

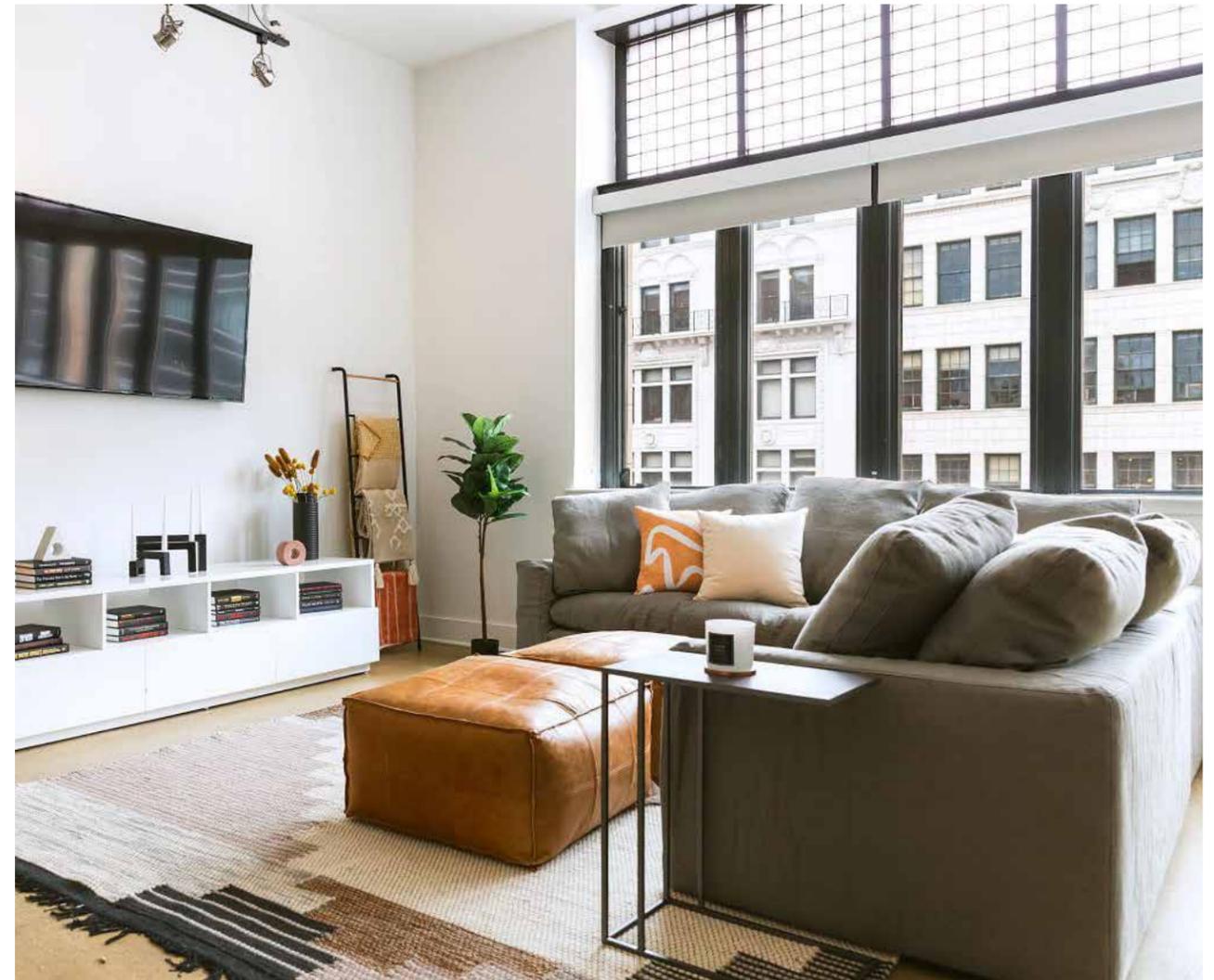
THE FERGUSON



LOFT-STYLE LIVING, HIGH-STYLE LOCATION

Standing on downtown Detroit's most bustling block of Woodward Avenue and adjacent to popular Parker's Alley, The Ferguson combines 20th-century industrial design and 21st-century modern details. Former home of well-known Winkelman's department store, The Ferguson has been transformed into studio and one-bedroom apartments with loft-like layouts. Each features tall ceilings, concrete floors and exposed ductwork, while wall-to-wall windows and central air conditioning make the space radiant and comfortable. In-unit laundry, stainless-steel appliances and high-speed internet provide contemporary convenience.

The Ferguson's great location in the Lower Woodward Avenue 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 Ferguson is perfect for all-around access to desirable Detroit life, work and fun.





RAISED STANDARDS

The Ferguson's apartments present residential essentials with a lofty look and feel. Each apartment includes in-unit laundry, stainless-steel appliances and high-speed internet for residents' everyday ease. Sunshine enters through large windows and rises to high ceilings, creating a light and airy atmosphere. The industrial design of exposed ductwork and concrete floors is enhanced by granite countertops and tile backsplashes, which stand out as new-fashioned finishing touches.

APARTMENT AMENITIES

- Loft-like layout
- In-unit stacked washer/dryer in bathroom
- High-efficiency stainless-steel appliances in kitchen
- Kitchen peninsula with space for stools
- Granite countertops
- Tile backsplashes
- Dark cabinetry
- Exposed ductwork
- Polished concrete and hardwood floors
- 18-ft. high ceilings
- Wall of windows
- Central air conditioning
- Fiber high-speed internet
- Cable ready

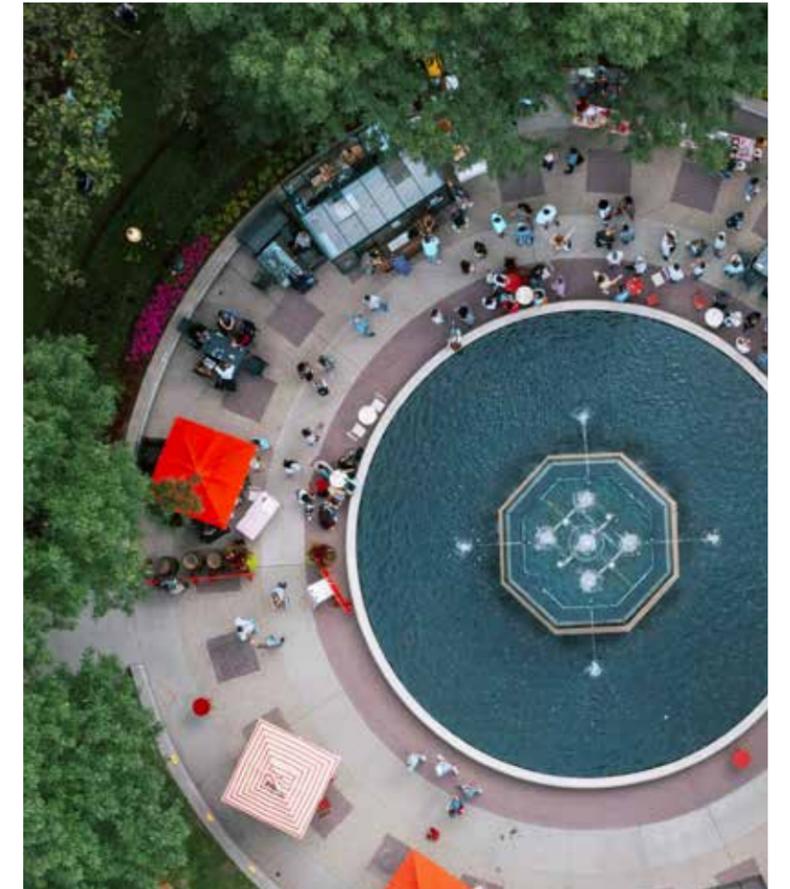


ALL-AROUND ACCOMMODATIONS

The Ferguson puts residents at the center of city conveniences. On Woodward Avenue and Parker's Alley, The Ferguson is surrounded by dining and shopping for all tastes and styles. A block down from home stands the boutique beauty of the Shinola Hotel, which boasts the brand's luxury retailer; a block up from home lies the natural scenery of Grand Circus 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
- Access-controlled lobby with complimentary coffee
- Package pickup room
- Dry-cleaning drop-off and pickup room
- Adjacent to Parker's Alley dining and shopping
- One block up from Shinola Hotel
- One block down from Grand Circus Park
- Within Lower Woodward Avenue Historic District
- Near parking garages



YOUR DOOR TO DOWNTOWN

Located at a main intersection in downtown Detroit's lively Lower Woodward Avenue Historic District, The Ferguson sets residents right next to the necessities. From eateries to shopping sprees, from sports to arts, from recreation to relaxation – hot spots are within blocks.

GRAND CIRCUS PARK

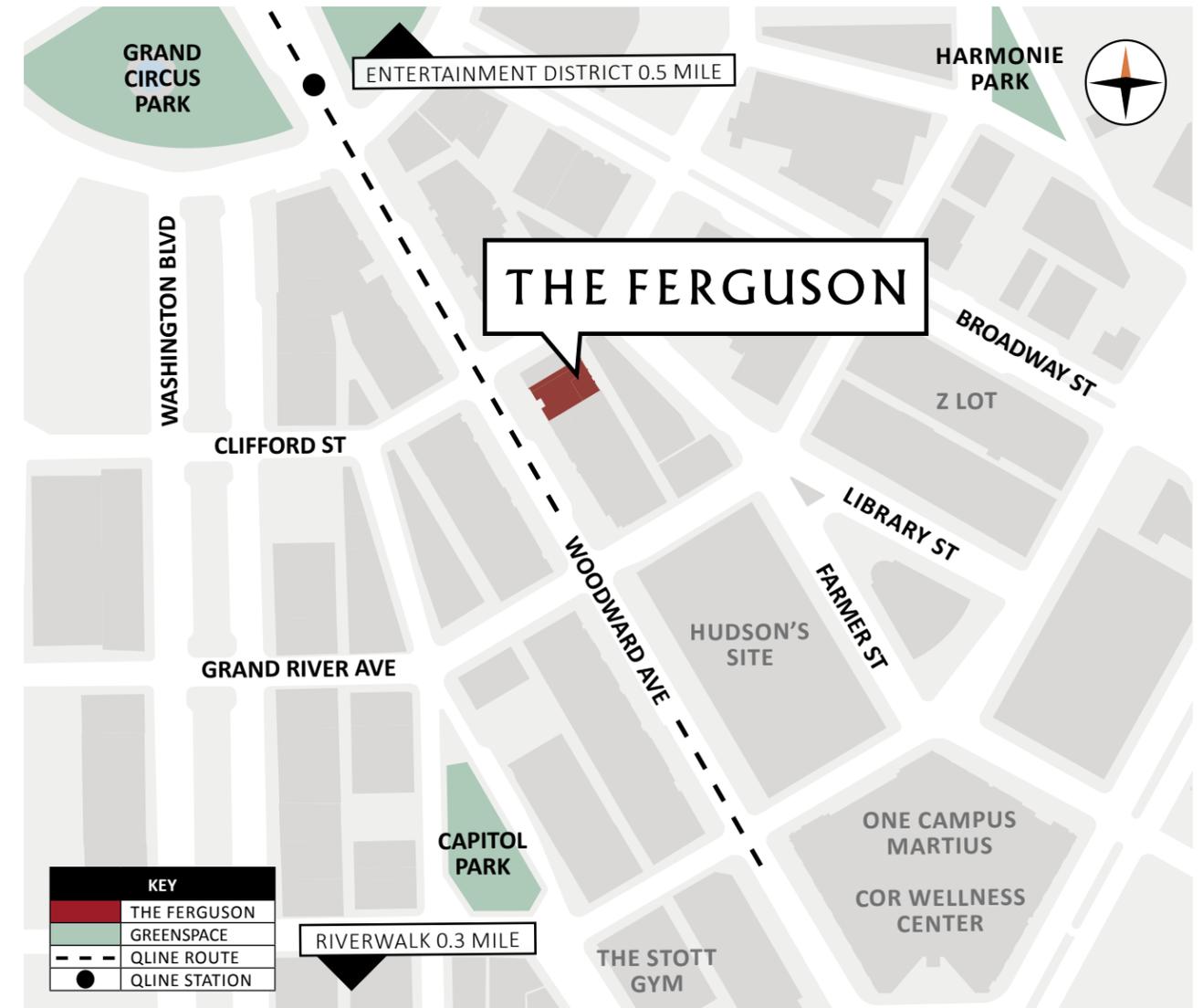
A block up Woodward Avenue, Grand Circus Park features five acres of year-round greenery and seasonal gardens with tree-lined pathways and comfortable seating to give The Ferguson residents a breath of fresh air. The open space is complete with free WiFi for you to work and a dog park for your pup to play.

ENTERTAINMENT DISTRICT

Living at The Ferguson 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 Ferguson 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](https://www.BedrockDetroit.com).

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