THE WATERFRONT · WYANDOTTE

One-Bedroom Residences · Rents

507 Biddle Ave · Wyandotte, Michigan

HOW RENT IS SET

1. **Base rent = unit SF × floor base rate (per month):**
   2nd floor $3.20/SF · 3rd floor $3.40/SF · 4th floor $3.60/SF
2. **+10% for units in the east half of the building,**
   closest to the Detroit River
3. **+10% for north-facing units (upriver views)**
   Premiums add together: a unit with both is +20%.
   Rents rounded to the nearest dollar.

LEGEND

Base rate for the floor

+10% · north-facing OR river half

+20% · north-facing AND river half

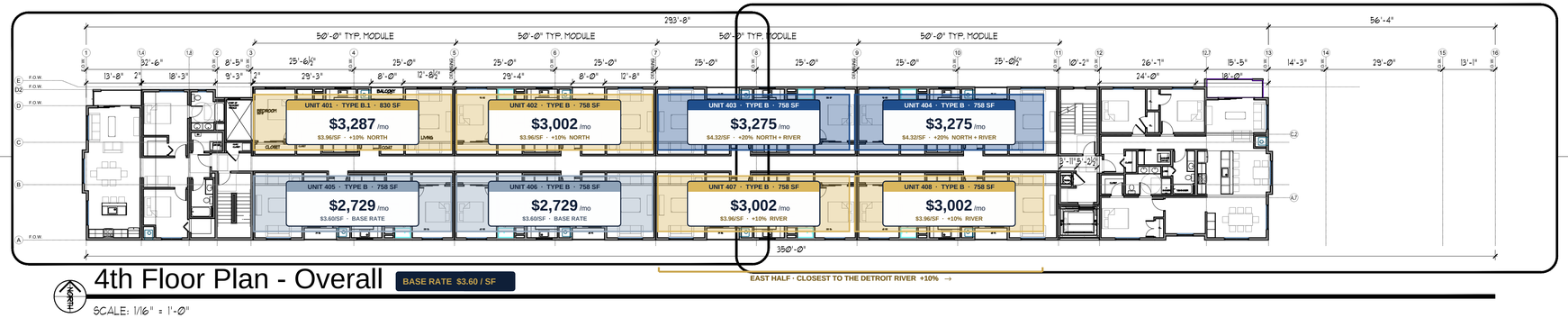
RENT SCHEDULE ($/MONTH)

Pos.	SF	Premium	2nd Fl.	3rd Fl.	4th Fl.
x01	830	+10% N	$2,922	$3,104	$3,287
x02	758	+10% N	$2,668	$2,835	$3,002
x03	758	+20% N + R	$2,911	$3,093	$3,275
x04	758	+20% N + R	$2,911	$3,093	$3,275
x05	758	Base	$2,426	$2,577	$2,729
x06	758	Base	$2,426	$2,577	$2,729
x07	758	+10% R	$2,668	$2,835	$3,002
x08	758	+10% R	$2,668	$2,835	$3,002

Unit number = floor + position (e.g. Unit 301 = 3rd floor, x01).
Positions 01–04 face north, 05–08 face south,
numbered west (Biddle Ave) to east (river).

NOTES

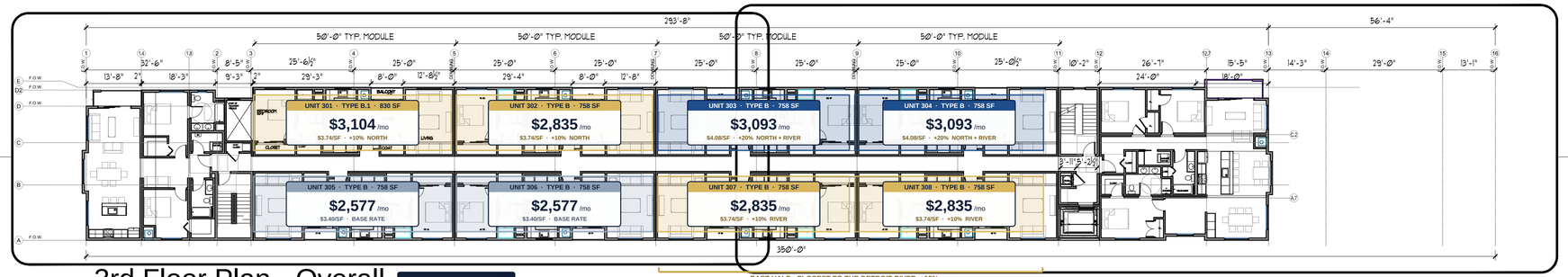
Type A and B.1: 830 SF · Type B: 758 SF.
North is the top of the sheet; the Detroit River is to the east (right side of the sheet).
Rent does not include parking, boat dock rental or internet service.
Floor plans are for illustration; dimensions approximate.
Rents and availability subject to change without notice.



4th Floor Plan - Overall

BASE RATE $3.60 / SF

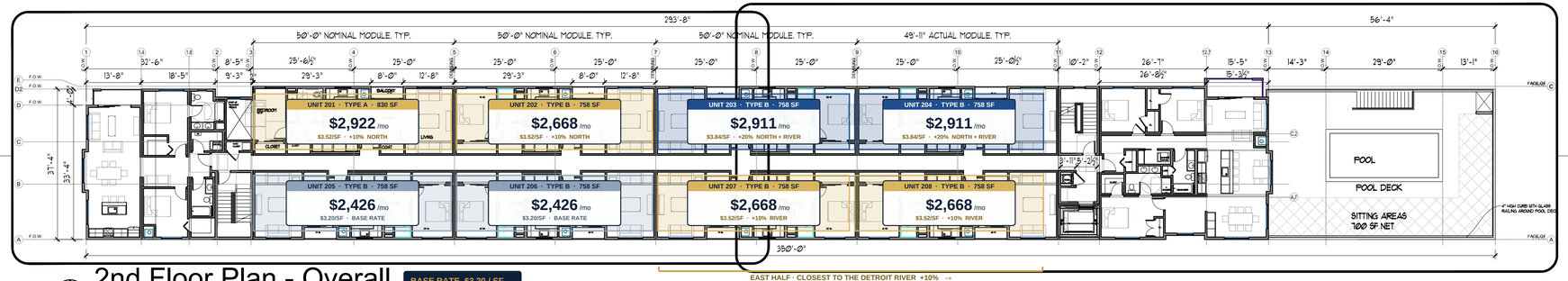
SCALE: 1/16" = 1'-Ø"



3rd Floor Plan - Overall

BASE RATE $3.40 / SF

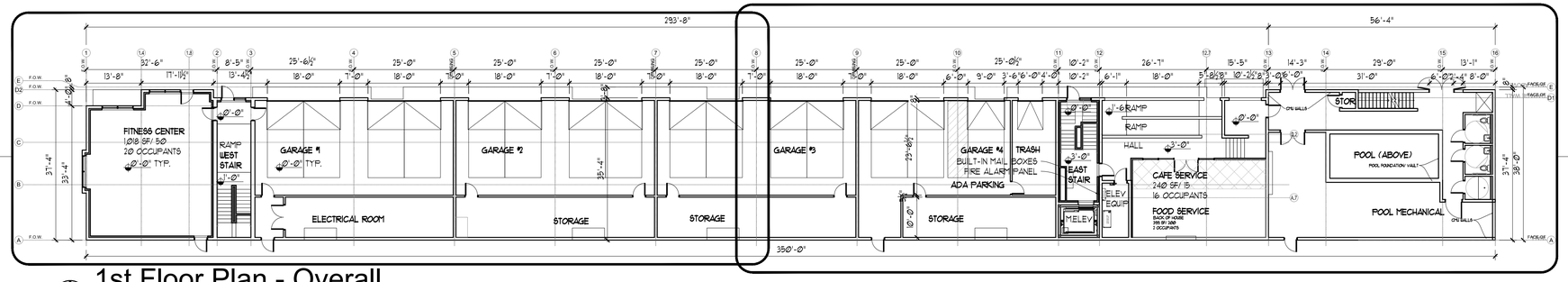
SCALE: 1/16" = 1'-Ø"



2nd Floor Plan - Overall

BASE RATE $3.20 / SF

SCALE: 1/16" = 1'-Ø"



1st Floor Plan - Overall

SCALE: 1/16" = 1'-Ø"

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THE WATERFRONT
WYANDOTTE
501 BIDDLE
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OVERALL FLOOR & ROOF PLANS

REVISIONS:

DRAWING TITLE:
SCALE:
DATE:
DRAWN BY: MB

JOB NUMBER: 26-01

A2.0

SHEET NO. OF 8