



HISTORY REIMAGINED FOR MODERN LIVING

303 Detroit Street is more than a residential development — it's an experience of quiet luxury in the heart of Ann Arbor's most storied district. All 18 condominiums have been thoughtfully designed to balance modern sophistication with the character of a historic landmark. Expansive interiors, generous light, and private outdoor space create an atmosphere of calm retreat, while artful finishes and crafted details bring lasting refinement. With only a limited number of residences, 303 Detroit Street offers a rare opportunity to live steps from The Shops of Kerrytown, the Farmers Market, Downtown Ann Arbor, the University of Michigan Medical Campus and M-14. The solitude and privacy in this exclusive sanctuary resides right in the center of the best Ann Arbor has to offer.



THE BUILDING: 303 DETROIT STREET

303 Detroit Street, known as the Market Place building, has long been a Kerrytown landmark. Originally constructed in 1856 as an Agricultural Hall, the brick warehouse once housed agricultural implements before undergoing a major rehabilitation in 1988, when a contemporary glass and brick addition created the office and retail complex that stands today. The building fronts Detroit Street, Catherine Street, and Fourth Avenue, with its distinctive silo stair tower and central garden court becoming part of the Farmers Market pedestrian experience. Now, local developer MAVD, together with builder Huron Contracting, is leading a transformation to convert the four-story complex into an all-residential community of 18 luxury condominiums. Each building will have an added 5th story to create two brand-new, spectacular penthouses, each fully customizable with private balconies, palatial 9-foot ceilings, and on-site parking in a carousel with access off Fourth Avenue.



THE BUILDING: 303 DETROIT STREET

The adaptive reuse of Market Place is being led by Rueter Associates Architects, with principals Marc Rueter and James Scrivens overseeing design. Rueter, a nationally published architect with deep expertise in historic preservation, has shaped Ann Arbor's built environment for decades, including projects such as 121 Kingsley West, the Weinmann Building, and the nearby 330 Detroit "Flatiron" residences. His sensitivity to context and history has guided a design that preserves the Market Place's defining features—particularly the garden court and silo tower—while introducing a new chapter of quiet luxury living. Scrivens, a University of Michigan-trained architect with experience in technically complex public and residential projects, brings hands-on construction knowledge to the team, ensuring that every detail of the conversion balances heritage with innovation. Together, they have transformed 303 Detroit into a model of adaptive reuse—bridging the district's 19th-century history with a vision for 21st-century urban living.









HIGHLIGHTS: 303 DETROIT STREET

- Thoughtfully designed residences blending historic character with contemporary quiet luxury.
- Earth-friendly Green Rooftop.
- Expansive layouts with open living, dining, and entertaining spaces.
- Nine-foot ceilings and oversized windows maximizing light and views.
- Wide-plank engineered hardwood flooring in main living areas.
- Relaxing master baths with quartz surfaces, frameless glass showers, and premium fixtures.
- Chef's kitchens with quartz countertops, designer cabinetry, and professional-grade appliances.
- Private outdoor terraces or balconies.
- Smart home features, including programmable climate control and EV chargers for each residence.
- Customizable finishes, with curated palettes and upgrade options available.
- Linear gas fireplaces available.
- Secure garaged parking with an innovative automobile carousel system.
- Boutique building with only 18 residences, ensuring privacy and exclusivity.



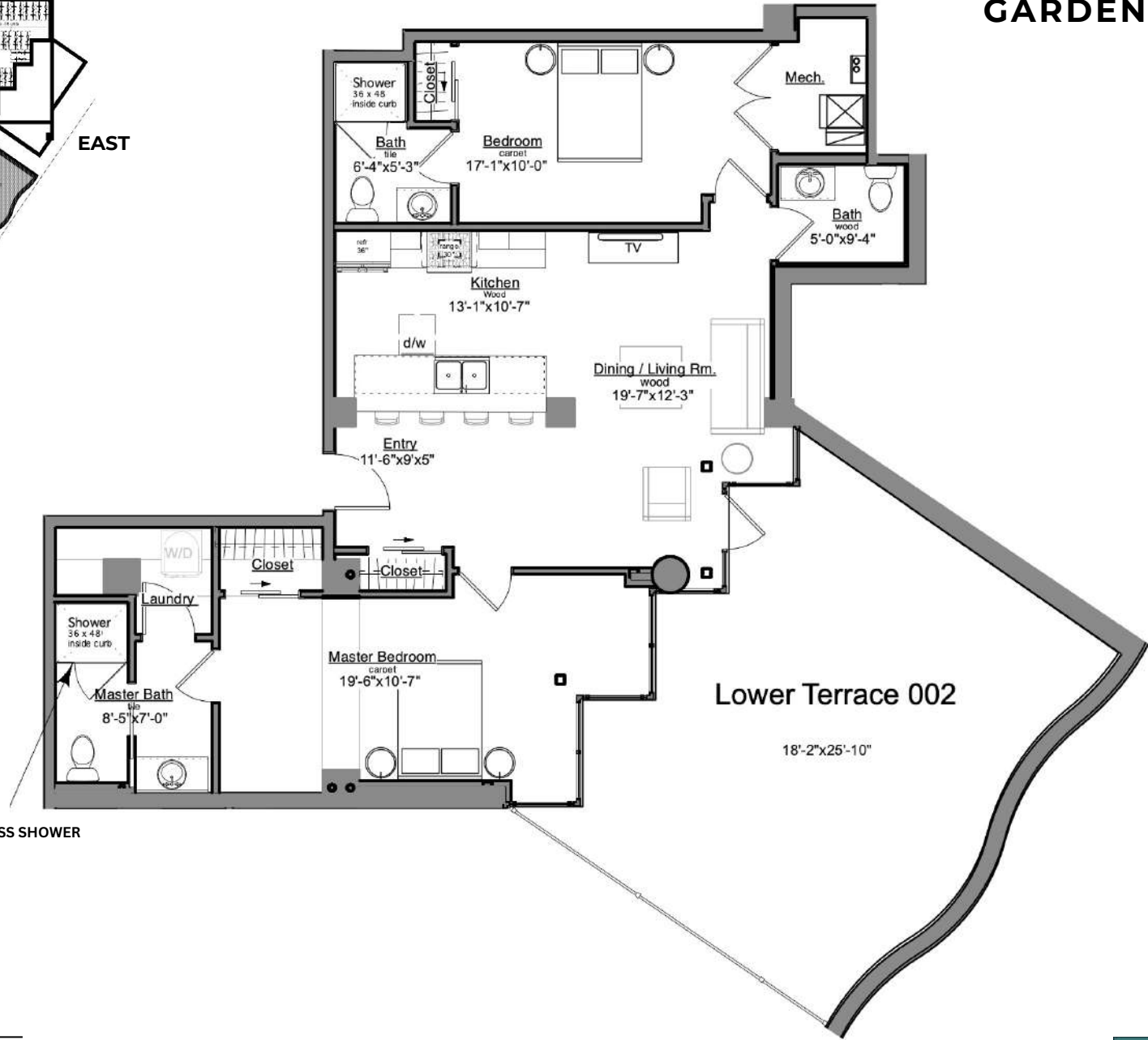
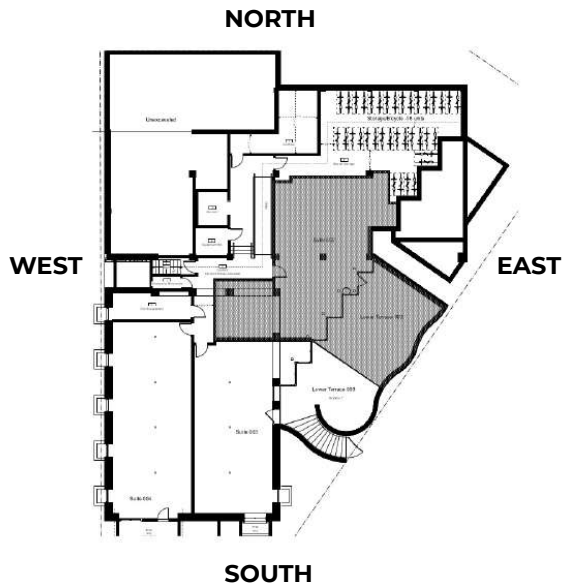


THE COLLECTION: 303 DETROIT STREET

RESIDENCE	BEDROOMS	BATHS	FLOOR	INTERIOR SQ FT	EXTERIOR SQ FT	PARKING
SUITE 002	2	2.1	GARDEN	1254	532	1
SUITE 003	2	2.1	GARDEN	1110	375	1
SUITE 004	2	2.1	GARDEN	1169	110	1
SUITE 102	3 + STUDY	3.1	FIRST	2095	130	2
SUITE 103	2	2.1	FIRST	1399	314	1
SUITE 104	2	2.1	FIRST	1427	112	1
SUITE 201	1	1.1	SECOND	1099	184	1
SUITE 202	3 + STUDY	3.1	SECOND	2412	117	2
SUITE 203	2	2.1	SECOND	1425	62	1
SUITE 204	2	2.1	SECOND	1397	62	1
SUITE 301	1	1.1	THIRD	1099	132	1
SUITE 302	3 + STUDY	3.1	THIRD	2412	117	2
SUITE 303	2	2.1	THIRD	1425	62	1
SUITE 304	2	2.1	THIRD	1397	62	1
SUITE 401	1	1.1	FOURTH	1099	132	1
SUITE 402	3 + STUDY	3.1	FOURTH	2412	117	2
SUITE 403	3 + STUDY	3.1	FOURTH/FIFTH	3286	857	2
SUITE 501	4	5.1	FIFTH	3708	342	2

UNIT 002

GARDEN LEVEL



CURBLESS SHOWER

2 BEDROOMS
2.1 BATHS
TERRACE
EAST EXPOSURE

INTERIOR - 1254 SQ FT
EXTERIOR - 532 SQ FT

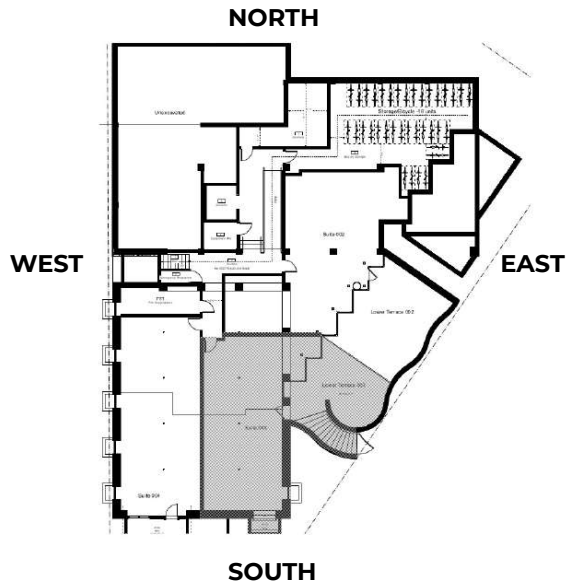
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303
DETROIT STREET

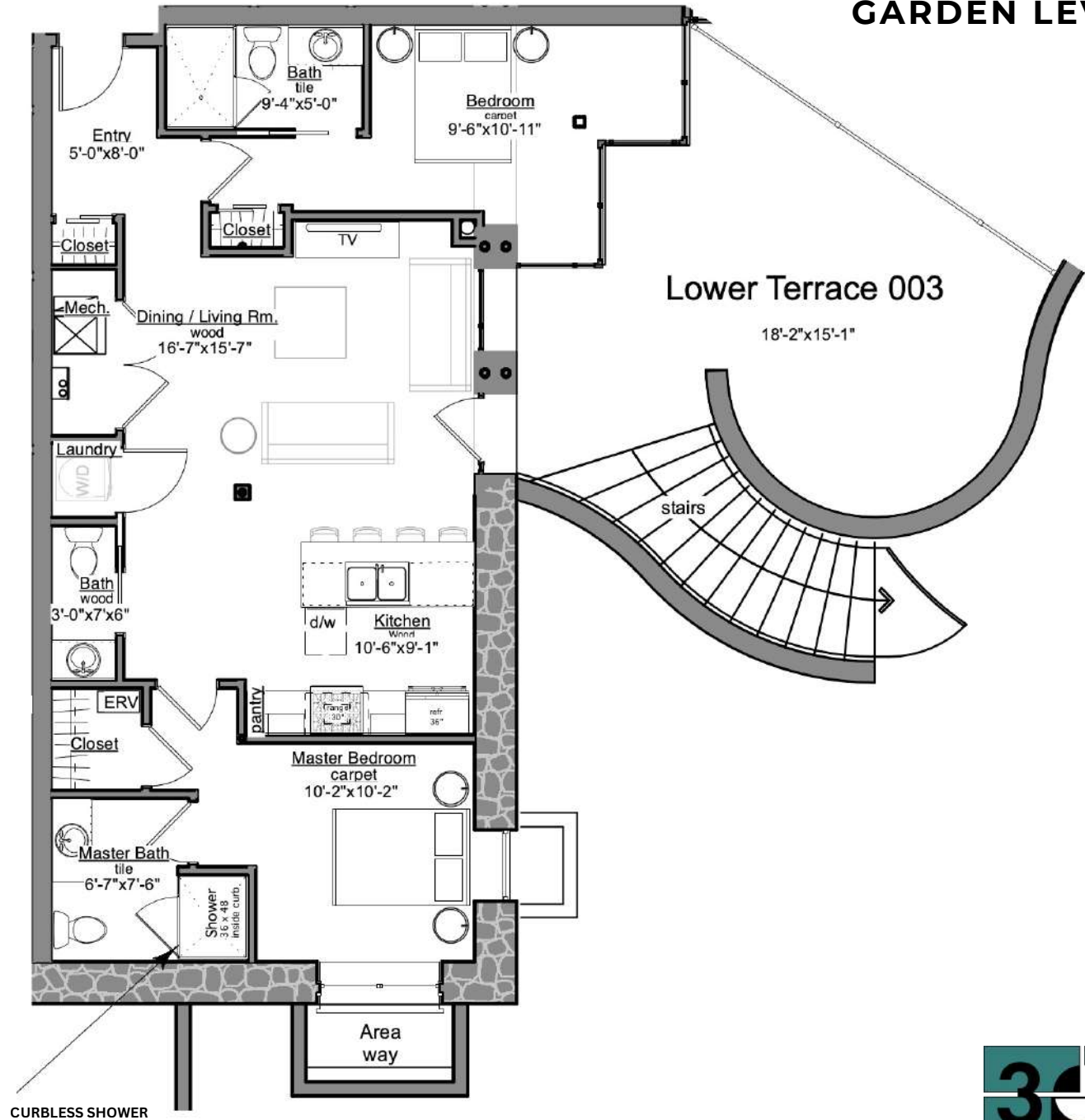
UNIT 003

GARDEN LEVEL



2 BEDROOMS
2.1 BATHS
TERRACE
SOUTH EAST CORNER

INTERIOR - 1110 SQ FT
EXTERIOR - 375 SQ FT

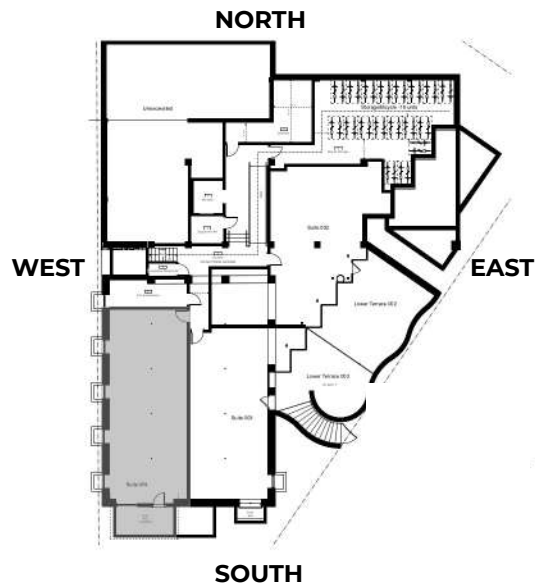


CURBLESS SHOWER

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303
DETROIT STREET

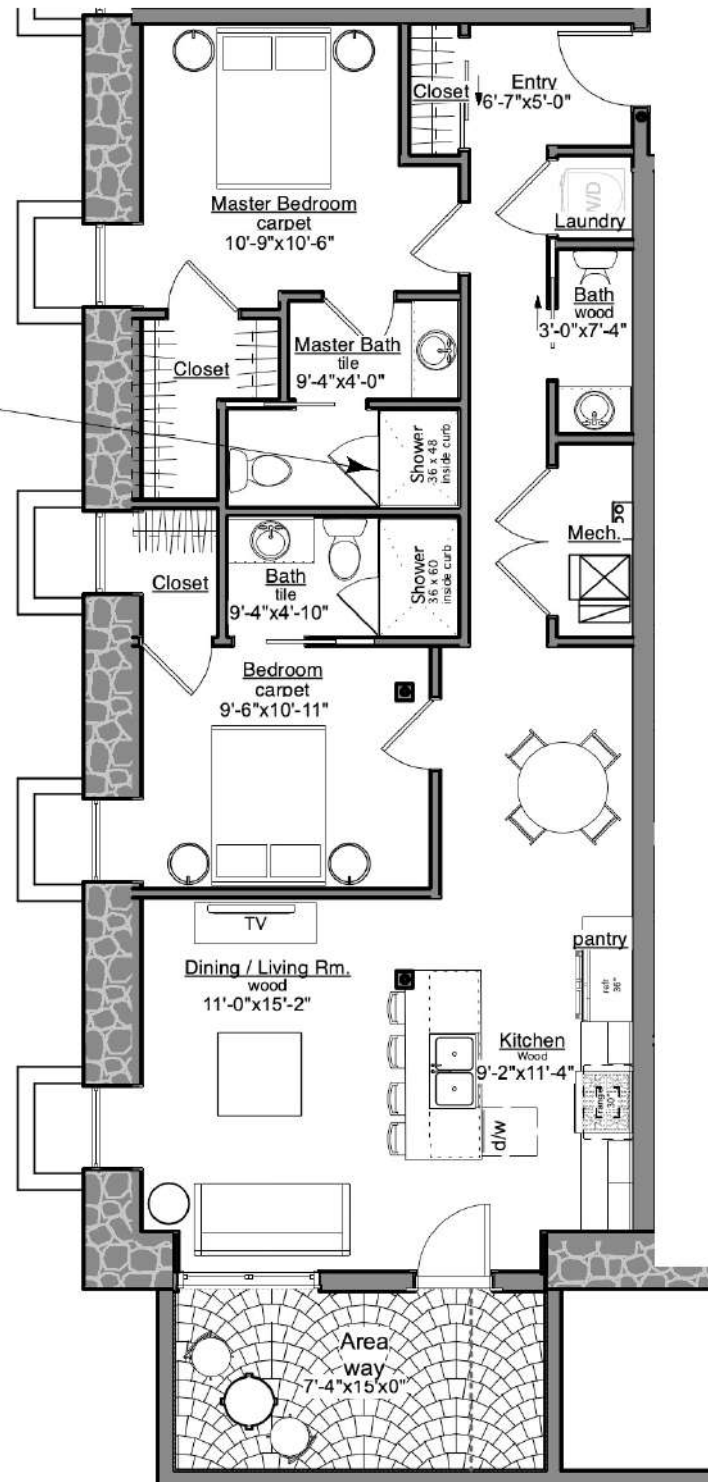


UNIT 004

GARDEN LEVEL

2 BEDROOMS
2.1 BATHS
TERRACE
SOUTH WEST CORNER
INTERIOR - 1169 SQ FT
EXTERIOR - 110 SQ FT

CURBLESS SHOWER

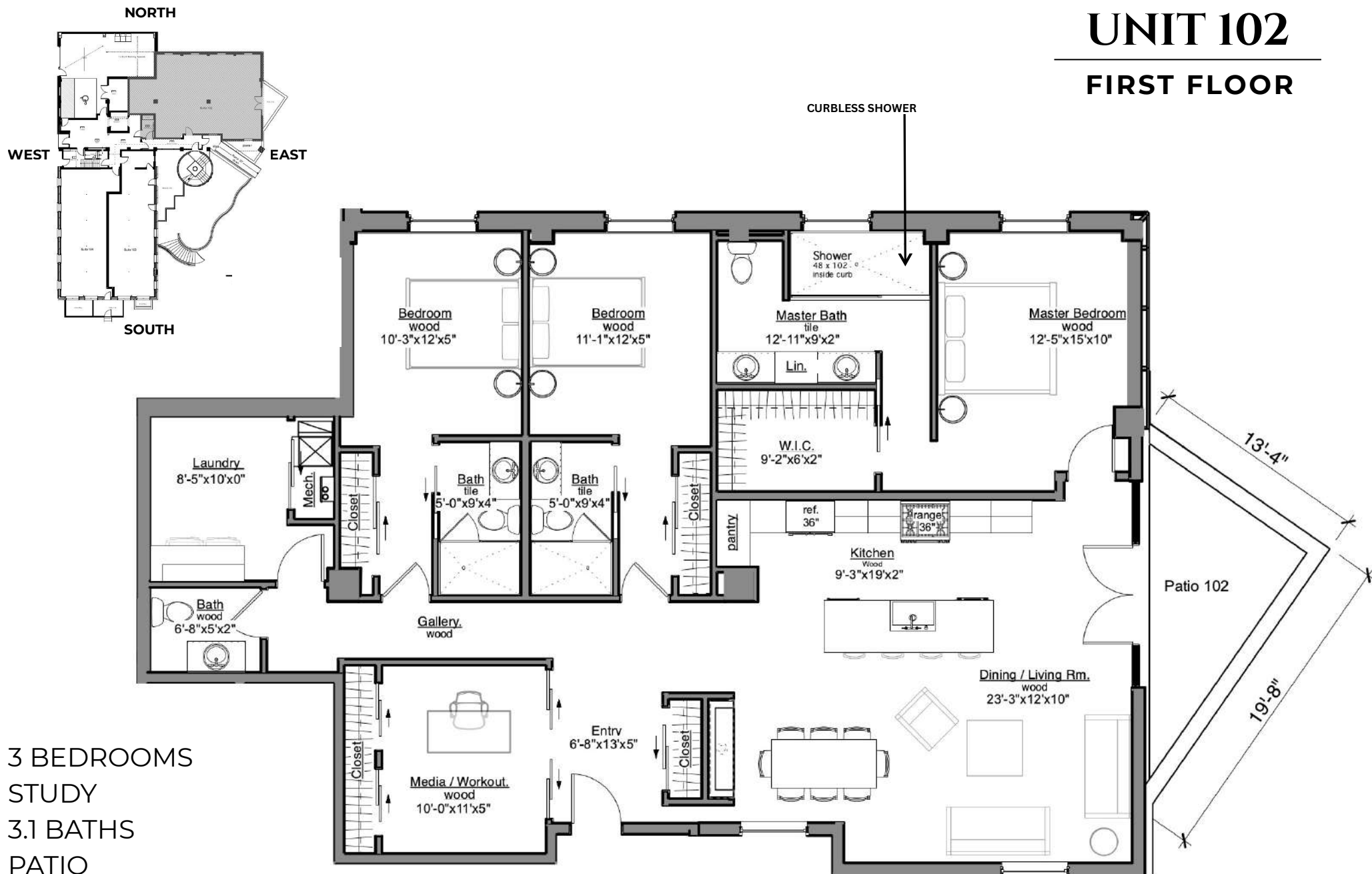


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UNIT 102

FIRST FLOOR



3 BEDROOMS

STUDY

3.1 BATHS

PATIO

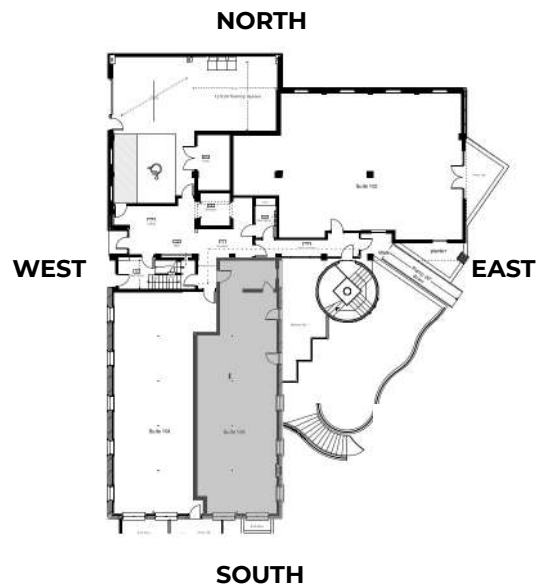
NORTH EAST CORNER

INTERIOR - 2095 SQ FT

EXTERIOR - 130 SQ FT

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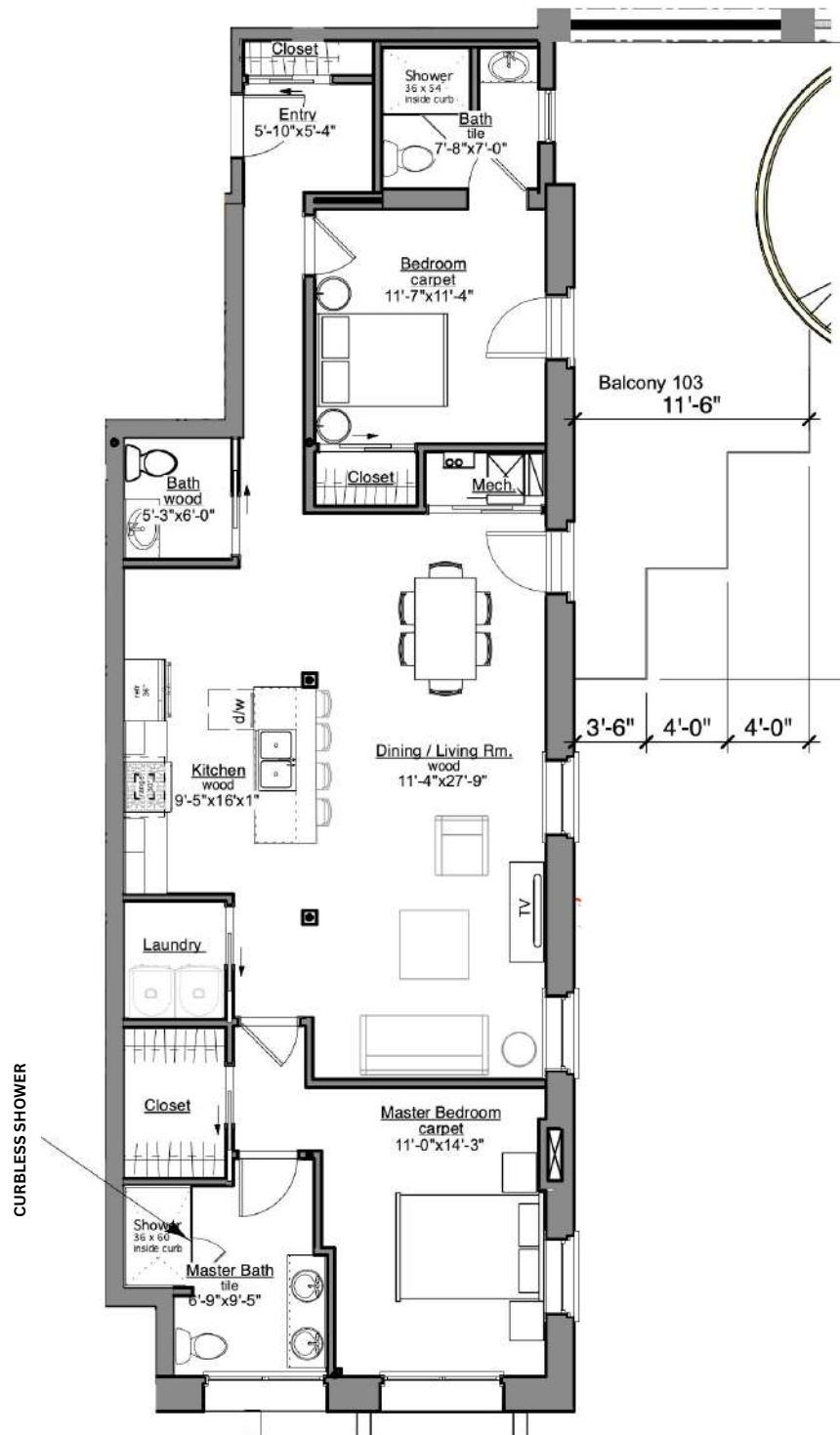


UNIT 103

FIRST FLOOR

2 BEDROOMS
2.1 BATHS
BALCONY
SOUTH EAST CORNER

INTERIOR - 1399 SQ FT
EXTERIOR - 314 SQ FT

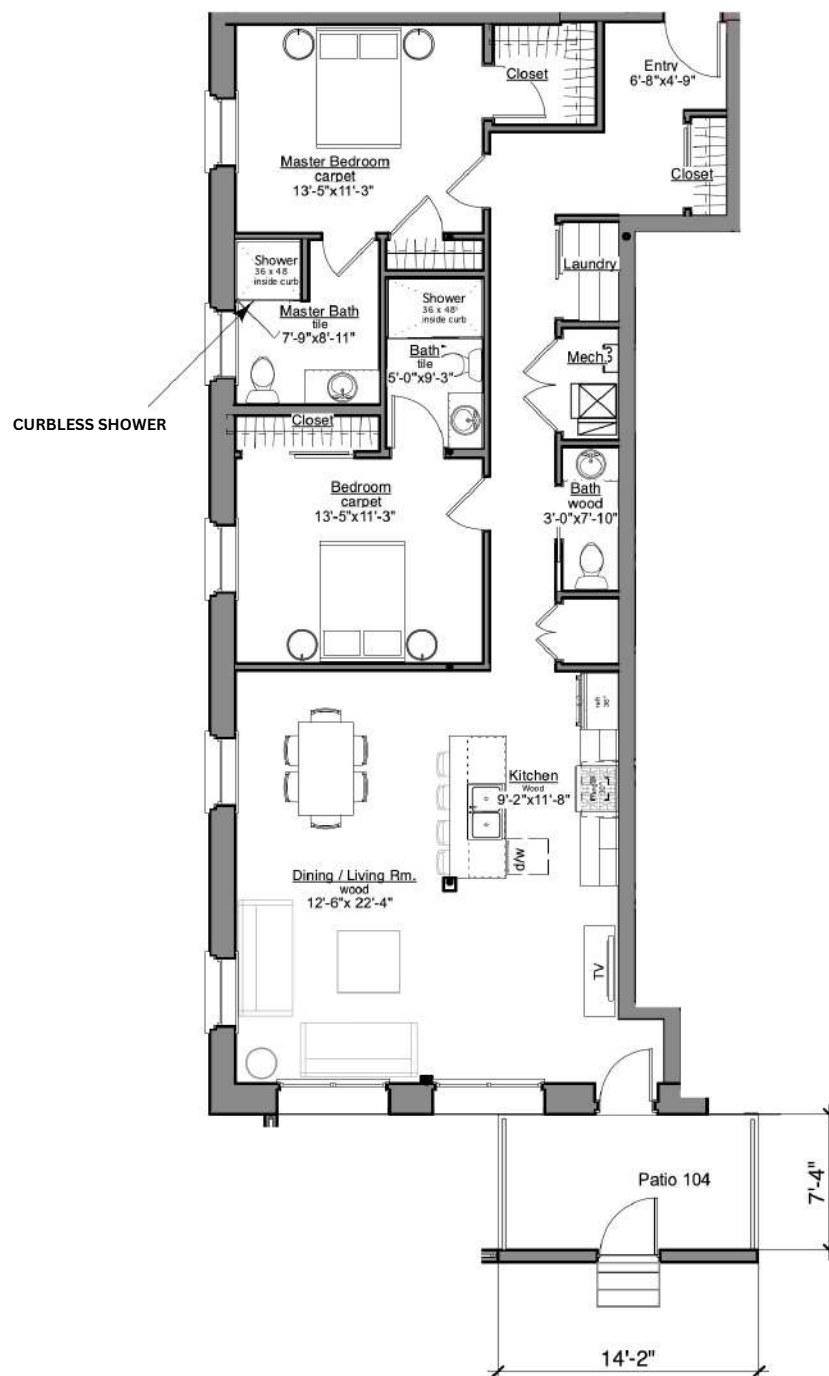
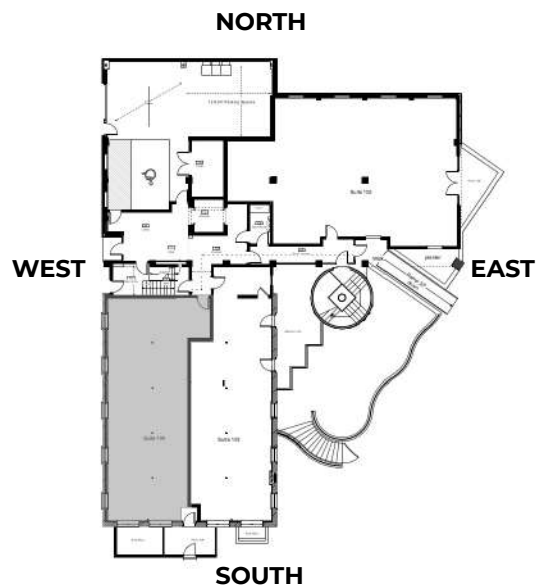


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UNIT 104

FIRST FLOOR

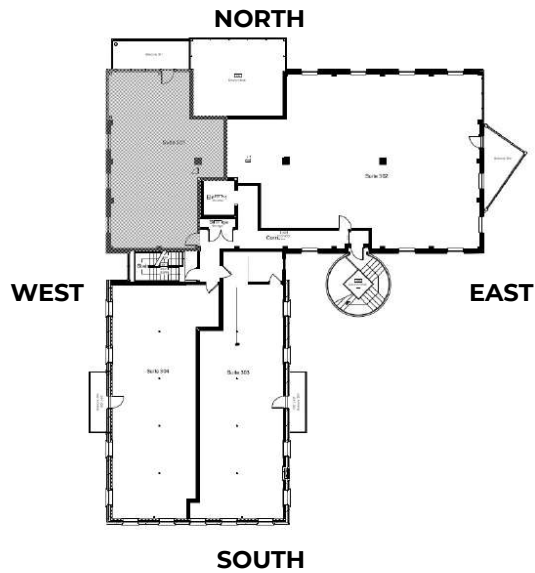


2 BEDROOMS
2.1 BATHS
PATIO
SOUTH WEST CORNER

INTERIOR - 1427 SQ FT
EXTERIOR - 112 SQ FT

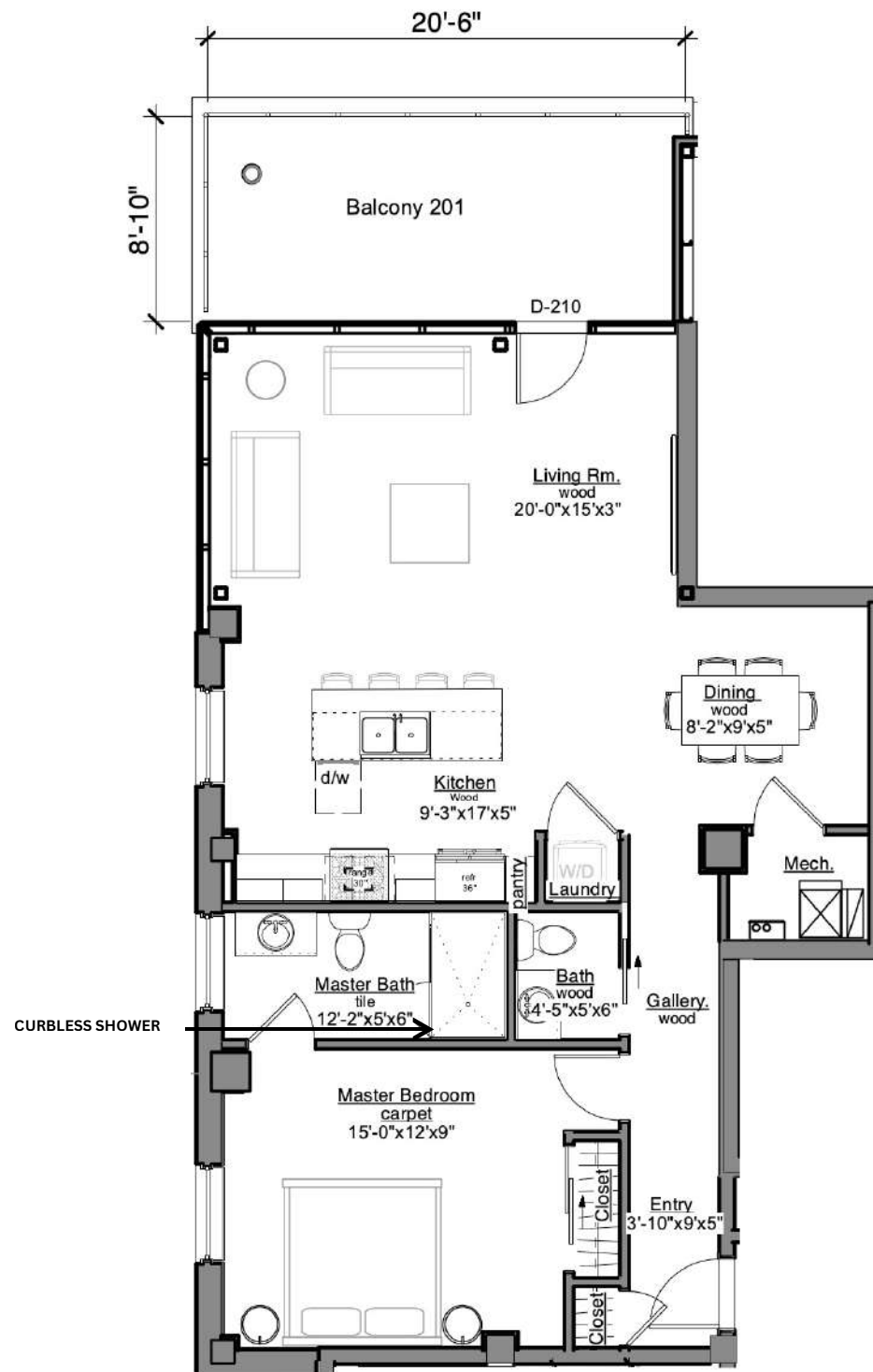
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UNIT 201

SECOND FLOOR



1 BEDROOM
1.1 BATHS
BALCONY
NORTH WEST CORNER

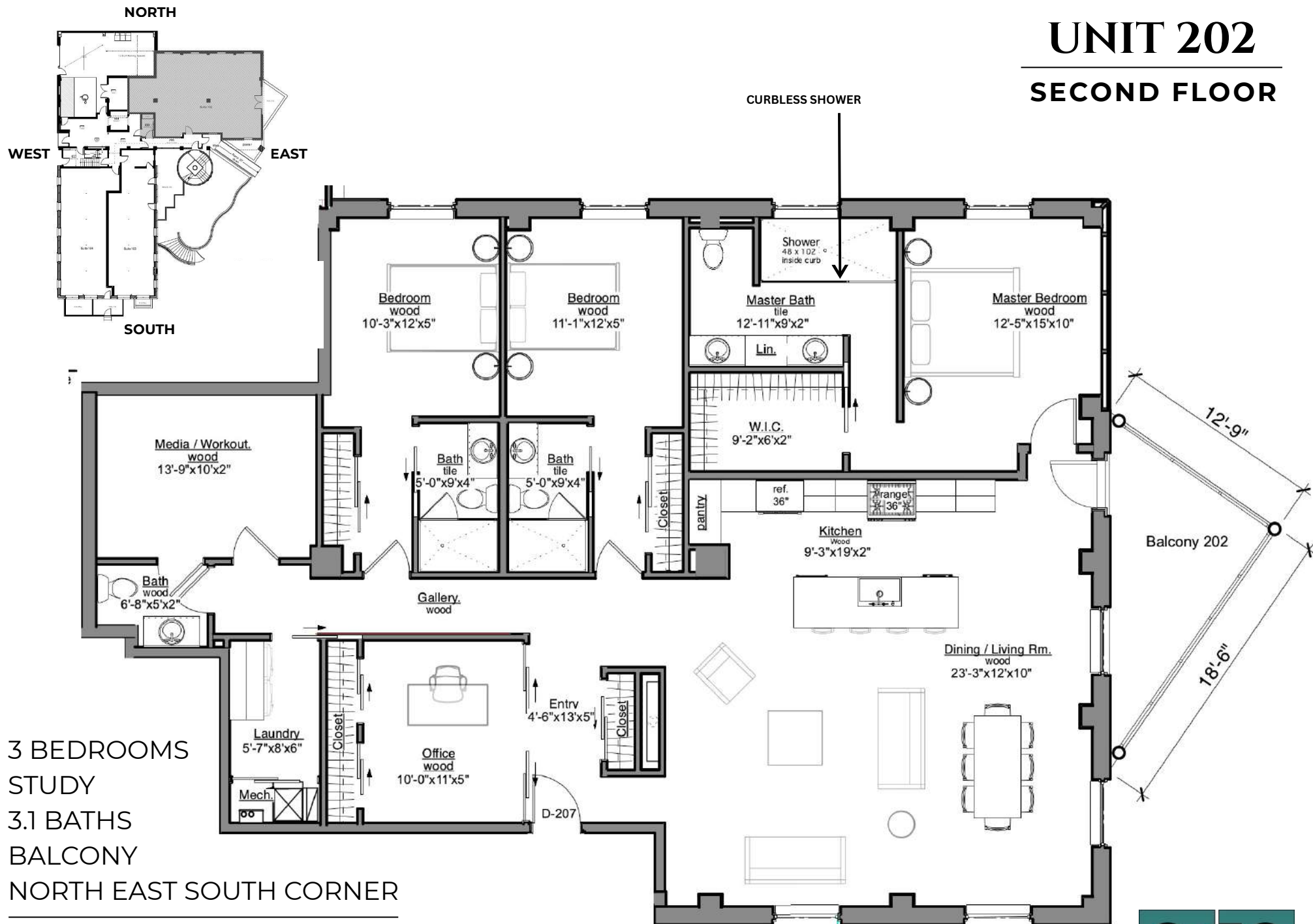
INTERIOR - 1099 SQ FT
EXTERIOR - 184 SQ FT

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UNIT 202

SECOND FLOOR

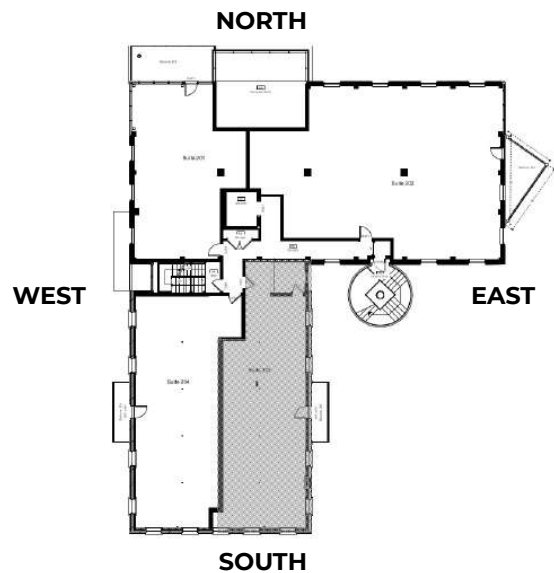


3 BEDROOMS
STUDY
3.1 BATHS
BALCONY
NORTH EAST SOUTH CORNER

INTERIOR - 2412 SQ FT
EXTERIOR - 117 SQ FT

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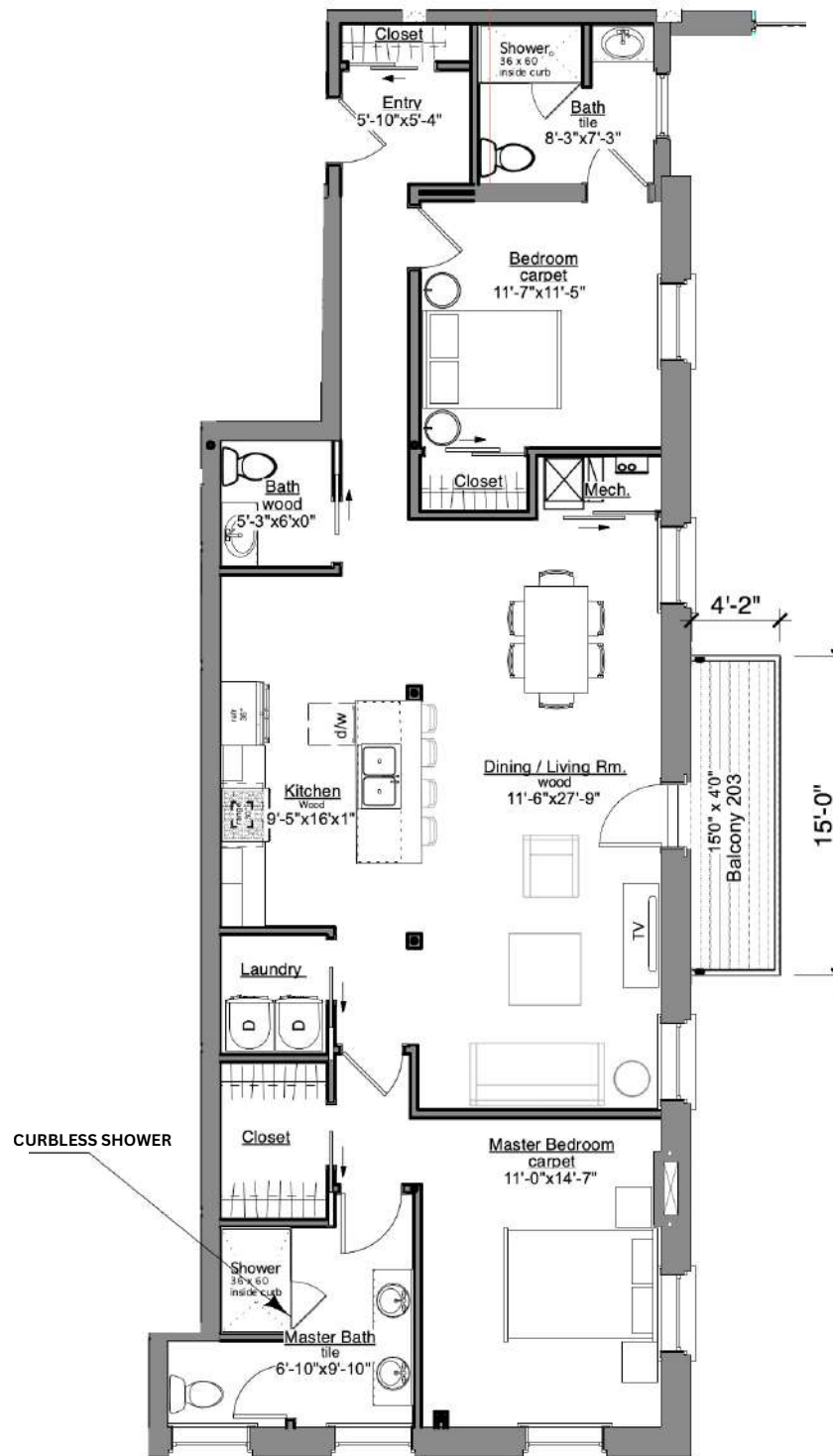


UNIT 203

SECOND FLOOR

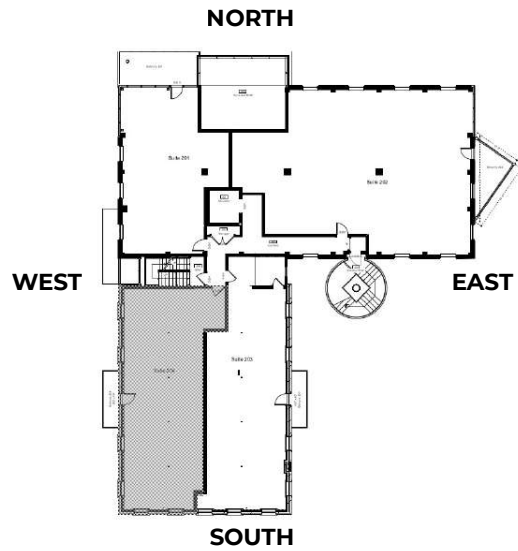
2 BEDROOMS
2.1 BATHS
BALCONY
SOUTH EAST CORNER

INTERIOR - 1425 SQ FT
EXTERIOR - 62 SQ FT



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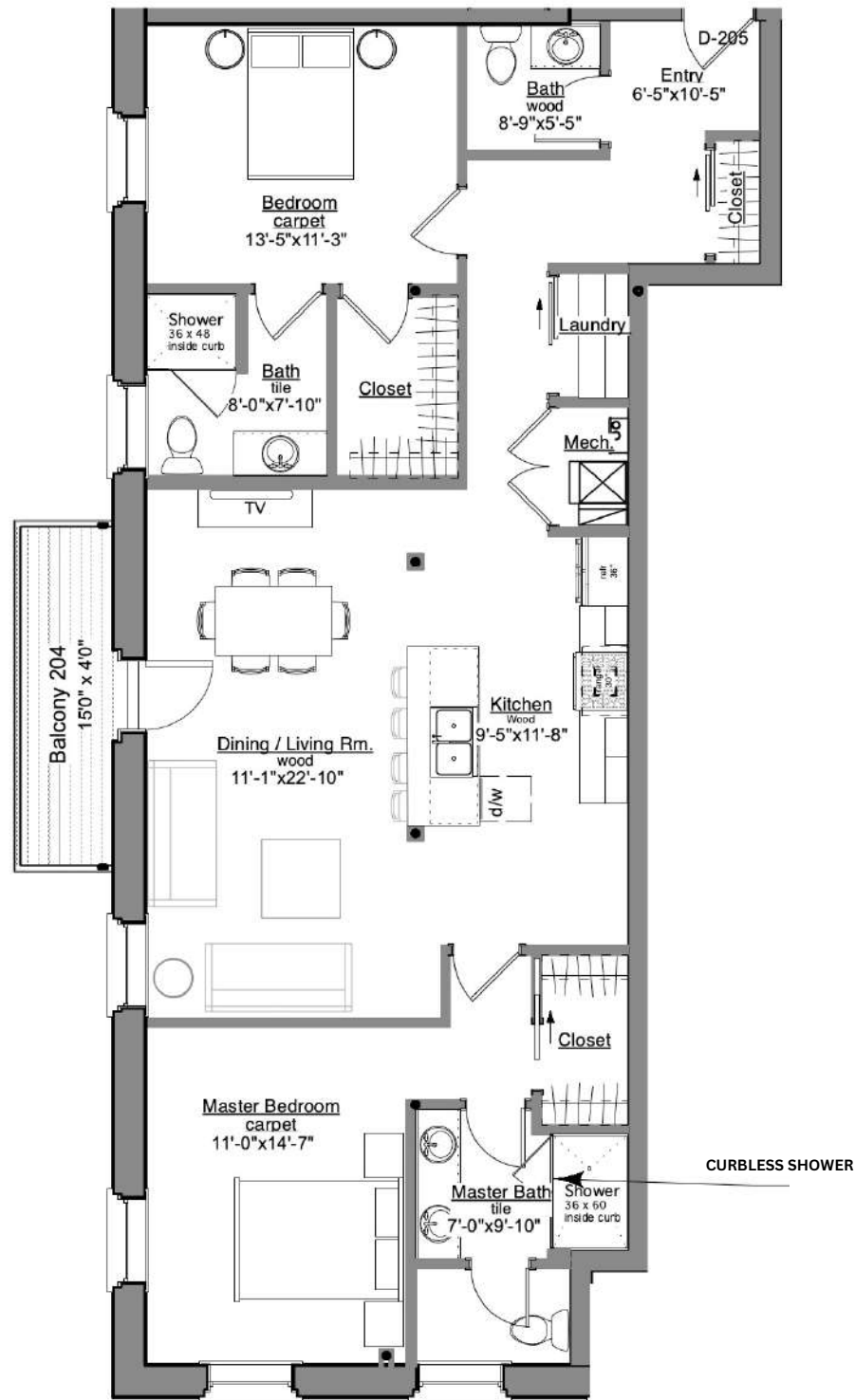


UNIT 204

SECOND FLOOR

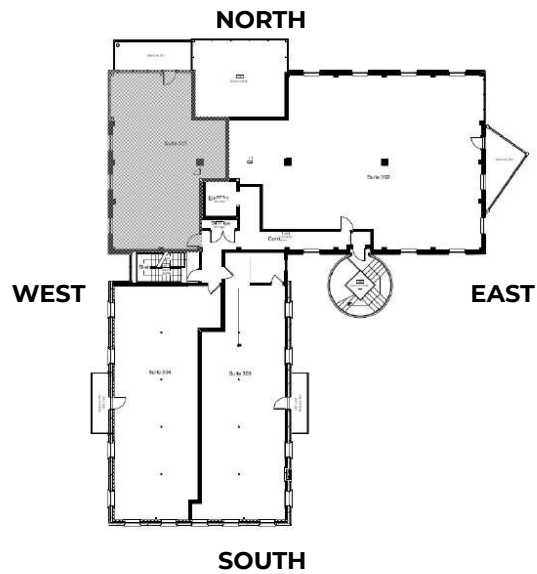
2 BEDROOMS
2.1 BATHS
BALCONY
SOUTH WEST CORNER

INTERIOR - 1397 SQ FT
EXTERIOR - 62 SQ FT



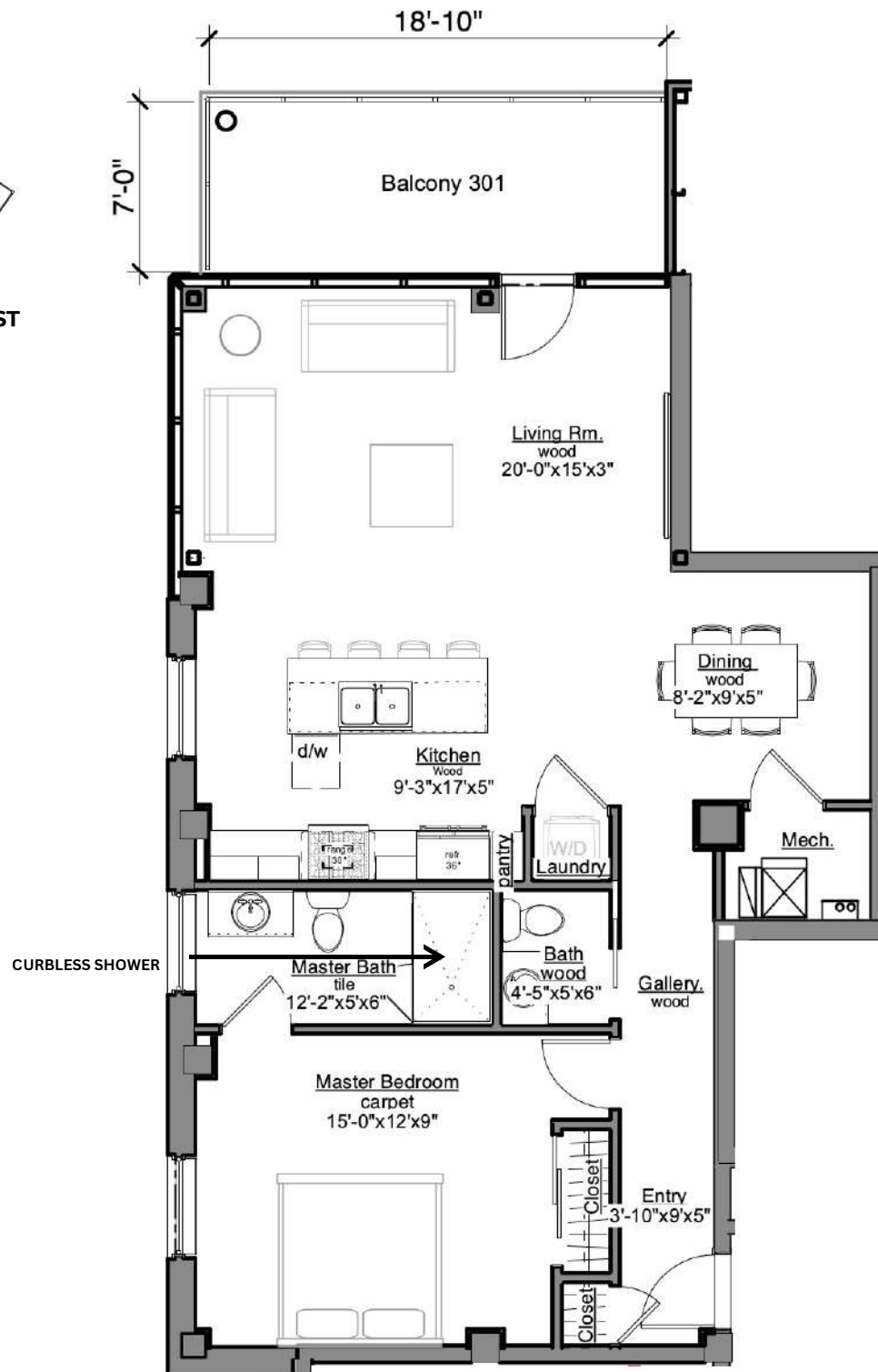
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UNIT 301

THIRD FLOOR



1 BEDROOM
1.1 BATHS
BALCONY
NORTH WEST CORNER

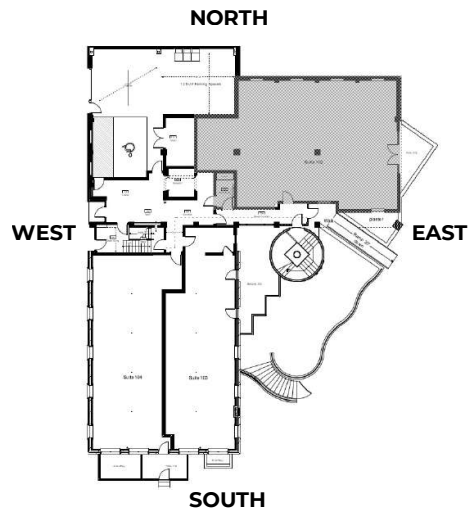
INTERIOR - 1099 SQ FT
EXTERIOR - 132 SQ FT

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UNIT 302

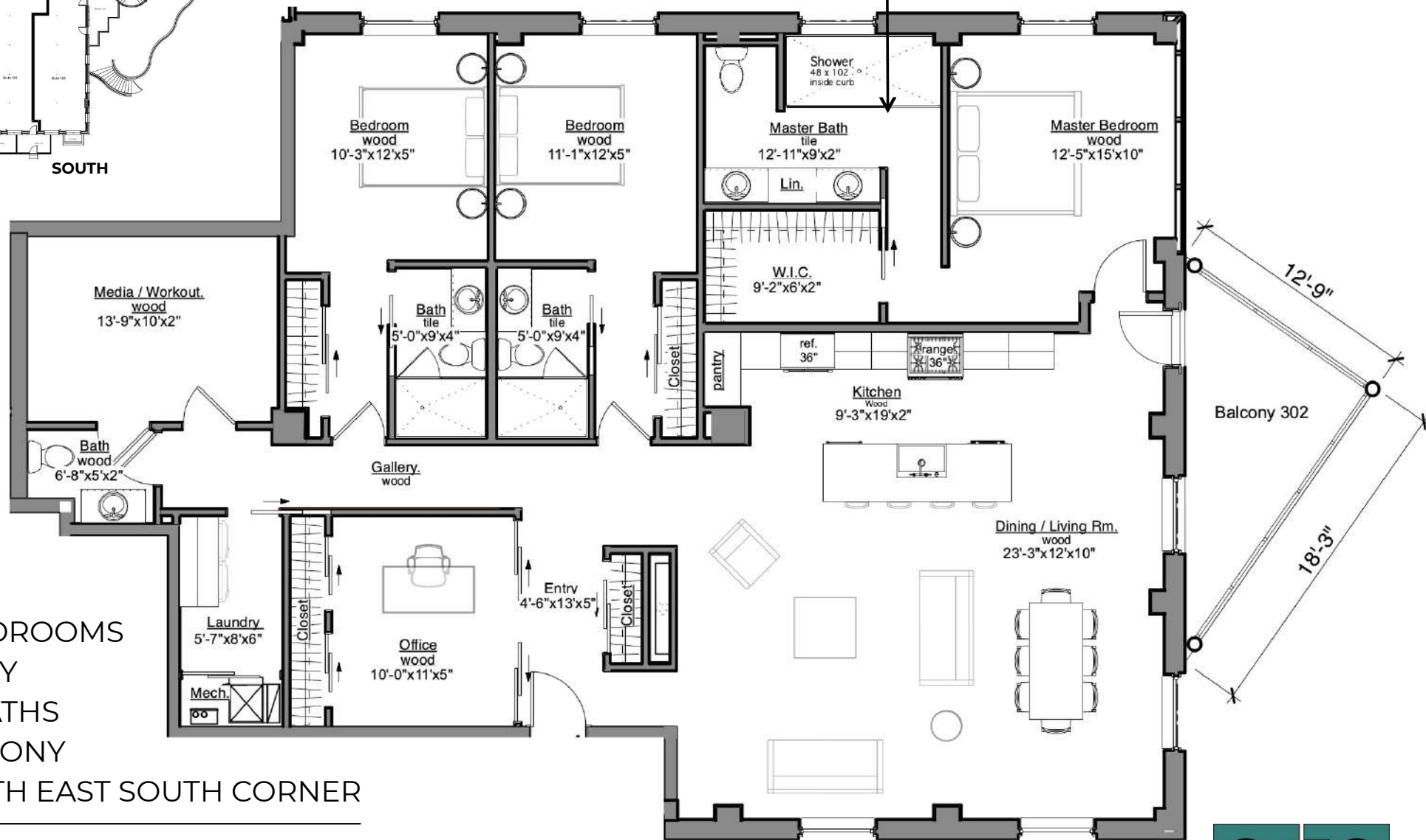
THIRD FLOOR



3 BEDROOMS
STUDY
3.1 BATHS
BALCONY
NORTH EAST SOUTH CORNER

INTERIOR - 2412 SQ FT
EXTERIOR - 1117 SQ FT

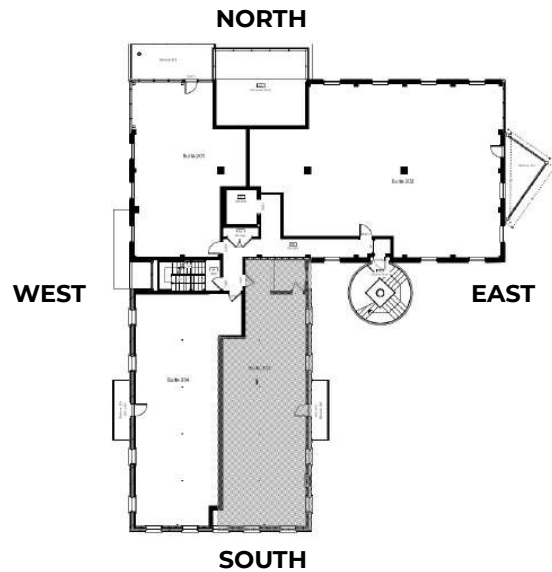
CURBLESS SHOWER



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UNIT 303

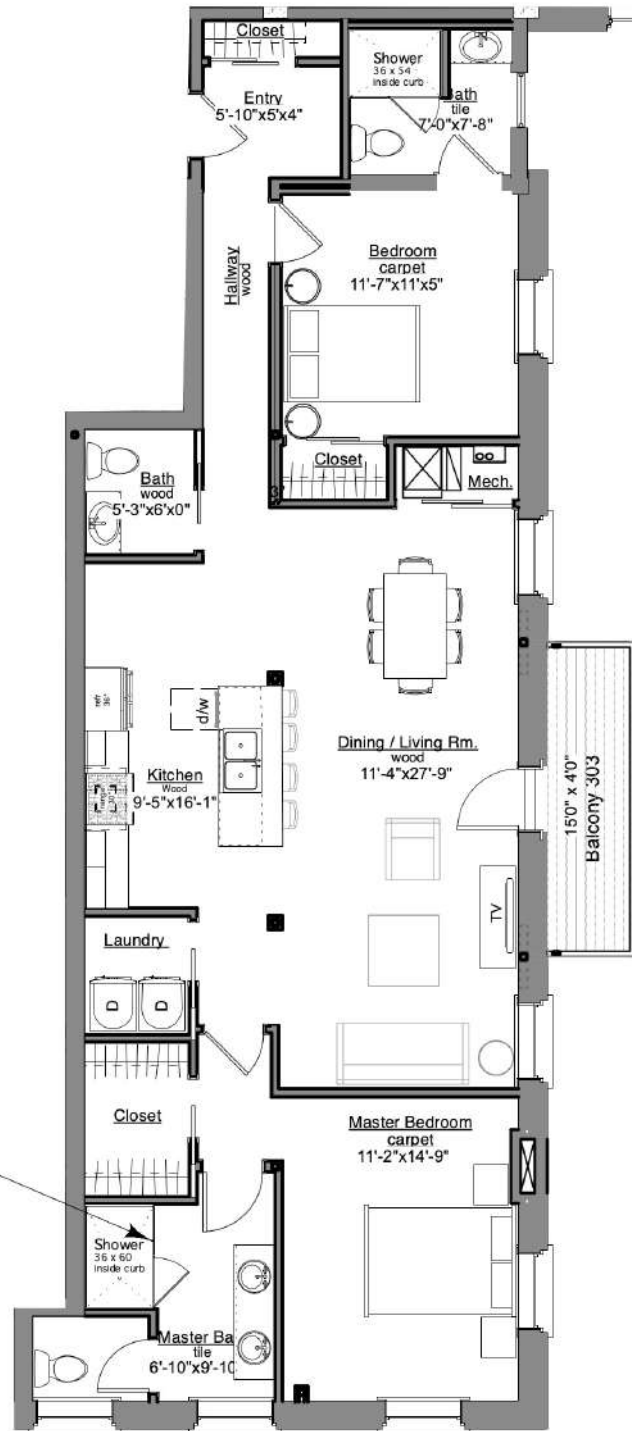
THIRD FLOOR



2 BEDROOMS
2.1 BATHS
BALCONY
SOUTH EAST CORNER

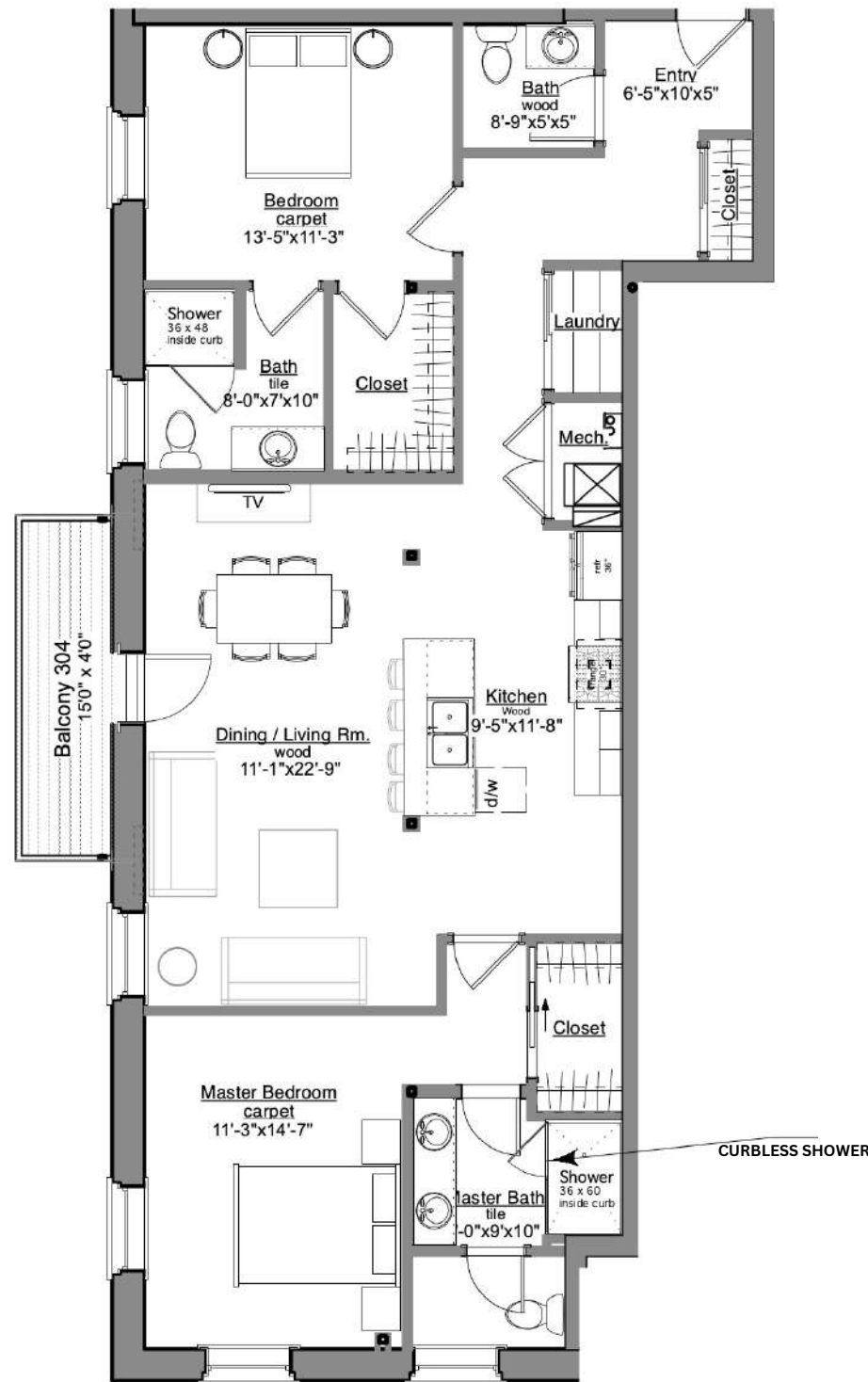
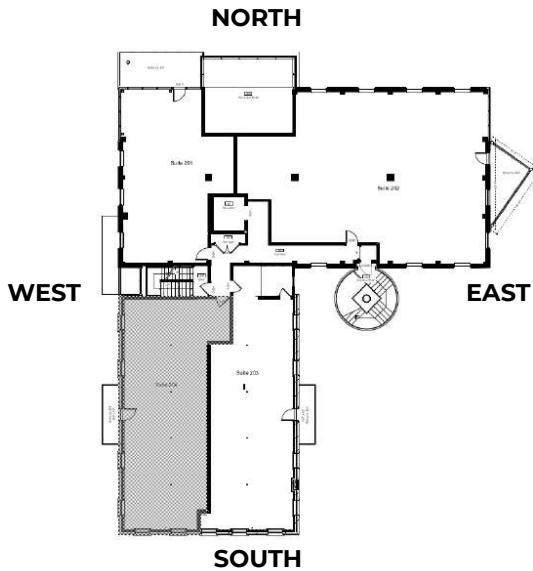
INTERIOR - 1425 SQ FT
EXTERIOR - 62 SQ FT

CURBLESS SHOWER



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THIRD FLOOR



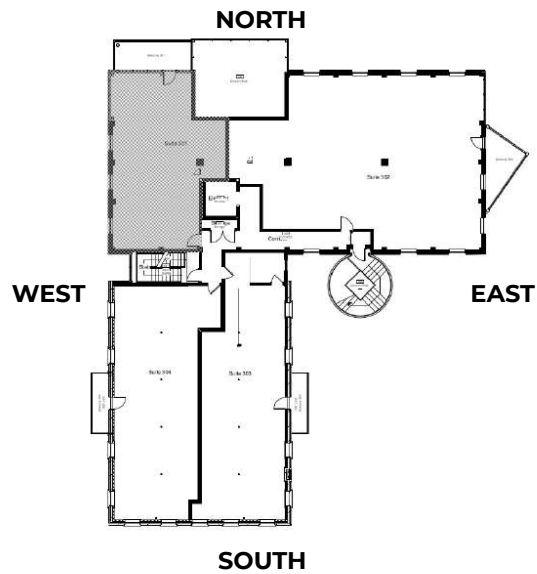
2 BEDROOMS
2.1 BATHS
BALCONY
SOUTH WEST CORNER

INTERIOR - 1397 SQ FT

EXTERIOR - 62 SQ FT

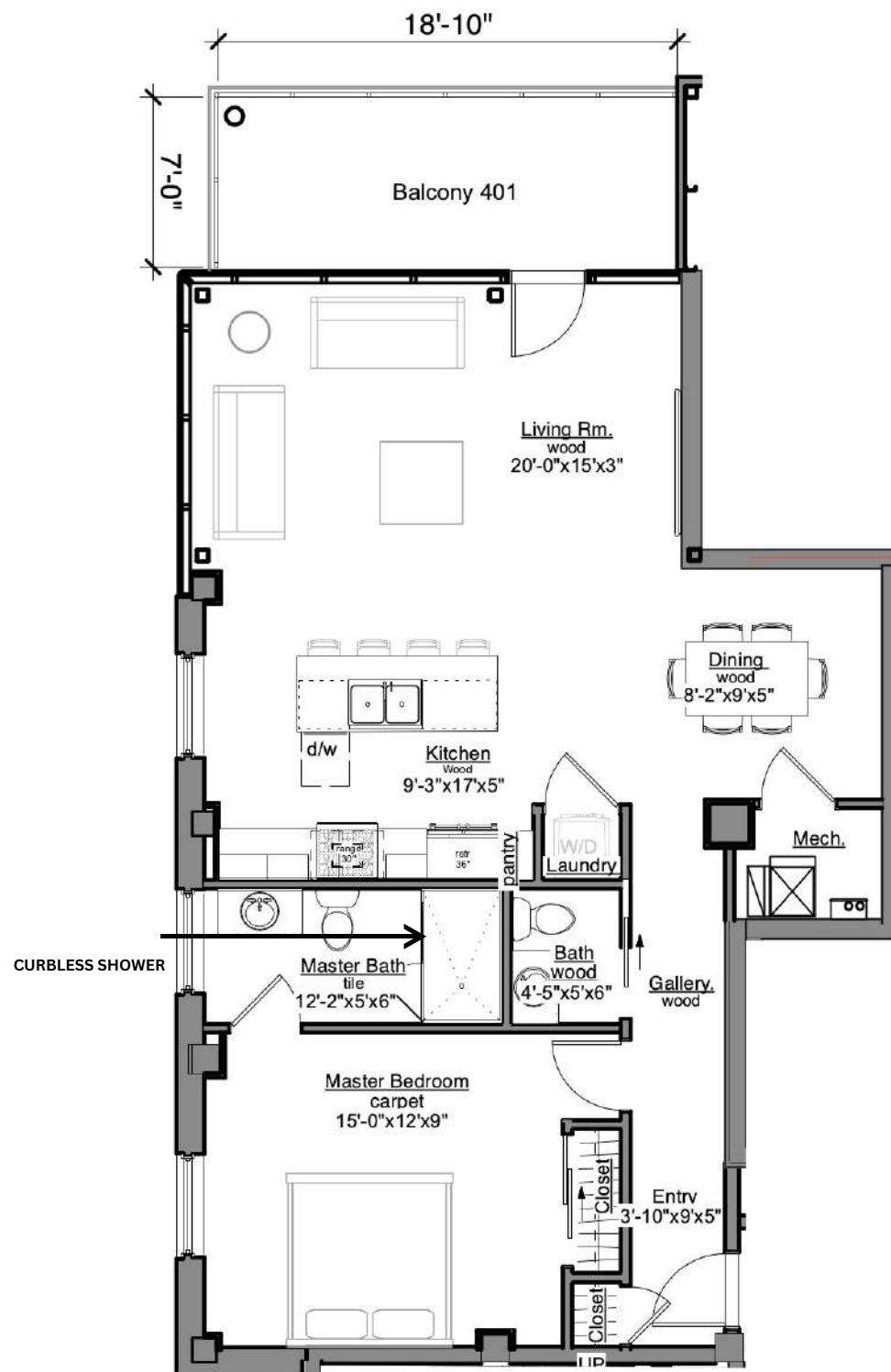
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UNIT 401

FOURTH FLOOR

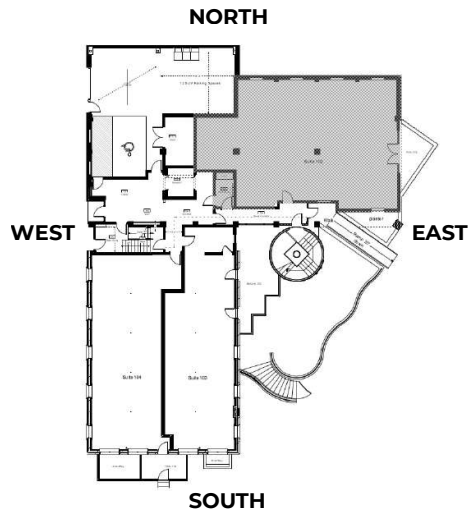


1 BEDROOM
1.1 BATHS
BALCONY
NORTH WEST CORNER

INTERIOR - 1099 SQ FT
EXTERIOR - 132 SQ FT

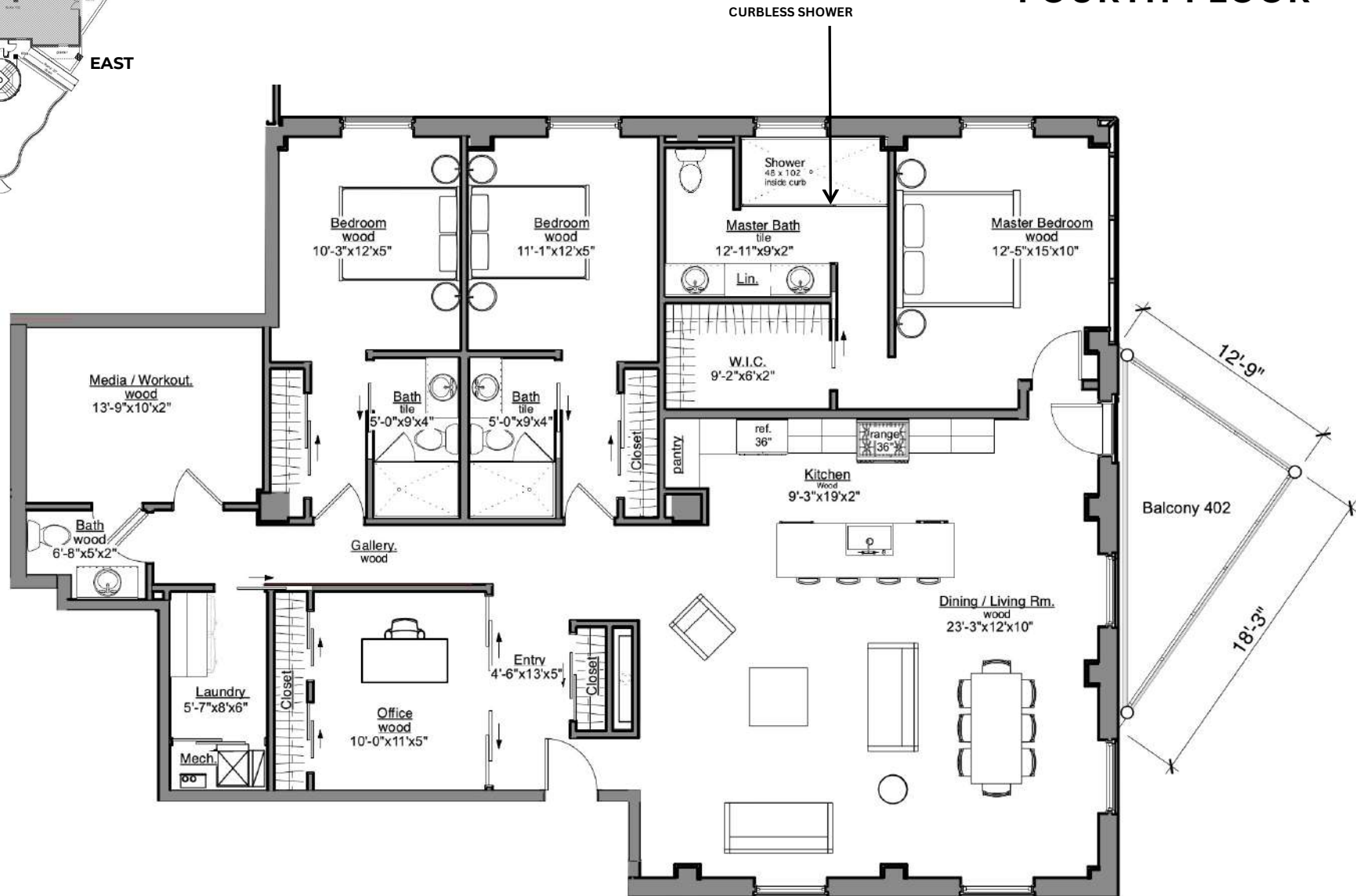
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UNIT 402

FOURTH FLOOR



3 BEDROOMS

STUDY

3.1 BATHS

BALCONY

NORTH EAST SOUTH CORNER

INTERIOR - 2412 SQ FT

EXTERIOR - 117 SQ FT

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NORTH

WEST

EAST

SOUTH

UNIT 403

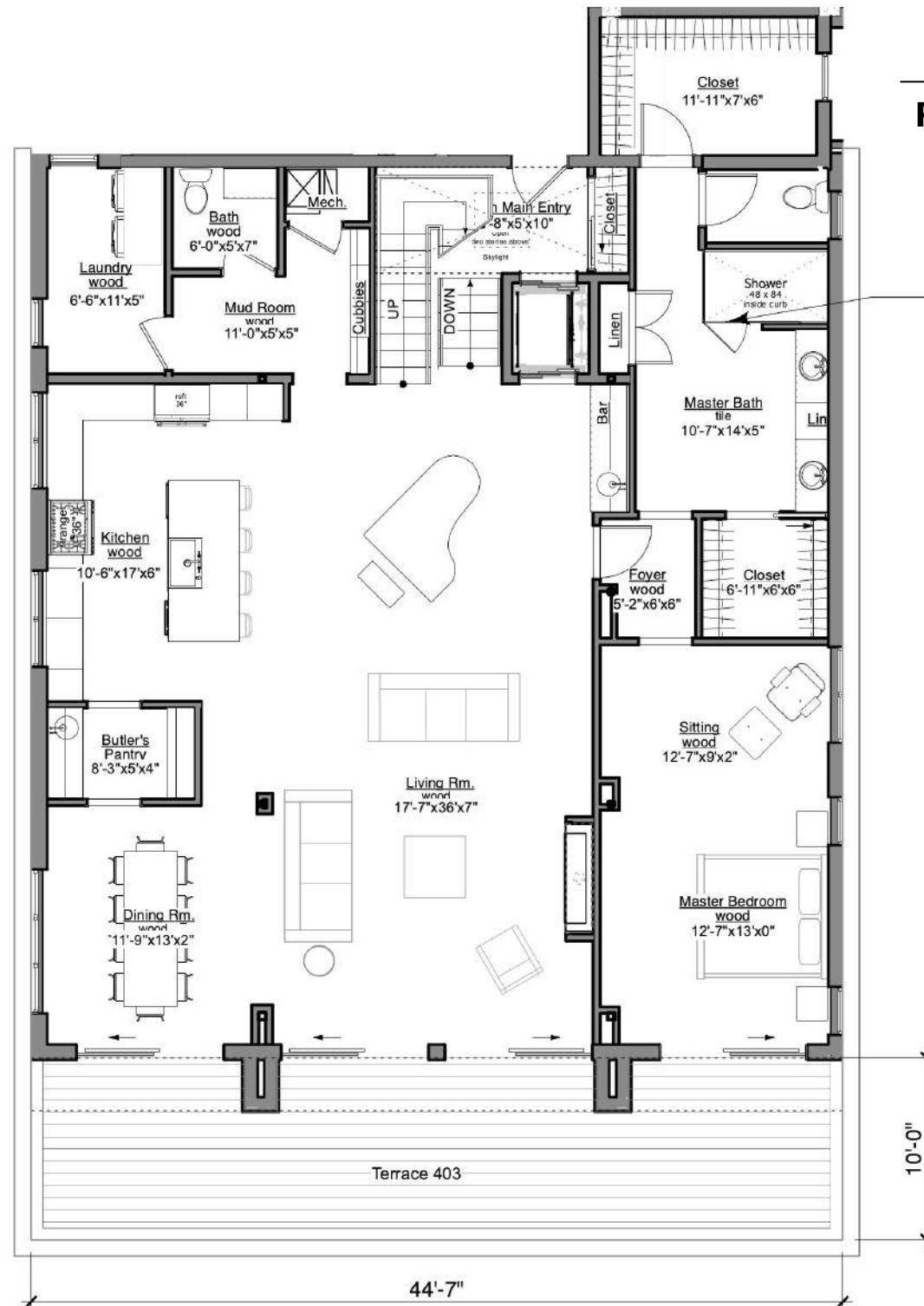
FOURTH FLOOR

FIFTH FLOOR

CURBLESS SHOWER

3 BEDROOMS
3.1 BATHS
1 TERRACE
2 PATIOS
IN-UNIT ELEVATOR
SOUTH EAST WEST CORNER

INTERIOR - 3286 SQ FT
EXTERIOR - 857 SQ FT



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NORTH

WEST

EAST

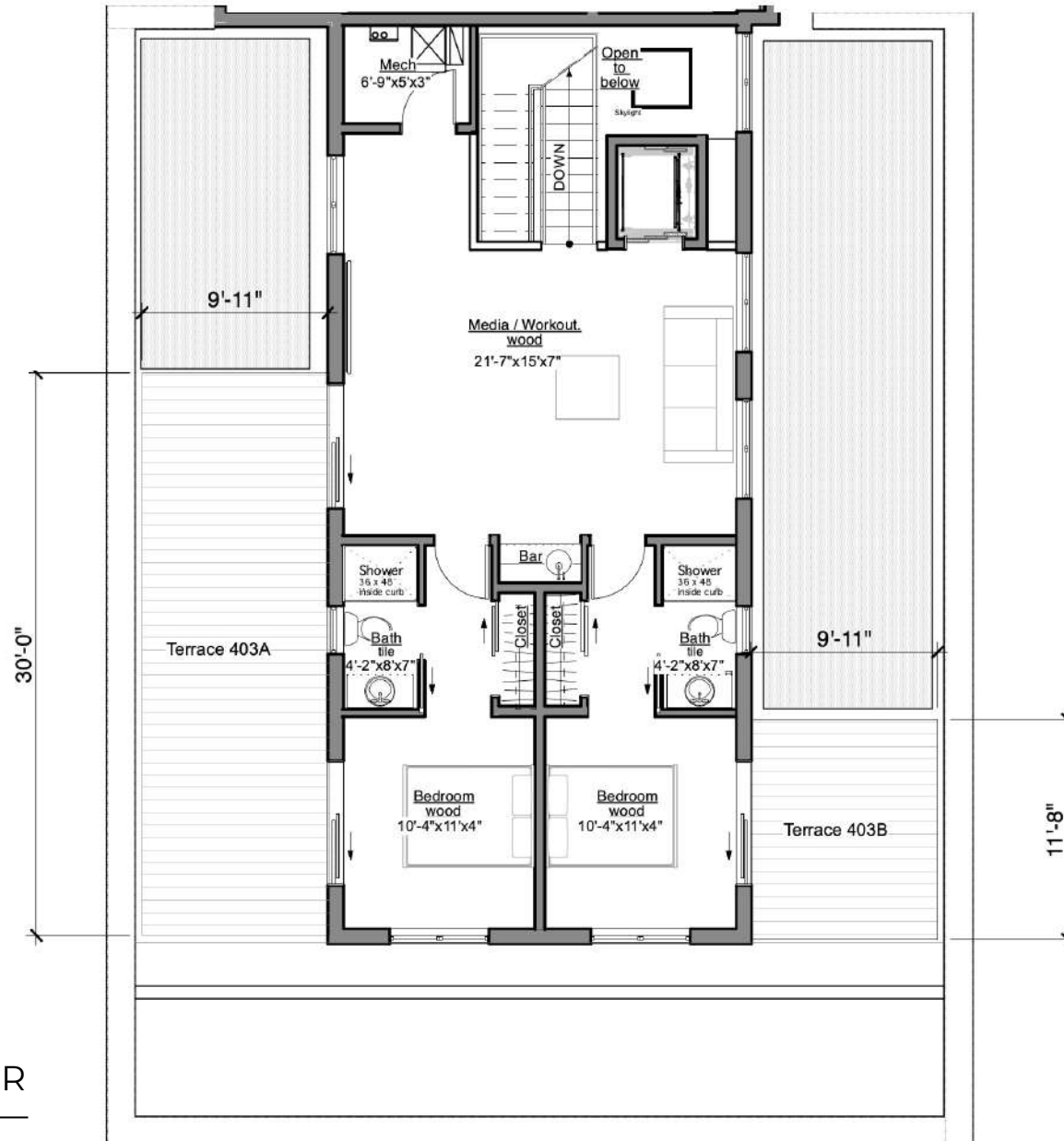
SOUTH

UNIT 403

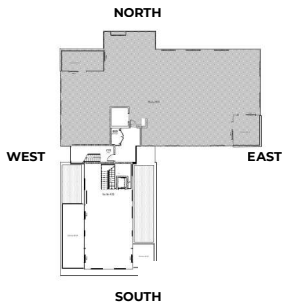
FOURTH FLOOR

3 BEDROOMS
3.1 BATHS
1 TERRACE
2 PATIOS
IN-UNIT ELEVATOR
SOUTH EAST WEST CORNER

INTERIOR - 3286 SQ FT
EXTERIOR - 857 SQ FT

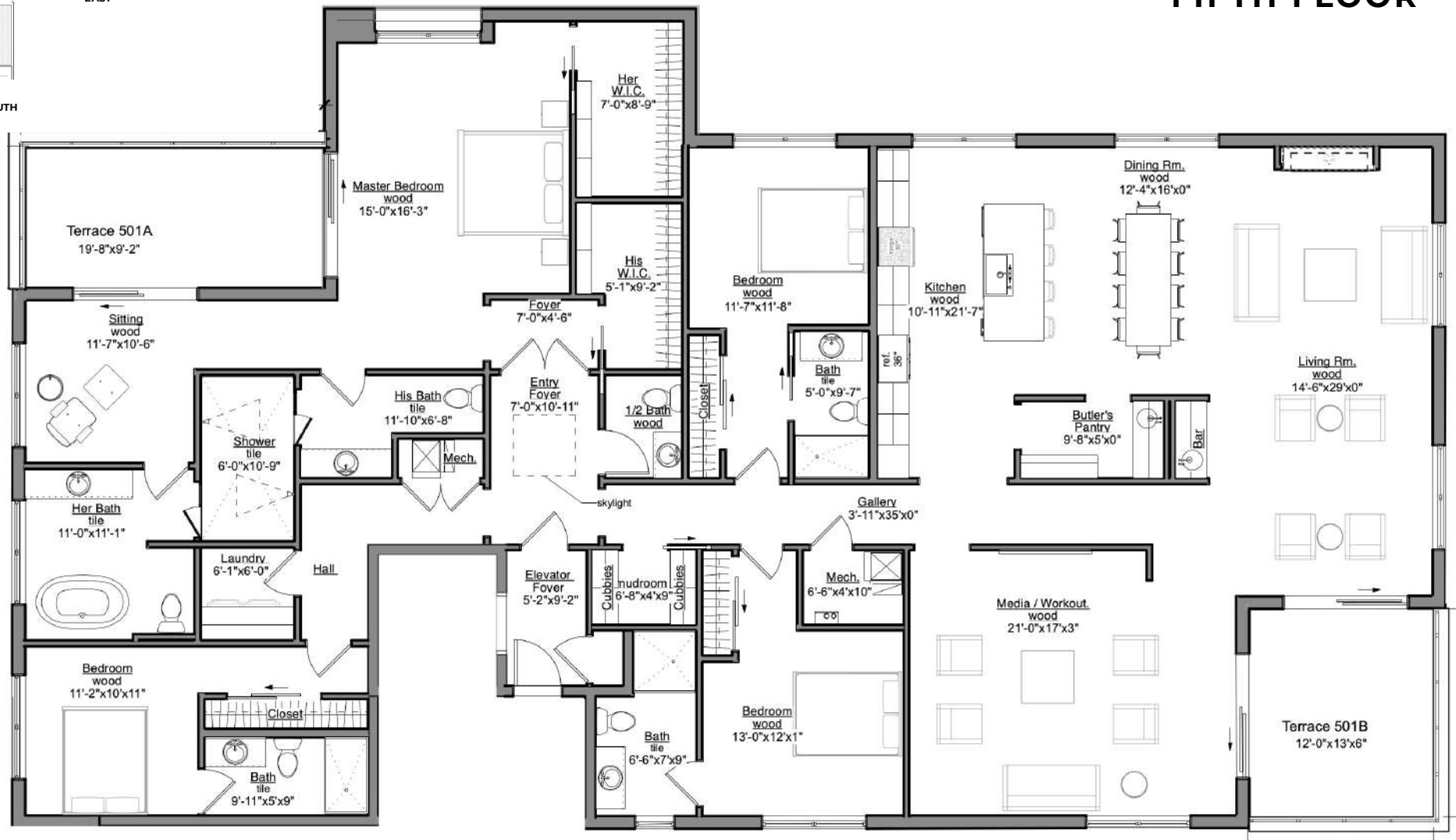


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UNIT 501

FIFTH FLOOR



4 BEDROOMS

5.1 BATHS

2 TERRACES

NORTH SOUTH EAST WEST

INTERIOR - 3708 SQ FT

EXTERIOR - 342 SQ FT

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RESIDENCE MAPS: 303 DETROIT STREET

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RESIDENCE MAPS



KERRYTOWN: HISTORIC HEART, CONTEMPORARY EASE

In the mid-1800s, Detroit Street was the center of Ann Arbor's working district — a place of horse-drawn wagons, warehouses, and open-air markets that supplied the growing city. By the 20th century, its sturdy brick buildings had become a backdrop for artisans, grocers, and the city's iconic farmers' market, which continues to thrive today.

Over time, the district was carefully preserved and thoughtfully reimagined. Historic storefronts now house independent boutiques and cafés, while cobblestone streets and leafy sidewalks invite slow strolls from market to gallery. Zingerman's Delicatessen, opened here in 1982, added a national culinary reputation to the neighborhood's local traditions. In recent years, chef-led dining rooms, boutique fitness studios, and specialty shops have joined the mix, bringing fresh energy while maintaining Kerrytown's intimate, human scale.

Today, Kerrytown offers a rare balance: heritage architecture, a vibrant culinary scene, and a distinctly walkable rhythm of life. It is a district that honors its past while quietly curating the modern conveniences of urban living.



KERRYTOWN: HISTORIC HEART, CONTEMPORARY EASE

- **Kerrytown Market & Shops** — boutique retailers, artisan studios, and cafés within preserved historic buildings, offering a daily hub for shopping and gathering.
- **Ann Arbor Farmers' Market** — a century-old tradition, still alive on Detroit Street, connecting the community with fresh local produce, flowers, and handmade goods.
- **Zingerman's Delicatessen** — the iconic Ann Arbor institution that grew into a nationally acclaimed family of businesses, rooted right here in Kerrytown.
- **Independent shops & studios** — from books and gifts to specialty food purveyors, Kerrytown is defined by local talent and craftsmanship.
- **Arts & cultural venues** — live music, intimate performance spaces, and seasonal festivals keep the district's creative spirit thriving.

NEIGHBORHOOD EVOLVING

While deeply rooted in history, Kerrytown continues to evolve with new chef-led restaurants, boutique concepts, and specialty shops. This fresh energy enriches the district's cultural and culinary reputation while preserving its human scale and historic charm.

WHY KERRYTOWN MATTERS FOR 303 DETROIT STREET?

303 Detroit Street places residents in the very heart of this authentic neighborhood. From morning coffee to evening concerts, every daily ritual unfolds within steps of home. For those seeking quiet luxury in a district defined by heritage, culture, and walkable ease, Kerrytown offers both neighborhood warmth and downtown sophistication.

NEIGHBORHOOD MAP



ENTERTAINMENT/BAR

KERRYTOWN CONCERT HALL
LAST WORD
LIVE
BAB'S UNDERGROUND
BILL'S BEER GARDEN
BLUE LLAMA
THE ARK
ANN ARBOR COMEDY CLUB
RABBIT HOLE
NIGHTCAP



COFFEE/CAFE

SWEETWATERS
ZINGERMAN'S NEXTDOOR
BAYT ALMOCHA
MINDO CHOCOLATE MAKERS SHOP
TEAHAUS
CUPSNCHAI
HYPERION COFFEE
MOKA & CO
SHINOLA CAFE



GROCERY

FARMERS MARKET
SPARROWS MARKET
MONAHAN'S FISH MARKET
EVERYDAY WINES
ZINGERMANS MARKET
PEOPLE'S FOOD COOP
MAIN PARTY STOP



SHOPS

KERRYTOWN SHOPS
CATCHING FIREFLIES
FARMERS MARKET
NUUYUU
V2V
FOUND
4TH AVE BIRKENSTOCK
MOTTE & BAILEY BOOKSELLERS
ENCORE RECORDS
CRAZY WISDOM BOOKSTORE
LITERATI BOOKSTORE
DEAR GOLDEN
TODAY CLOTHING
FERNE BOUTIQUE
RAGSTOCK
FLEET FEET
KILWINS
CHERRY REPUBLIC
VAULT OF MIDNIGHT
HIMALAYAN BAZAAR
SHINOLA
ROCK PAPER SCISSORS
SCHLANDER JEWELRY
MIRS ORIENTAL RUGS
THE M DEN
DOWNTOWN HOME & GARDEN
WESTSIDE BOOK STORE
ANN ARBOR ART CENTER



HOTEL

RESIDENCE INN BY MARRIOTT



HEALTH/BEAUTY

BELLANIA DAY SPA
ASH & ELM MASSAGE
DOUGLAS J SALON
THE PILATES BARN
ROYA BEAUTY
ONE ELEVEN SALON
IVEY
BARBER STUDIO A2
VARSITY BARBER SHOP
BLUE MONK STUDIO
RECENTERED PILATES
LANE BEAUTY BAR
LONDON BEAUTY & SPA



RESTAURANTS

DETROIT FILLING STATION
ZINGERMAN'S DELI
ZINGERMAN'S NEXTDOOR
MISS KIM
CULANTRO
CHAPALA
BAO SPACE
NO THAI
FIRST BITE
VINOLOGY
CAFE ZOLA
GRIZZLY PEAK
THE EARLE
FRITA BADITOS
THE WEST END GRILL
PACIFIC RIM
PERIDOT
PRETZEL BELL
THE BLACK PEARL
FLEETWOOD
KOSMOS
BLIMPY BURGER
THE CHOP HOUSE
PALIO
MANI
RUTH'S CHRIS
TAQ

303 DETROIT ST: EXPERIENCE YOU CAN TRUST

At the helm of 303 Detroit Street is MAVD — Founded in 1989 and proudly based in Ann Arbor, MAVD is a development and advisory firm with a reach spanning Michigan and Colorado. Over the decades, MAVD has led projects totaling more than 3 million square feet of commercial space and 1,000+ acres of land, backed by strong capital partnerships and a reputation for thoughtful, place-sensitive design.

Today, MAVD oversees a substantial real estate portfolio, comprising office space and land, while striking a balance between short-term stewardship and long-term community impact. What sets MAVD apart is its ability to marry strategic vision with local expertise — curating the right mix of uses, setting design standards, selecting trusted partners like Huron Contracting and Savarino Properties, and delivering developments that enhance the neighborhoods they join.

With deep roots in Ann Arbor and a vested interest in shaping its future, MAVD ensures that 303 Detroit is more than just a building — it's part of its ongoing legacy. Their leadership ensures a development that creates long-term value and a place owners can be proud to call home.



Huron Contracting, LLC brings a uniquely local perspective to every project. For more than 20 years, Huron Contracting has been building and developing projects that have reshaped Ann Arbor's neighborhoods — from the Old West Side and Water Hill to the heart of Downtown. Their vision has always been to thoughtfully increase density where it's needed most, creating vibrant new housing options while respecting the fabric of the existing community.

Huron Contracting has earned its reputation for disciplined execution, superior craftsmanship, and a deep understanding of Ann Arbor's building conditions and character. Their team excels at balancing rigorous project management with transparency and collaboration, working hand-in-hand with architects, engineers, municipalities, and development partners to deliver projects on budget and with enduring quality.

One of Huron Contracting's most transformative contributions was 414 N Main Street — turning a neglected parcel into a thriving multi-family building that brought energy and vitality back to a long-vacant stretch of the city.

Additional landmark projects include 121 Kingsley West, 410 N First, 212 Miller, and 309 N Ashley, along with multiple row houses and infill developments scattered throughout Ann Arbor. These projects have not only provided much-needed housing, but have also enhanced the city's streetscape and reinforced its identity as a vibrant, livable community.



For more than half a century, the Savarino family has been instrumental in shaping the residential and architectural fabric of Ann Arbor. Stephanie Savarino, Associate Broker of Savarino Properties, grew up immersed in real estate and development, carrying forward her family's legacy while establishing her own respected career in new-construction sales and marketing. With over 25 years of experience representing premier Ann Arbor projects, Stephanie brings unmatched local knowledge.

John Wade, Associate Broker, adds decades of brokerage and investment experience to the team. Known for his strategic approach and deep understanding of Ann Arbor's real estate landscape, John ensures every project they represent is marketed with precision, maximizing exposure and attracting the right buyers.

Together, Stephanie and John have successfully represented many of Ann Arbor's most notable developments, including 414 N Main, 121 Kingsley West, 414 N First, 212 Miller, 309 N Ashley, and 330 Detroit Street. Their proven track record demonstrates their ability to elevate a project's visibility, manage complex sales processes, and deliver exceptional results for developers.

With 303 Detroit Street, the Savarino team brings their expertise, strong community connections, and commitment to excellence to ensure the project achieves its vision and becomes one of Ann Arbor's most celebrated new addresses.





303DetroitStreet.com
Savarino Properties @ 734.994.6050