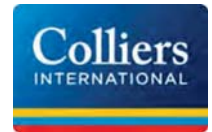


# The Collegian North

## 1107 S University Ave, Ann Arbor, MI 48104



Listing ID: 30120147  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Mixed Use, Restaurant  
Contiguous Space: 1,279 - 2,474 SF  
Total Available: 5,342 SF  
Lease Rate: \$60 PSF (Annual)  
Base Monthly Rent: \$6,395 - 12,370  
Lease Type: NNN



### Overview/Comments

Ann Arbor's newest high-rise development on South University. This will be a 12-story student apartment building containing 55 apartments (243 Beds). Three retail spaces are available on the main floor, two of which can be combined for a larger footplate. Property is located adjacent to the University of Michigan Diag. All sidewalks lead directly to your door!

### More Information Online

<http://www.cpix.net/listing/30120147>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Ann Arbor	Zoning:	D1
Tax ID/APN:	09-09-28-312-004	Building Name:	The Collegian North
Retail-Commercial Type:	Mixed Use, Restaurant, Street Retail	Gross Building Area:	115,552 SF

### Available Space

Suite/Unit Number:	B	Space Type:	New
Suite Floor/Level:	1st	Date Available:	06/01/2019
Space Available:	1,279 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,279 SF	Lease Rate:	\$60 PSF (Annual)
Maximum Contiguous:	1,279 SF	Lease Type:	NNN
Space Description:	Great space facing the "Plaza" area. Tons of foot traffic. Great location.		

### Available Space

Suite/Unit Number:	C1	Space Type:	New
Suite Floor/Level:	1st	Date Available:	06/01/2019
Space Available:	1,589 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,589 SF	Lease Rate:	\$60 PSF (Annual)
Maximum Contiguous:	1,589 SF	Lease Type:	NNN

### Available Space

Suite/Unit Number:	C2	Space Type:	New
Suite Floor/Level:	1st	Date Available:	06/01/2019
Space Available:	2,474 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,474 SF	Lease Rate:	\$60 PSF (Annual)
Maximum Contiguous:	2,474 SF	Lease Type:	NNN

## Area & Location

Retail Clientele:	General, Other	Property Visibility:	Excellent
Property Located Between:	East University and Church Street	Largest Nearby Street:	South University

## Building Related

Tenancy:	Multiple Tenants	Year Built:	2018
Total Number of Buildings:	1	Roof Type:	Flat
Number of Stories:	12	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0

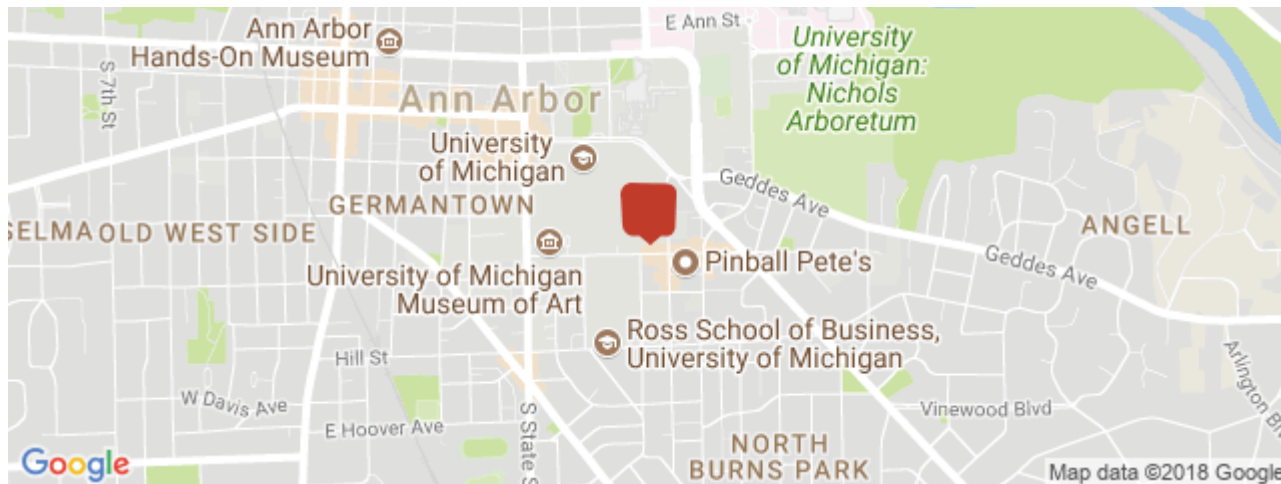
## Land Related

Water Service:	Municipal
Sewer Type:	Municipal

**Zoning Description** D1 and D2 Downtown Districts. Intent. These districts, in coordination with the downtown character overlay zoning districts, are designed to support the downtown as the city's traditional center. The downtown serves both the region and local residents as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and a compatible and attractive mix of historic and contemporary building design. Development in these districts is designed to be accessible by a variety of modes of transportation. D1 - Downtown Core District. This district is intended to contain the downtown's greatest concentration of development and serves as a focus for intensive pedestrian use. This district is appropriate for high-density mixed residential, office and commercial development. **PERMITTED USES:** Single- or Two-Family Dwelling, Multiple-Family Dwelling, Fraternity, Sorority or Student Cooperative, Rooming or Boarding House, Emergency Shelter, Convalescent or nursing home, **LODGING:** Hotel, Bed & Breakfast, **CIVIC AND INSTITUTIONAL:** Religious Assembly, Educational Services, Day Care Center, Community Center, Social or Service Club, Library, Government Office, Courthouse, Park or Plaza, Museum, **OFFICE:** Office—General or Business, Office—Medical or Dental Office—Veterinary, Medical Laboratory, **COMMERCIAL,** Bank, Credit Union or Financial Services, Retail Sales, Restaurant or Bar Personal or Business Services

## Location

Address:	1107 S University Ave, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



## Property Images



Artist Rendering 2



Artist Rendering 3

## Property Contacts



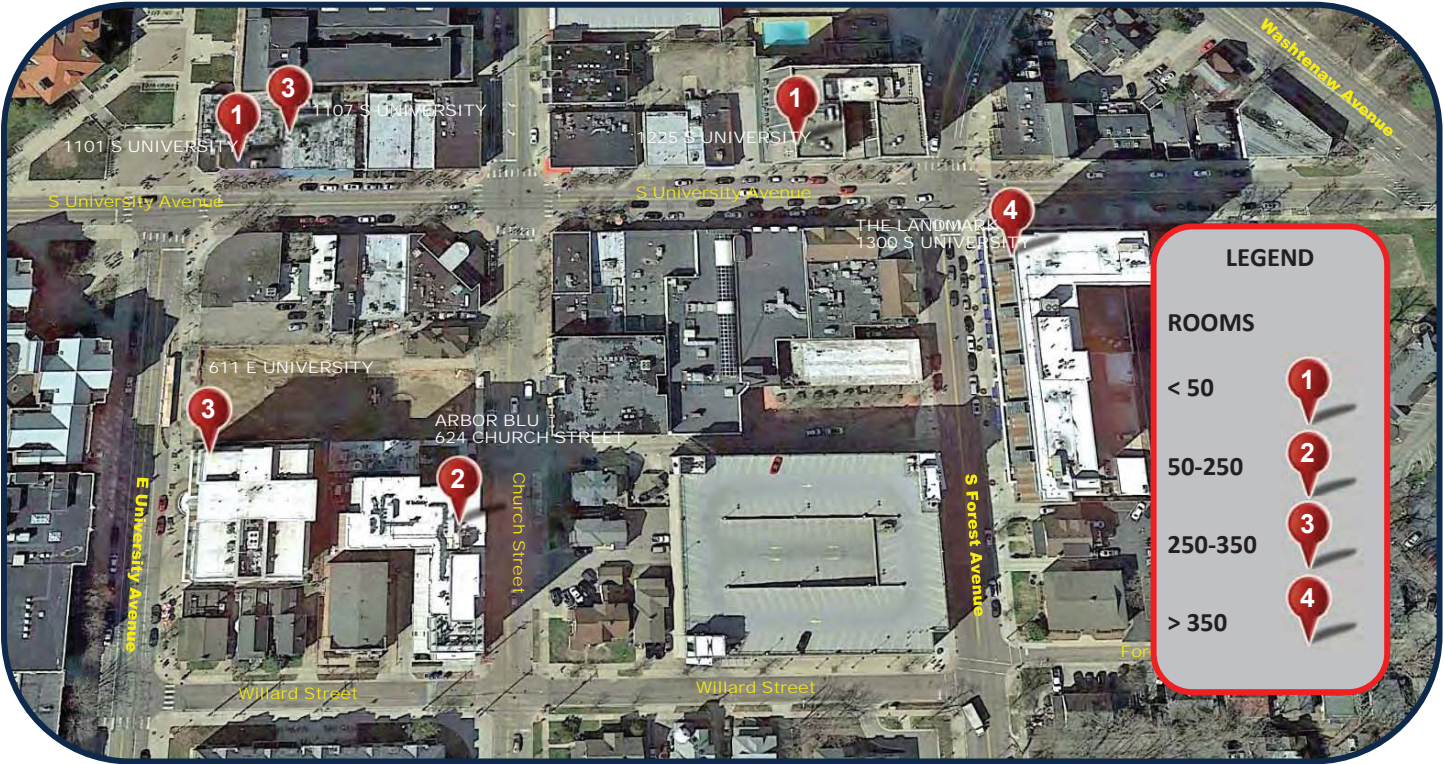
**James H. Chaconas**

Colliers International  
734-994-3100 [O]  
jim.chaconas@colliers.com





# South University Residential Development Since 2010



Project	Square Footage	# of Units	# of Bedrooms	Status
1101 S University	9,057	3	16	Plan Review
1107 S University	115,863	57	253	Under Construction
1225 S University	16,419	10	32	Constructed
The Landmark 1300 S University	225,399	175	602	Constructed
Six11 611 E University	133,805	91	322	Under Construction
ArborBlu 624 Church Street	116,167	123	234	Constructed