

Spectacular Free Standing Building

2420 Oak Valley Dr, Ann Arbor, MI 48103



Listing ID: 30046352
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Free-Standing Building, Mixed Use
Contiguous Space: 13,050 SF
Total Available: 13,050 SF
Lease Rate: \$20 PSF (Annual)
Base Monthly Rent: \$21,750
Lease Type: NNN
Ceiling: 15 ft.



Overview/Comments

One of a kind all glass front free standing building. Lots of light makes this building a great place for many different uses including office, technical and medical. Excellent heating and cooling system in place. Truly a must see! Call today!

Also available for Sale: \$2,650,000.00

More Information Online

<http://www.cpix.net/listing/30046352>

QR Code

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General Information

Taxing Authority:	Pittsfield Township	Gross Building Area:	13,050 SF
Tax ID/APN:	L-12-06-280-011	Building/Unit Size (RSF):	13,050 SF
Retail-Commercial Type:	Free-Standing Building, Mixed Use	Land Area:	2.12 Acres
Zoning:	PUD-PLANNED UNIT DEVELOPMENT		

Available Space

Suite/Unit Number:	2420 Oak Valley Drive	Date Available:	03/15/2017
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	13,050 SF	Lease Rate:	\$20 PSF (Annual)
Minimum Divisible:	13,050 SF	Lease Type:	NNN
Maximum Contiguous:	13,050 SF	Kitchen/Breakroom:	Yes
Space Description:	Open Floor Plan. NNN's for 2017 are estimated at \$4.86/sf annually.	Parking Spaces:	46
Space Type:	Relet	Real Estate Taxes:	\$2.75 PSF (Annual)
		Operating Expenses:	\$2.11 PSF (Annual)

Area & Location

Retail Clientele:	General, Family, Business	Property Visibility:	Excellent
Property Located Between:	Scio Church Road and Silver Spring Drive	Largest Nearby Street:	Ann Arbor-Saline Road

Building Related

Year Built:	2001	Parking Ratio:	3.7 (per 1000 SF)
Roof Type:	Flat	Parking Type:	Surface
Construction/Siding:	Block	Ceiling Height:	15
Total Parking Spaces:	48		

Land Related

Legal Description: M.D. L3104 P552 ****FROM 1206275004 04/28/
95****FROM 1206275005 04/28/95 UNIT 11
PARK PLACE FOR BUSINESS

Zoning Description PUD-Planned Unit Development: A. Integrated Development Concept. A Planned Unit Development project is viewed as an integrated development concept. To that end, the provisions of this Article are not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character, and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this ordinance shall only be approved when such approval results in improvements to the public health, safety, and welfare in the area affected, and in accordance with the intent of this Article. B. Purpose. A Planned Unit Development and the associated Planning and Development Regulations, as set forth herein, are designed to achieve the following purposes: 1. Provide flexibility in regulation of land development, resulting in a higher quality of land development that contributes to the social, economic, and environmental sustainability of the Township. 2. Provide for a compatible mixing of land uses. 3. Encourage innovation in land use planning, design, and development that responds to changing public needs. 4. Create stable neighborhoods by providing a variety and balance of housing types which improve the quality of residential environments. 5. Provide commercial, education, and recreational facilities and employment opportunities conveniently located in relation to housing. 6. Encourage provision of useful open space and long-term protection and conservation of natural features and resources. 7. Promote the efficient use and conservation of energy. 8. Encourage the use, redevelopment, and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive reuse of existing structures and sites. 9. Ensure that the increased flexibility of regulations over land development is subject to proper standards and review procedures.

Location

Address:	2420 Oak Valley Dr, Ann Arbor, MI 48103	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



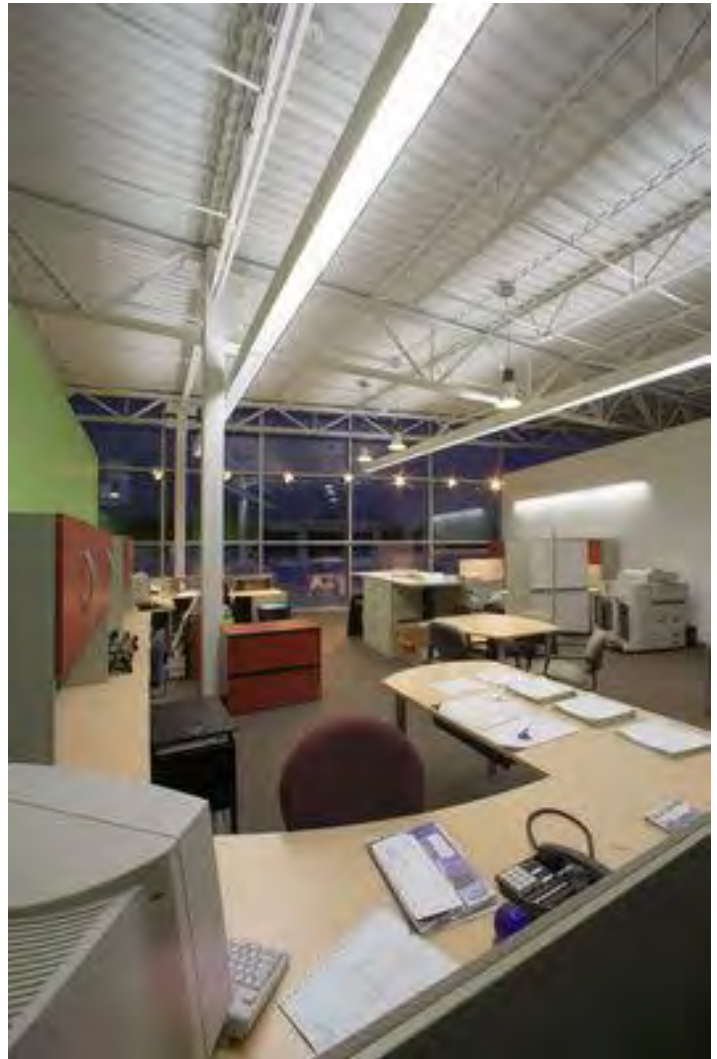
Property Images



Entrance



Reception Area View 2



Open Area 1



Reception Area View 1



Open Area View 2



Offices



Kitchen/Breakroom View 1



Conference Room



Kitchen/Breakroom View 2

Property Contacts



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2420 Oak Valley Floor Plan

