

Medical | Office Space

5401-5429 Whittaker Rd, Ypsilanti, MI 48197



Listing ID: 30456257
 Status: Active
 Property Type: Office For Lease
 Office Type: Medical, Mixed Use
 Contiguous Space: 1,160 - 2,339 SF
 Total Available: 8,348 SF
 Lease Rate: \$19 PSF (Annual)
 Base Monthly Rent: \$1,836 - 3,703
 Lease Type: Modified Gross



Overview/Comments

High traffic office/medical building on Whittaker Road surrounded by established retail, community buildings and neighborhoods. I-94 access just 1 mile away. Current tenants include Kruger Chiropractic Center & Internal Medicine Associates of SE Michigan.

5401 has three suites, could be configured into 2 suites.

More Information Online

<http://www.cpix.net/listing/30456257>

QR Code

Scan this image with your mobile device:



General Information

| | | | |
|-------------------|-------------------------------------|---------------------------|------------|
| Taxing Authority: | Ypsilanti Township | Gross Building Area: | 15,400 SF |
| Tax ID/APN: | K-11-21-200-020 | Building/Unit Size (RSF): | 15,400 SF |
| Office Type: | Medical, Mixed Use, Office Building | Usable Size (USF): | 15,400 SF |
| Zoning: | TC-3 TOWN | Land Area: | 1.81 Acres |
| Class of Space: | Class B | | |

Available Space

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|----------------------|--|--------------------|-------------------|
| Suite/Unit Number: | 5401 A | Space Type: | New |
| Space Available: | 1,807 SF | Date Available: | 07/09/2019 |
| Minimum Divisible: | 1,807 SF | Lease Rate: | \$19 PSF (Annual) |
| Maximum Contiguous: | 1,807 SF | Lease Type: | Modified Gross |
| Space Subcategory 1: | Office Building | Kitchen/Breakroom: | Yes |
| Space Subcategory 2: | Medical | Parking Spaces: | 0 |
| Space Description: | Bright with plenty of windows. Entry with reception area, kitchen, private and open areas. | | |

Available Space

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|----------------------|-----------|----------------------|-------------------|
| Suite/Unit Number: | 5401 B | Space Subcategory 2: | Office Building |
| Suite Floor/Level: | B | Space Type: | New |
| Space Available: | 1,417 SF | Date Available: | 08/01/2019 |
| Minimum Divisible: | 1,417 SF | Lease Rate: | \$19 PSF (Annual) |
| Maximum Contiguous: | 1,417 SF | Lease Type: | Modified Gross |
| Space Subcategory 1: | Mixed Use | | |

Available Space

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|----------------------|-----------|----------------------|-------------------------------|
| Suite/Unit Number: | 5401 C | Space Subcategory 2: | Medical |
| Suite Floor/Level: | C | Space Description: | Private offices, 2 bathrooms. |
| Space Available: | 2,339 SF | Space Type: | New |
| Minimum Divisible: | 2,339 SF | Date Available: | 08/01/2019 |
| Maximum Contiguous: | 2,339 SF | Lease Rate: | \$19 PSF (Annual) |
| Space Subcategory 1: | Mixed Use | Lease Type: | Modified Gross |

Available Space

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|----------------------|-----------|--------------------|--|
| Suite/Unit Number: | 5415 | Space Description: | Open floor plan with front office and rear bathroom. |
| Space Available: | 1,160 SF | Space Type: | New |
| Minimum Divisible: | 1,160 SF | Date Available: | 08/01/2019 |
| Maximum Contiguous: | 1,160 SF | Lease Rate: | \$19 PSF (Annual) |
| Space Subcategory 1: | Mixed Use | Lease Type: | Modified Gross |
| Space Subcategory 2: | Medical | | |

Available Space

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|----------------------|-----------|--------------------|---|
| Suite/Unit Number: | 5429 | Space Description: | Waiting area with reception/large office space and private offices. |
| Space Available: | 1,625 SF | Space Type: | New |
| Minimum Divisible: | 1,625 SF | Date Available: | 08/01/2019 |
| Maximum Contiguous: | 1,625 SF | Lease Rate: | \$19 PSF (Annual) |
| Space Subcategory 1: | Mixed Use | Lease Type: | Modified Gross |
| Space Subcategory 2: | Medical | | |

Area & Location

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|---------------------------|--|-----------------|---|
| Property Located Between: | S Huron River Drive & Stony Creek Road | Highway Access: | I-94 |
| Property Visibility: | Good | Airports: | Detroit Metro, Willow Run & Ann Arbor Municipal |

Area Description Busy Ypsilanti thoroughfare between the City and Township, directly off I-94 to established and new residential developments and businesses.

Building Related

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|----------------------------|--------------------|-----------------------|--------------|
| Total Number of Buildings: | 1 | Total Parking Spaces: | 58 |
| Number of Stories: | 1 | Passenger Elevators: | 0 |
| Year Built: | 2005 | Freight Elevators: | 0 |
| Roof Type: | Gable | Heat Type: | Natural Gas |
| Construction/Siding: | Brick, Wood Siding | Heat Source: | Central |
| Parking Ratio: | 3.7 (per 1000 SF) | Air Conditioning: | Package Unit |
| Parking Type: | Surface | Internet Access: | Cable |
| Parking Description: | large parking lot | | |

Land Related

| | | | |
|---------------|-----|----------------|-----------|
| Lot Frontage: | 192 | Water Service: | Municipal |
| Lot Depth: | 350 | Sewer Type: | Municipal |

Zoning Description The TC-3 Zone is a commercial zone for the southern part of the town center along Whittaker Road. This district is intended for commercial and office uses that provide convenience goods and services to residents of the township. It serves as a transitional area to the residential neighborhoods further south.

Legal Description YP#21-8B: COM AT THE SW COR OF SEC 21; TH N 0-15-13 W 3000.01 FT; TH E 489.88 FT; TH N 2-35-00 E 37 FT; TH N 2-22-00 E 191.36 F; TH S 87-38-0 E 60 FT FOR POB; TH S 87-38-00 E 290 FT; TH S 1-57-00 E 88.99 FT; TH S 42-57-00 W 250 FT, TH N 47-03-00 W 31.85 FT, TH S 42-57-00 W 27 FT, TH N 47-03-00 W 39.62 FT, TH 30.27 FT ALONG ARC OF CURVE TO THE RIGHT, RADIUS OF 254.90 FT CENTRAL ANGLE OF 6-48-14 WITH A CHORD BEARING N 43-41-22 W 30.25 FT; TH N 16-50-10 E 32.99 FT, TH 151.77 FT ALONG THE ARC OF A CURVE TO THE RIGHT RADIUS OF 227.90 FT CENTRAL ANGLE OF 38-9-23 WITH A CHORD BEARING N 16-42-10 W 148.98 FT, TH N 02-22-00 E 58.87 FT TO THE POB. BEING PART OF NW 1/4 SEC 21, T3S-R7E, 1.37 +/- AC.

Location

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|----------|---|------------|-------------------|
| Address: | 5401-5429 Whittaker Rd, Ypsilanti, MI 48197 | MSA: | Ann Arbor |
| County: | Washtenaw | Submarket: | Washtenaw E of 23 |



Property Images



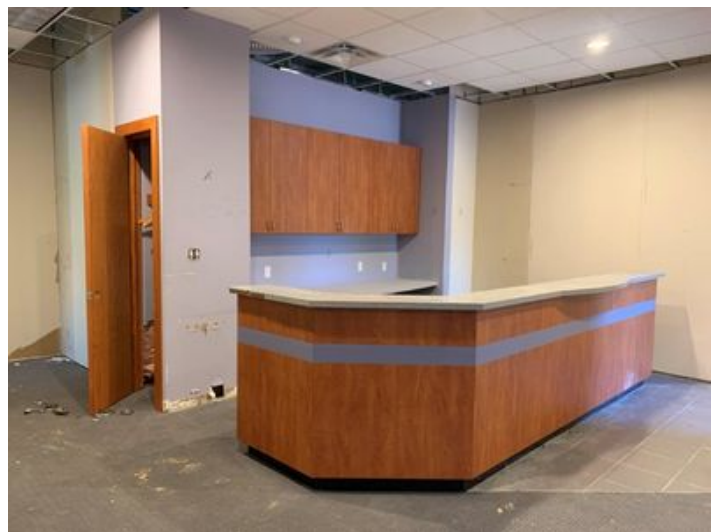
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5401 A



5401 entrance



5401 A



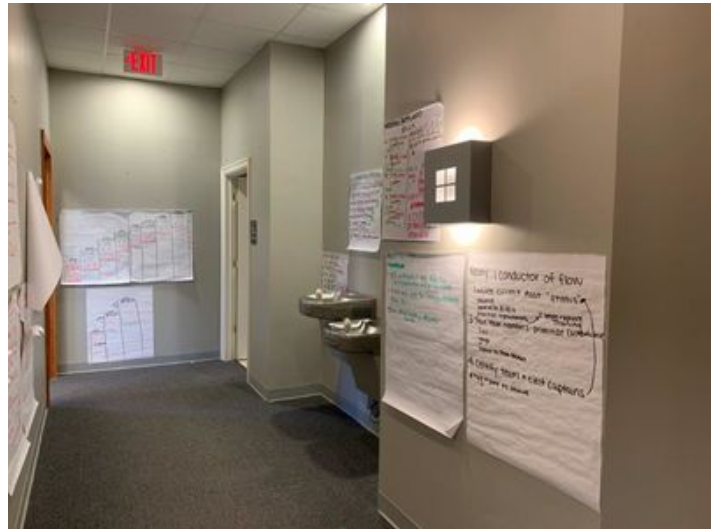
5401 A



5401 C



5401 A



5401 C



5401 C



5415 Entry Door



5415



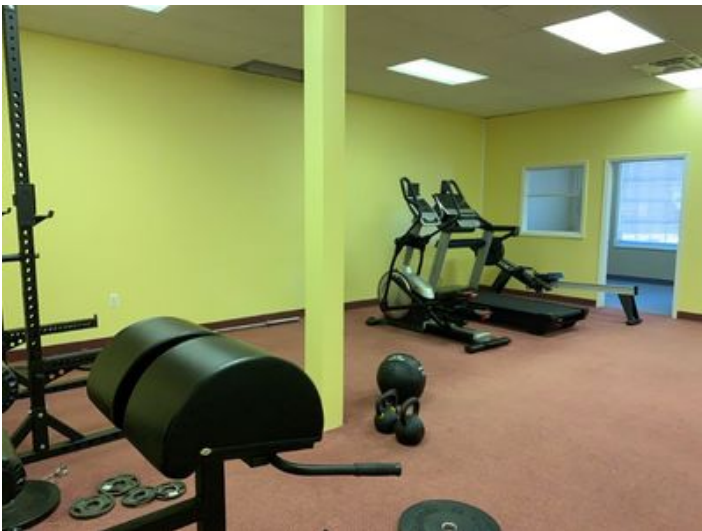
5429 Entry Door



5415



5429



5415



5429



5429



aerial



5429

Property Contacts



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