

Westside Ann Arbor - Office Space

1935 Pauline Blvd, Ann Arbor, MI 48103



Listing ID: 30050845
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Medical
Contiguous Space: 288 - 973 SF
Total Available: 1,685 SF
Lease Rate: \$16 - 18 PSF (Annual)
Lease Type: Modified Gross
Ceiling: 9 ft.



Overview/Comments

Pauline Plaza is located just off busy West Stadium Blvd on Ann Arbor's West-side. Location has easy access to all freeways. Great signage on Pauline Blvd.

More Information Online

<http://www.cpix.net/listing/30050845>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	City of Ann Arbor	Class of Space:	Class C
Tax ID/APN:	09-09-31-204-080	Gross Building Area:	3,500 SF
Office Type:	Business Park, Medical, Office Building	Building/Unit Size (RSF):	3,500 SF
Zoning:	OFFICE	Land Area:	4.46 Acres
Building Name:	Pauline Plaza		

Available Space

Suite/Unit Number:	E	Space Type:	Relet
Suite Floor/Level:	Lower Level	Date Available:	04/10/2017
Space Available:	712 SF	Lease Term (Months):	60 Months
Minimum Divisible:	712 SF	Lease Rate:	\$16 - 18 PSF (Annual)
Maximum Contiguous:	712 SF	Lease Type:	Modified Gross
Space Description:	Lease rate is gross plus utilities.		

Available Space

Suite/Unit Number:	F	Space Type:	Relet
Suite Floor/Level:	Lower Level	Date Available:	02/01/2018
Space Available:	288 SF	Lease Term (Months):	60 Months
Minimum Divisible:	288 SF	Lease Rate:	\$16 - 18 PSF (Annual)
Maximum Contiguous:	973 SF	Lease Type:	Modified Gross
Space Description:	Lease rate is gross plus utilities. Can be combined with Suite G for 973 sq.ft.		

Available Space

Suite/Unit Number:	G	Space Available:	685 SF
Suite Floor/Level:	Lower Level	Minimum Divisible:	685 SF

Maximum Contiguous:	973 SF	Date Available:	02/01/2018
Space Description:	Lease rate is gross plus utilities. Can be combined with Suite F for 973 sq.ft.	Lease Term (Months):	60 Months
Space Type:	Relet	Lease Rate:	\$16 - 18 PSF (Annual)
		Lease Type:	Modified Gross

Area & Location

Property Located Between:	W Stadium Blvd. & South Maple	Highway Access:	Easy access to I-94 via Jackson Road, (Exit #172), or M-14 via Maple Road.
Property Visibility:	Excellent	Airports:	Ann Arbor Municipal Airport: 15 minutes & Detroit Metropolitan International: 30 minutes

Building Related

Total Number of Buildings:	5	Ceiling Height:	9
Number of Stories:	1	Loading Doors:	0
Typical SF / Floor:	12,000 SF	Loading Docks:	0
Year Built:	1978	Passenger Elevators:	0
Year Renovated:	2017	Freight Elevators:	0
Roof Type:	Gable	Heat Type:	Natural Gas
Construction/Siding:	Brick	Heat Source:	Central
Parking Ratio:	3.7 (per 1000 SF)	Air Conditioning:	Package Unit
Parking Type:	Surface	Internet Access:	Cable, DSL, T1/T3
Parking Description:	Ample on-site parking at your front door.		

Land Related

Lot Frontage:	580	Water Service:	Municipal
Lot Depth:	280	Sewer Type:	Municipal

Zoning Description O office district. Intent. This district is primarily for office buildings. The office district classification will be applied as a transitional use buffer between residential uses and uses which would be incompatible in direct contact with residential districts. Permitted principal uses. (a) Executive and administrative offices for establishments whose plants, warehouses or outlets are not permitted in the "O" district. (b) Any office in which goods, wares or merchandise are not commercially created, displayed, stored, exchanged or sold, such as the following: Business offices of a public utility, real estate, insurance, commercial or industrial establishment. Offices of physicians, dentists and other health practitioners; legal, engineering, architectural and surveying services; accounting, auditing and bookkeeping services. Finance, insurance and real estate offices; travel bureau; and banks. Government offices. Business services such as: advertising, consumer credit reporting agencies, mailing list and stenographic services, business and management consulting services. Office of nonprofit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations. Veterinary hospitals and kennels providing medical, surgical, boarding, grooming and bathing facilities for small nonfarm animals such as dogs, cats and birds as a special exception use pursuant to section 5:104. All facilities must be completely enclosed in a sound proof building in such a way as to produce no objectionable odors at the lot lines. Any permitted principal use of the "R" dwelling district, subject to all the regulations of the district in which such use first occurs. Indoor court game facilities, including, but not limited to, handball, racquetball, paddleball, squash, ping-pong and similar uses, when located in an enclosed building shall be permitted as a special exception use pursuant to section 5:104. Artists' studios, provided no more than 25 percent of the total floor area of the studio is used for the display and sale of articles which are produced in the studio. Funeral homes. Private colleges, universities and other institutions of higher learning, offering courses in general, technical or religious education. Permitted accessory uses. Those allowed in the R3 district. Incidental services may be provided within office buildings for the convenience of occupants of that building, such as news, cigar or candy stands, delicatessens, restaurants, personal service shops and similar uses, provided the following conditions are fulfilled: Not more than 5 percent of the building's usable floor area is used for incidental services. All such incidental services shall be situated within the interior of the building so that no part thereof shall be directly accessible from the outside of the building.

Legal Description COM W 1/4 COR SEC 31 TH N 89 DEG 53 MIN E 1466.76 FT TH N 0 DEG 19 MIN E 601.46 FT TH N 0 DEG 07 MIN 30 SEC E 592.5 FT FOR POB TH N 0 DEG 07 MIN 30 SEC E 290.65 FT TH N 89 DEG 43 MIN 30 SEC E 579.31 FT TH S 0 DEG 16 MIN 30 SEC E 93 FT TH S 84 DEG 27 MIN E 111.3 FT TH S 15 DEG 42 MIN E 162.05 FT TH S 0 DEG 05 MIN 30 SEC W 32.5 FT TH S 89 DEG 57 MIN W 734.93 FT TO POB PRT NW 1/4 SEC 31 T2S R6E ALSO A ROW EASEMENT FOR THE 7 FT ON NORTH SIDE OF PROPERTY.

Location

Address:	1935 Pauline Blvd, Ann Arbor, MI 48103	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Exterior View 2



Signage



Exterior View 3

Property Contacts



James H. Chaconas

Colliers International
734-994-3100 [0]
jim.chaconas@colliers.com