

C A S E S T U D Y



A Compact Development with a Big Presence

Located along Saginaw Street, Grand Blanc, Michigan's busiest thoroughfare, The Collective brings a fresh urban energy to one of the community's most visible corridors. Designed by FUNchitecture, the mixed-use development occupies a narrow urban lot and serves as a contemporary sister project to La Piazza, a proposed mixed-use development to be built directly across the street and also designed by FUNchitecture.

While the two developments share a common design sensibility, The Collective establishes an identity all its own. The compact footprint is thoughtfully designed to maximize leasable space while creating an inviting, pedestrian-friendly presence along Saginaw Street. The ground floor will house a salon, the Grand Blanc Chamber of Commerce, and a retail tenant, while multiple office spaces occupy the second floor, bringing a diverse mix of businesses and services together under one roof.

[Continued on back...](#)

THE COLLECTIVE IN GRAND BLANC

SAGINAW STREET DEVELOPMENT

FUN ARCHITECTURE

CASE STUDY



Continued from front...

Natural light plays a central role in the design. Floor-to-ceiling glass provides abundant daylight throughout each leasable space, creating bright, welcoming interiors while helping establish a strong connection between the building and the surrounding community. At street level, expansive storefront windows offer clear views into the salon and retail space while inviting passersby to see the activity within.

The architecture strikes a balance between traditional materials and contemporary detailing. A timeless palette gives the building

a sense of permanence and connection to the existing streetscape, while a modern storefront and clean, contemporary canopy introduce a distinctly urban character. The result is a building that feels both familiar and forward-thinking – refined enough to stand the test of time while bringing new energy to Saginaw Street.

The Collective helps create a growing destination within Grand Blanc, reinforcing the idea that thoughtfully designed mixed-use spaces can bring businesses, professionals, and the community together.