

# Washtenaw Office Space

## 3250 Washtenaw Ave, Ann Arbor, MI 48104



Listing ID: 28221305  
Status: Active  
Property Type: Office For Lease  
Office Type: Office Building  
Contiguous Space: 2,129 - 2,804 SF  
Total Available: 4,933 SF  
Lease Rate: \$16 PSF (Annual)  
Base Monthly Rent: \$2,838 - 3,738  
Lease Type: Modified Gross

### Overview/Comments

Office space on 2nd floor. Property is located at the southeast corner of Huron Parkway and Washtenaw. Great visibility and signage. Roof replaced March 2018.

Convenient to bus line. Easy highway access right off of US-23 and I-94, directly across from Whole Foods, Panera Bread, Walgreen's, Barnes & Noble and Qdoba.



### More Information Online

<http://www.cpix.net/listing/28221305>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Ann Arbor	Building Name:	Arlington Square
Tax ID/APN:	09-12-02-209-012	Class of Space:	Class B
Office Type:	Office Building	Gross Building Area:	51,686 SF
Zoning:	PUD	Land Area:	1.36 Acres

### Available Space

Suite/Unit Number:	230	Date Available:	04/14/2015
Suite Floor/Level:	2nd	Lease Term (Months):	60 Months
Space Available:	2,804 SF	Lease Rate:	\$16 PSF (Annual)
Minimum Divisible:	2,804 SF	Lease Type:	Modified Gross
Maximum Contiguous:	2,804 SF	Offices:	11
Space Type:	Relet		

**Space Description** Great space, 11 offices and lobby. Lease rate is gross plus utilities. For this space, terms include a free buildout as well as rent incentives. Call for details!

### Available Space

Suite/Unit Number:	265	Space Type:	Relet
Suite Floor/Level:	2nd	Date Available:	11/06/2017
Space Available:	2,129 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,129 SF	Lease Rate:	\$16 PSF (Annual)
Maximum Contiguous:	2,129 SF	Lease Type:	Modified Gross
Space Description:	2nd floor space with 11 offices, lobby, kitchen and open office area. Lease rate is gross plus utilities.	Offices:	11
		Kitchen/Breakroom:	Yes

## Area & Location

Market Type:	Medium	Transportation:	Bus, Highway
Property Located Between:	Huron Parkway & Washtenaw	Highway Access:	US-23 1 mile east of property, Easy access to I-94 and M-14.
Side of Street:	Southeast	Airports:	Ann Arbor, Willow Run & Detroit Metro
Property Visibility:	Excellent		

## Building Related

Total Number of Buildings:	1	Parking Description:	Private underground parking available for \$75.00 per month, or ample free, street-level parking.
Number of Stories:	2	Heat Source:	Central
Year Built:	1990	Air Conditioning:	Package Unit
Year Renovated:	1993	Internet Access:	Cable
Roof Type:	Flat		
Parking Type:	Structure, Surface, Underground		

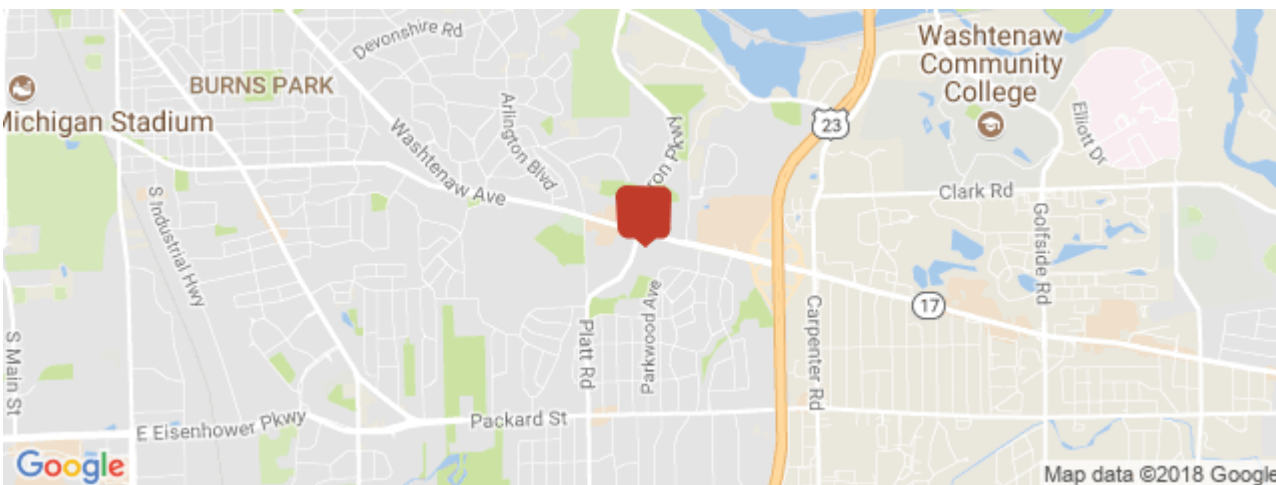
## Land Related

Lot Frontage:	380
Lot Depth:	169

**Zoning Description** The purpose of this district is to permit flexibility in the regulation of land development; to encourage innovation in land use and variety in design, layout and type of structures constructed; to achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities; to encourage provision of usable open space and protection of natural features; to provide adequate housing, employment and shopping opportunities particularly suited to the needs of the residents of the city; to expand the supply of affordable housing for lower income households and to encourage the use, reuse and improvement of existing sites and buildings which will be developed in a compatible way with surrounding uses but where the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the site or surrounding area. The district is intended to accommodate developments with one or more land uses, sites with unusual topography or unique settings within the community or sites which exhibit difficult or costly development problems or any combination of these factors. This zoning district shall not be allowed where this zoning classification is sought primarily to avoid the imposition of standards and requirements of other zoning classifications or other city regulations rather than to achieve the stated purposes above. (2) Permitted uses. (a) Any use or combination of uses and accessory uses permitted in the supplemental regulations for the PUD zoning district adopted pursuant to section 5:80.

## Location

Address:	3250 Washtenaw Ave, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



## Property Images

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Arlington Square

## Property Contacts

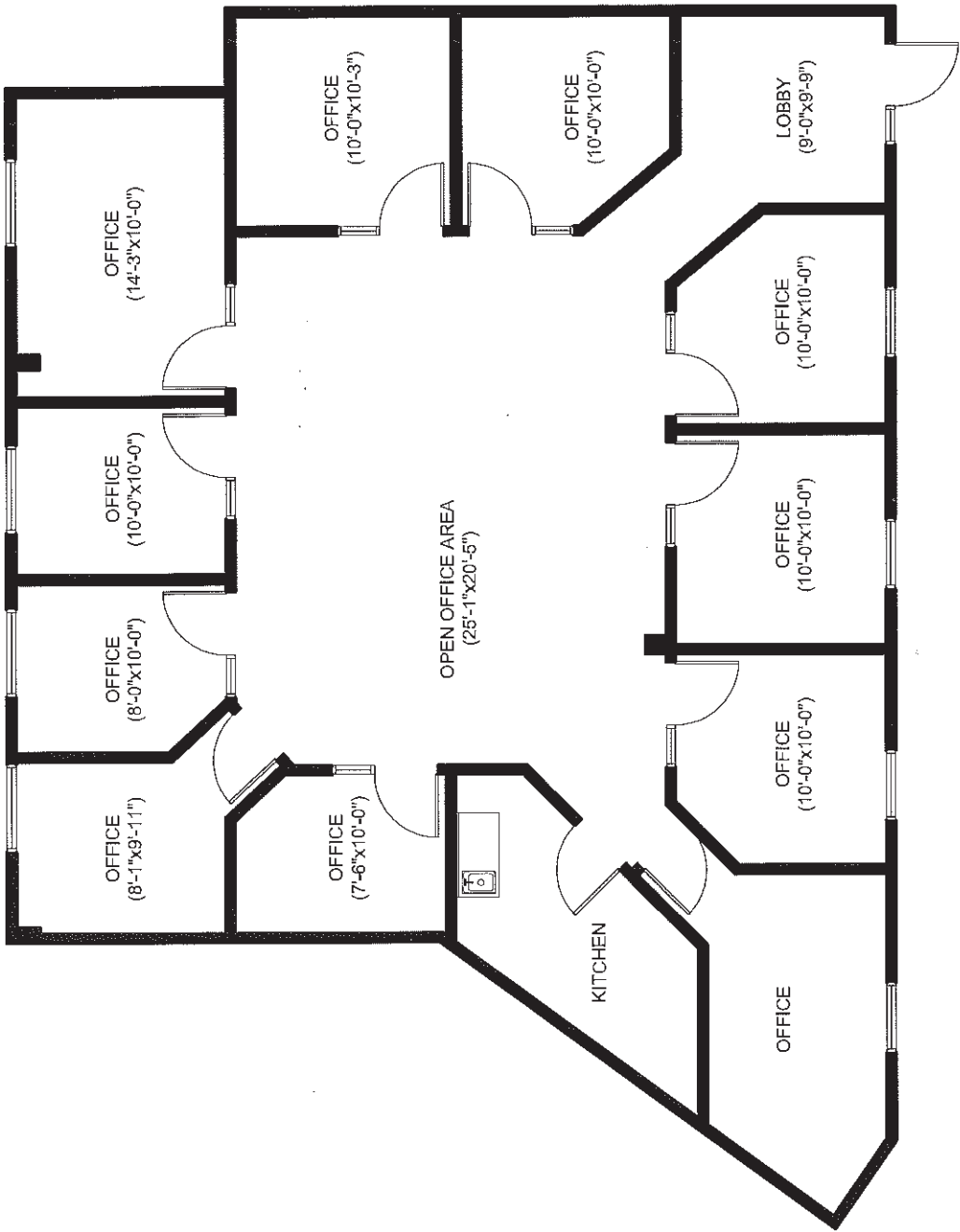
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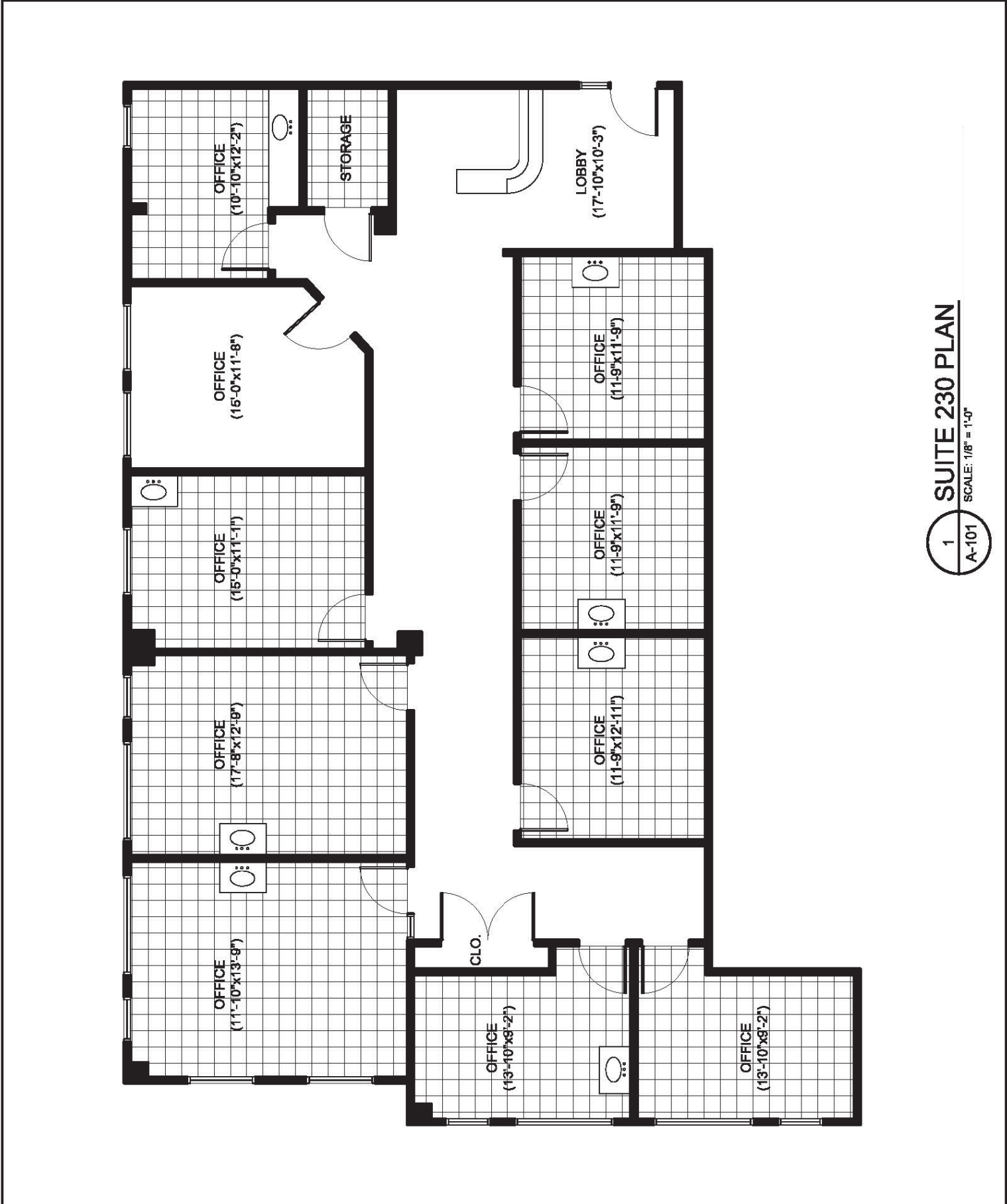
**James H. Chaconas**

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

DRAWING NAME: EXISTING FLOOR PLAN		DATE: 03.04.2011	DRAWING #:	SCALE: AS NOTED	JOB NUMBER: 1107
3300 WASHTENAW AVENUE - ANN ARBOR, MI 48104					
ARLINGTON SQUARE SUITES					
653 architecture, pllc v 248.427.0007 t 248.427.007 23623 liberty rd farmington, nj 08838 s3architecture.com					
DATE		03.04.2011	OWNER REVIEW		
ISSUED FOR					



1 SUITE 265 PLAN (2129 SQ. FT.)  
 SCALE: 1/8" = 1'-0"



# ARLINGTON SQUARE—OFFICES

3250 Washtenaw Avenue

Ann Arbor MI 48104

Second Floor –Floor Plan

