

2300 WASHTENAW AVENUE - LEASE

2300 Washtenaw Avenue, Ann Arbor, MI 48104



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JAMES PORTH

Vice President, CCIM

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OFFERING SUMMARY: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



PROPERTY OVERVIEW

A 7,270 Square Foot, 2-Story Office Building ideal for Medical or General Office use. It features signage on Washtenaw and plenty of parking.

OFFERING SUMMARY

Lease Rate: \$22.00 SF/yr (Gross)
Building Size: 7,270 SF
Available SF: 1,800 SF
Year Built: 1956
Zoning: O-Office
Parcel No.: 09-09-34-309-009
Traffic Counts: 17,091

PROPERTY HIGHLIGHTS

- Custom build-out
- Plenty of parking
- Monument signage on Washtenaw (Shared)

LEASE SPACES: 2300 Washtenaw Avenue | Ann Arbor, MI 48104

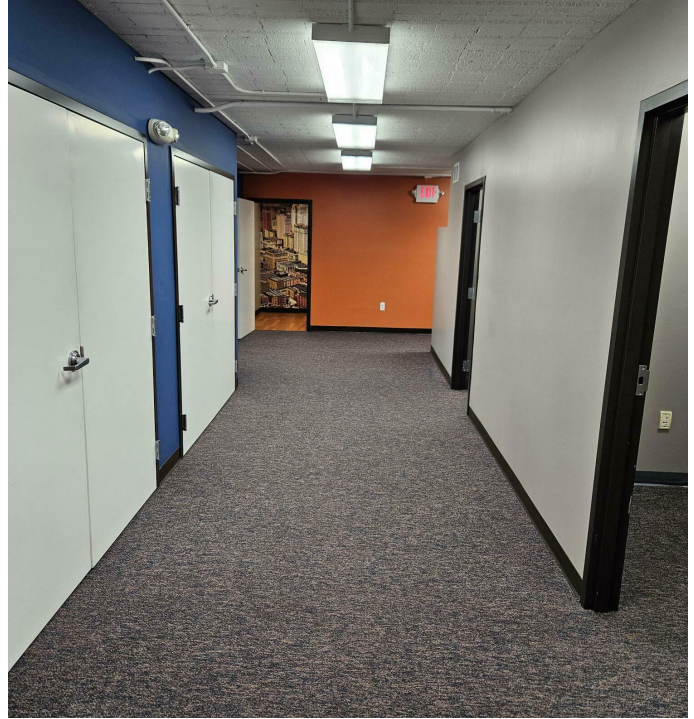
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,800 SF	Lease Rate:	\$22.00 SF/yr

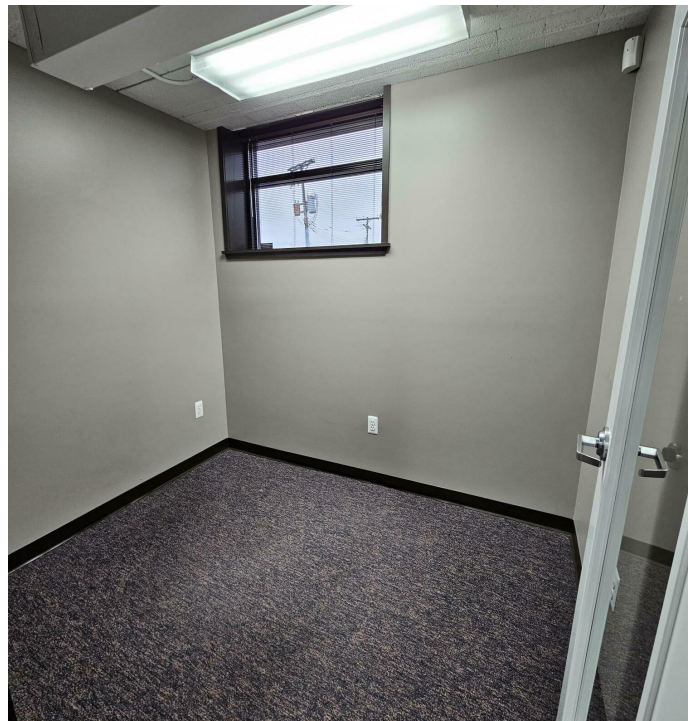
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste. 100	-	2,404 SF	Gross	\$26.00 SF/yr	-
Ste. 201	Available	1,800 SF	Gross	\$22.00 SF/yr	-
Ste. 200	-	1,310 SF	Gross	\$12.37 SF/yr	-
Ste. 101	-	942 SF	Gross	\$24.00 SF/yr	-

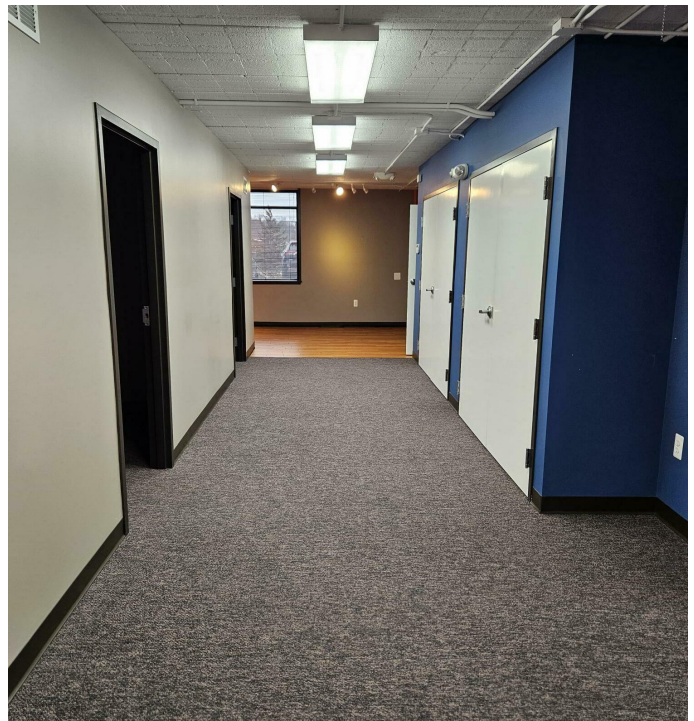
ADDITIONAL PHOTOS: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



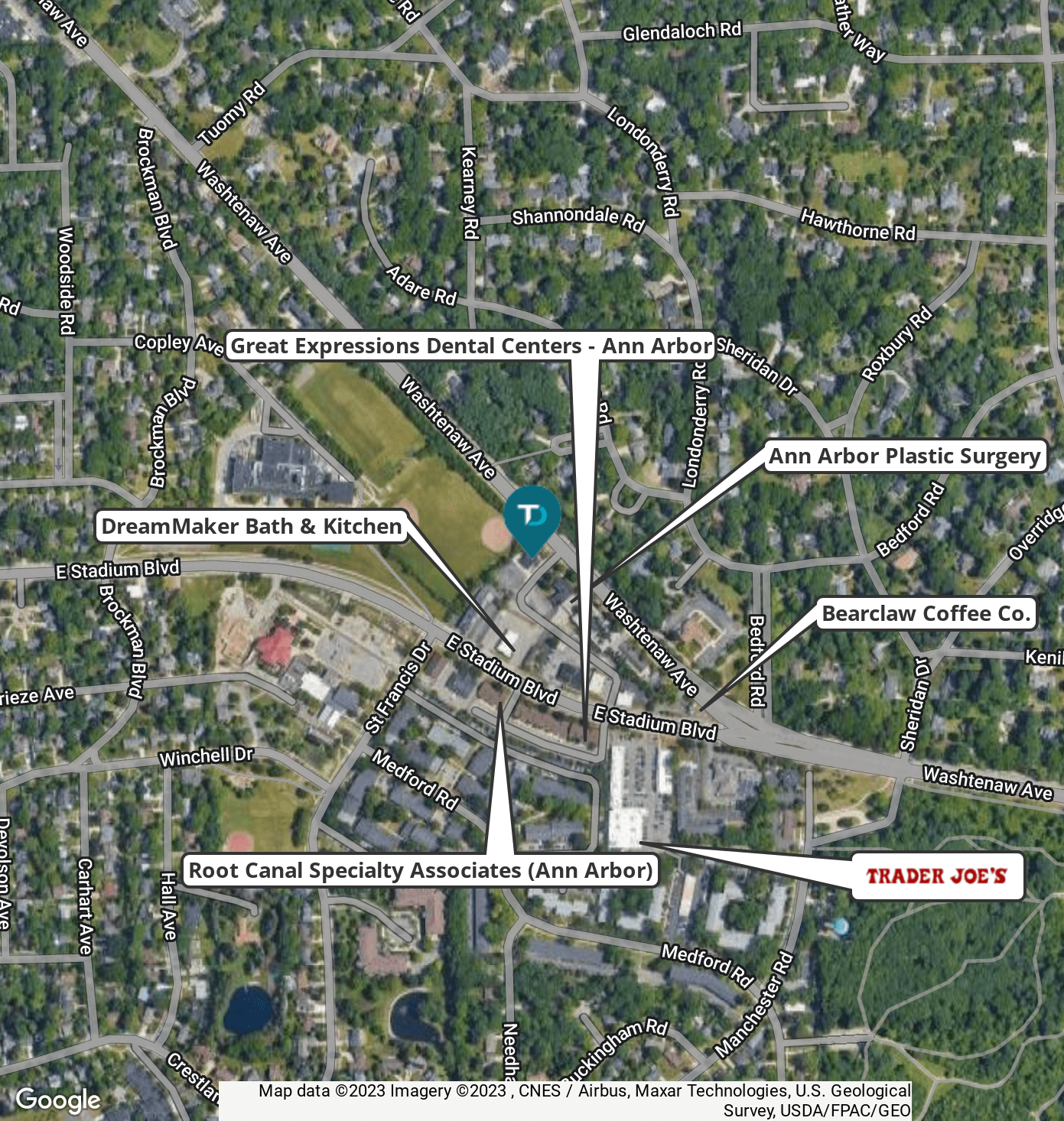
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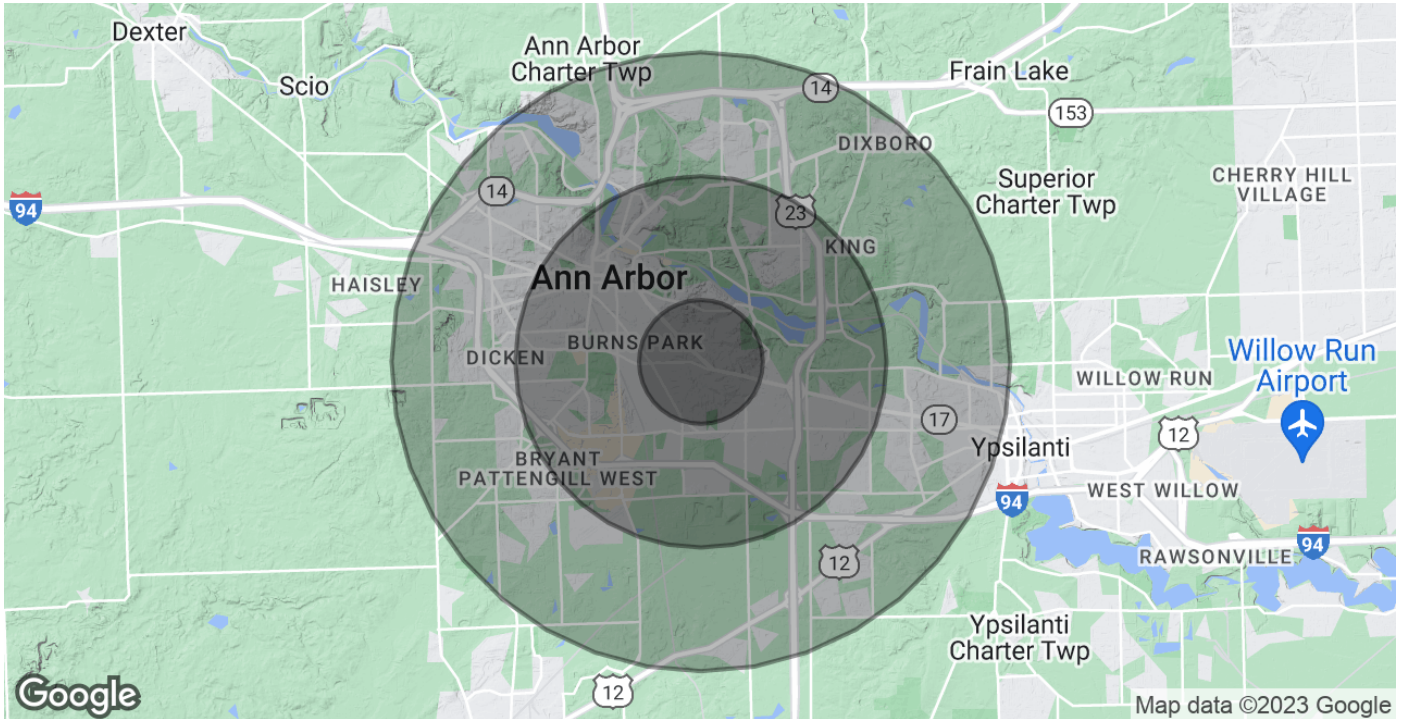


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RETAILER MAP: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



DEMOGRAPHICS MAP & REPORT: 2300 Washtenaw Avenue | Ann Arbor, MI 48104


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,969	112,593	200,214
Average Age	36.8	29.5	32.2
Average Age (Male)	37.1	29.5	32.0
Average Age (Female)	36.9	29.8	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,067	42,116	80,308
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$122,163	\$71,289	\$75,736
Average House Value	\$397,015	\$353,958	\$309,763

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO 1: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



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PROFESSIONAL BACKGROUND

An Executive Vice President, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to more than \$100's of millions in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

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