Each apartment either looks out onto Capitol Park or opens onto a private balcony.



APARTMENT AMENITIES

- Open loft-like layout
- In-unit laundry
- Stainless-steel appliances
- Fiber high-speed internet
- Apron-front farm sink in kitchen
- Kitchen peninsula with space for stools
- Dark cabinets
- Quartz countertops
- Tile backsplashes
- Glass showers
- Hardwood floors
- Exposed brick
- High ceilings
- Ceiling fans in bedrooms
- Central air conditioning
- Large energy-efficient windows
- Capitol Park view available
- Private balcony available

COMMUNITY COURTESIES INSIDE AND OUT

The Malcomson puts residents at the center of city conveniences. Every floor offers a bike storage area, while the first floor features Eatori Market and The Ten Nail Bar. Right across the street sits scenic Capitol Park, which includes a dog park for residents' tail-wagging roommates. Taking the work out of finding a place to work out, residents receive access to two nearby private state-of-the-art fitness centers – a small one on the spectacular 35th floor of The Stott (which is complimentary) and a large one at the Campus Martius Park-facing COR Wellness Center (which has a charge). Neighboring garages provide parking options.

BUILDING AMENITIES

- Access to nearby private fitness center at The Stott (complimentary) and at COR Wellness Center (with charge)
- Pet-friendly property
- Bike storage area on every floor
- Storage lockers
- Access-controlled lobby
- Eatori Market and The Ten Nail Bar on first floor
- Across from Capitol Park
- Near parking garages



DOWNTOWN UP CLOSE

Centrally located in downtown Detroit's active Capitol Park Historic District, The Malcomson sets residents next to the necessities. The area is replete with eclectic restaurants, bustling breweries and unique boutiques, so you can eat, drink and be trendy close to home. From eateries to shopping sprees, from sports to arts, from recreation to relaxation – hot spots are within blocks.

CAPITAL PARK

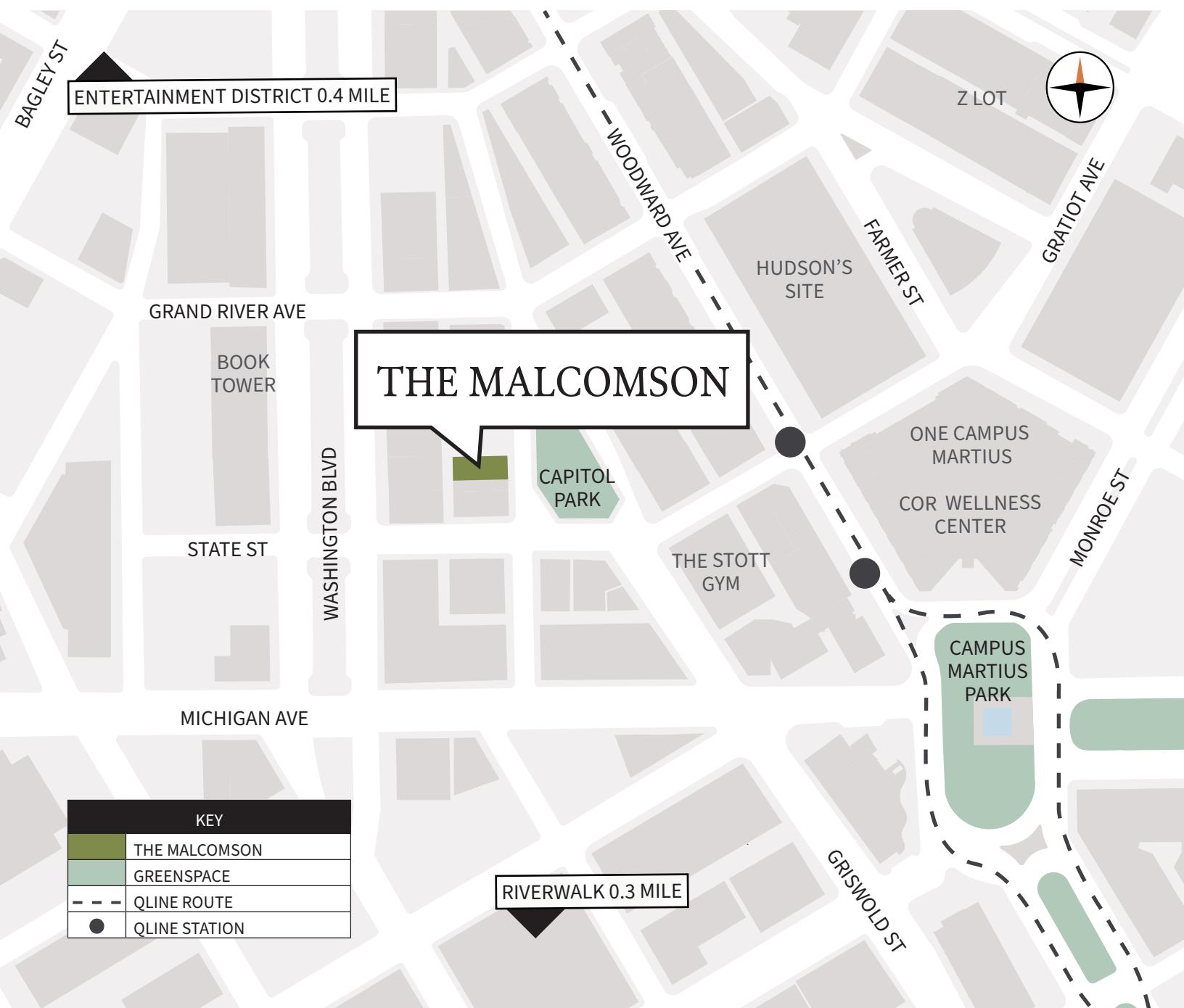
Across the street from home, Capitol Park features year-round greenery and seasonal gardens with tree-lined pathways and comfortable seating to give The Malcomson residents a breath of fresh air. The open space is complete with free WiFi for you to work and a dog park for your pup to play.

ENTERTAINMENT DISTRICT

Living at The Malcomson is like sitting in the front row at your favorite local events. All within close reach, the Entertainment District draws you in to experience everything from games at Comerica Park to concerts at Little Caesars Arena and shows at the Fox Theatre.

RIVERWALK

The nearby RiverWalk was honored as America's Best Riverwalk by the 2021 USA Today 10Best Readers' Choice Awards. The promenade provides The Malcomson residents a respite from business and busyness to leisure and nature, stretching 3.5 miles along the Detroit River with a backdrop of Canada. The paved trail leads to plazas, parks and picnic sites, with scenic views of the city skyline.





THE BEDROCK STORY

Bedrock is a full-service real estate firm specializing in strategic development of urban cores. Bedrock's portfolio includes a mix of office, retail, hospitality and residential properties.

With a commitment to creating unique and inclusive experiences through real estate, and a focus on design, Bedrock lends a different approach to each property it develops. Bedrock owns and manages a diverse residential portfolio featuring both market-rate and affordable properties in Detroit.

From large studio apartments to three-bedroom penthouses with breathtaking city views, Bedrock has options that are ideal for anyone looking to live in or around downtown. Bedrock's team of real estate experts provide a full range of resident services. Experienced leasing agents, dedicated in-house property management and resident experience teams are just some of the people who work together to make the experience of living in a Bedrock residence exceptional. To find out more and view a complete list of our properties, please visit BedrockDetroit.com.



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