

State Street Executive Park - Office

5210 S State Rd, Ann Arbor, MI 48108



Listing ID: 30040607
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 7,000 - 15,095 SF
Total Available: 15,095 SF
Lease Rate: \$14 PSF (Annual)
Base Monthly Rent: \$8,166 - 17,610
Lease Type: NNN
Ceiling: 11 ft.



Overview/Comments

Outstanding high visibility class A office/flex space opportunity. Approximately 15,095 SQ FT (can be split) interior award winning Hobbs & Black architect design with high end finishes. 12' ceilings in open area and 10' ceilings in offices.

There are 12 offices and 3 conference rooms including a unique reception area. Suite features a custom circular innovative "think tank" style meeting room, Herman Miller POD workstations are in place and available for purchase, key fob security, and fiber optic. There is also one dedicated kitchenette and one shared kitchenette.

Beautiful landscaping in a park like setting with mature trees, a walking path and water feature. 60 car designated parking spaces and there is building signage available.

Located close to major freeways and University of Michigan.

More Information Online

<http://www.cpix.net/listing/30040607>

QR Code

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General Information

Taxing Authority:	Pittsfield Township	Building Name:	State Street Executive Park I Xoran
Tax ID/APN:	L -12-21-205-003	Class of Space:	Class A
Office Type:	Business Park, Executive Suites, High-Tech, Flex Space, Office Building	Gross Building Area:	30,180 SF
Zoning:	BUSINESS PARK	Land Area:	1.39 Acres

Available Space

Suite/Unit Number:	200	Lease Type:	NNN
Suite Floor/Level:	1st	Conference Rooms:	3
Space Available:	15,095 SF	Offices:	12
Minimum Divisible:	7,000 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	15,095 SF	Parking Spaces:	60
Space Type:	Relet	Real Estate Taxes:	\$4.30 PSF (Annual)
Date Available:	02/13/2017	Operating Expenses:	\$0.20 PSF (Annual)
Lease Term (Months):	60 Months	CAM Expenses:	\$1.50 PSF (Annual)
Lease Rate:	\$14 PSF (Annual)		

Space Description 12' ceilings in open area, 10' ceilings in offices, 12 offices, 3 conference rooms, unique reception area, custom circular innovative think tank style meeting room, Herman Miller POD workstations in place available for purchase, key fob security, fiber optic, one dedicated kitchenette, one shared kitchenette. Total current NNN's - \$6.00/SF

Area & Location

Property Located Between: Avis Drive & Lavender Lane
Property Visibility: Good
Airports: Ann Arbor Airport, Willow Run & Detroit Metro

Highway Access Located just 1.5 miles south of I-94 & State Street (Exit # 177). Easy access to US-23 from I-94 or Michigan Avenue (US-12) to the south.

Building Related

Total Number of Buildings:	1	Ceiling Height:	11
Number of Stories:	1	Loading Doors:	0
Typical SF / Floor:	30,180 SF	Loading Docks:	0
Year Built:	2005	Passenger Elevators:	1
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Block	Sprinklers:	Wet
Parking Ratio:	4 (per 1000 SF)	Heat Type:	Natural Gas
Parking Type:	Surface	Heat Source:	Central
Parking Description:	60 surface spaces.	Air Conditioning:	Package Unit
Total Parking Spaces:	128	Internet Access:	Other

Land Related

Water Service: Municipal
Sewer Type: Municipal
Legal Description: NEW CONDO L4741 P401 07/02/09 UNIT 3 STATE STREET EXECUTIVE PARK CONDOMINIUMS SPLIT ON 08/19/2009 FROM L -12-21-200-020;

Zoning Description BD - BUSINESS DISTRICT: Intent. The BD Business District is intended to provide a zoning district that encourages creative, well planned, employment-intensive mixed research, office, and commercial development in a campus-like setting. The District encourages consistent and uniform site layouts, architecture designed to attract business and light industry that is clean and unobtrusive to surrounding properties, development opportunities for high skill jobs close to residential areas, thus reducing travel time and relieving any strain on the transportation infrastructure, expansion of employment opportunities by emphasizing employment-intensive uses; and providing a setting that is aesthetically pleasing. The District is intended to allow for limited retail uses with the primary purpose of serving the office space, research and development uses contained within each campus. Use Regulations. Section 4.21 sets forth permitted, accessory, and conditional land uses within the BD Business District. Permitted Uses: Dance, Martial Arts, Music, and Art Studios, Durable Medical Supplies, Medical Clinics, Medical Laboratories, General Offices, Professional and Medical Offices, Light Manufacturing, Technology Centers/Office Research, Basic Research, Design, and Pilot or Experimental Product Development, Data Processing and Computing Centers, Manufacturing and Assembly, Printing and Publishing, Warehouse Establishments. Conditional Uses: Commercial Recreational Facility, Public Arenas, Stadiums, and Skating Rinks, Day Care Centers and Preschools, Hospitals, Places of Worship, Post-Secondary Schools (technical colleges, business schools), On-Site WECS (Freestanding), Solar Energy Systems (Ground-Mounted), Conference, Meeting, and Banquet Facilities, Drive-Up / Drive-Through Facilities, Farmers Market, Financial Institutions, Funeral Home, Health Fitness Centers / Athletic Clubs, Private Clubs, Fraternal Organizations, and Lodge Halls, Restaurants, Fast Food, Restaurants, Standard, Retail, Wholesale, Self-Storage Facilities, Radio and Television Broadcasting and Receiving Antenna, Trade Contractors, Home Service and Repair, Wireless Communication Facilities, Vehicle Rental.

Location

Address:	5210 S State Rd, Ann Arbor, MI 48108	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Lobby



Lobby Area 3



Lobby Area 2



Open Area



Work Station



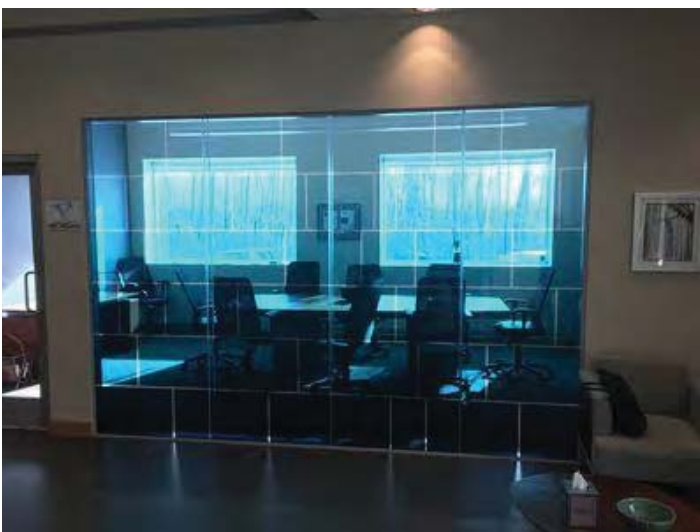
Think Tank Room



Conference Room



Think Tank Room View 2



Conference Room View 2



Ceiling Detail



Kitchenette



Kitchenette View 3



Kitchenette View 2



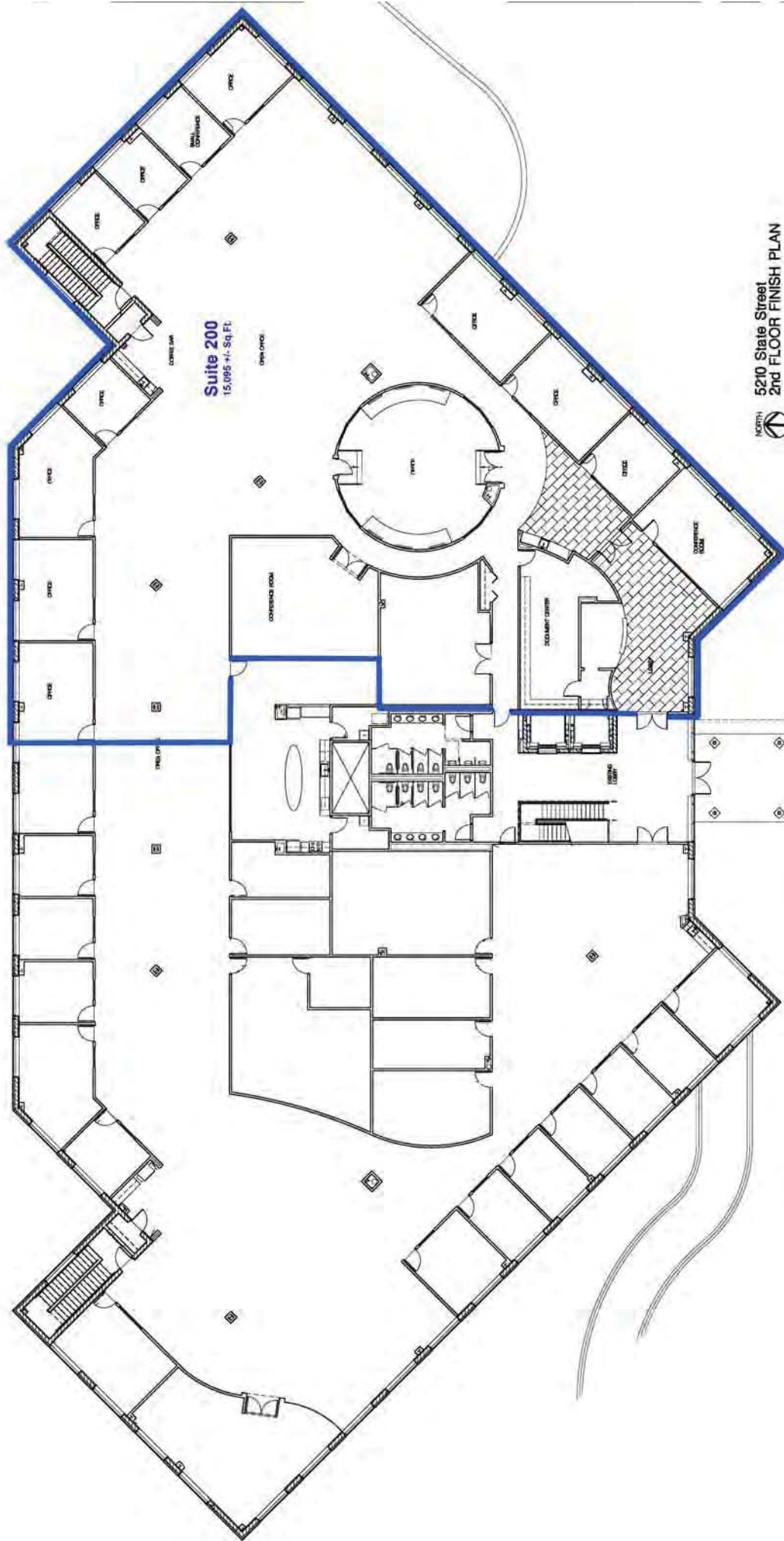
Restroom

Property Contacts



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Suite 200
15,095 +/- Sq Ft

5210 State Street
2nd FLOOR FINISH PLAN

