

Waterworks Plaza

3131 S. State Street, Ann Arbor, MI 48108



Listing ID: 1434130
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 130 - 2,560 SF
Total Available: 19,492 SF
Lease Rate: \$500 - 4,375 (Monthly)
Unit Price: \$18.79 - 46.15 PSF (Annual)
Base Monthly Rent: \$500 - 4,375
Lease Type: Modified Gross
Ceiling: 11 ft.



Overview/Comments

Beautiful park-like setting with stream running between 3131 & 3135 buildings creating peaceful views. Building is completely fiber optic, which provides the fastest internet in Ann Arbor! Very desirable part of Ann Arbor with easy access from I-94 and US-23, located on State Street across from Briarwood Mall. Highly visible with monument signage on State Street. Many suites from 500 SF to entire floor. Landlord will give a buildout allowance of \$2.00 per square foot per year of lease. Call for details.

More Information Online

<http://www.cpix.net/listing/1434130>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	City of Ann Arbor	Class of Space:	Class B
Tax ID/APN:	09-12-09-200-027 thru 083	Gross Building Area:	67,908 SF
Office Type:	Business Park, Executive Suites, High-Tech, Medical, Mixed Use, Office Building	Building/Unit Size (RSF):	67,908 SF
Zoning:	OFFICE	Core Factor:	15%
Building Name:	Waterworks Plaza	Land Area:	6 Acres

Available Space

Suite/Unit Number:	3131 - Suite 220	Space Type:	New
Suite Floor/Level:	2nd	Date Available:	09/01/2017
Space Available:	1,860 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,860 SF	Lease Rate:	\$3,025 (Monthly)
Maximum Contiguous:	1,860 SF	Lease Type:	Modified Gross

Space Description New construction! See Floor Plan and Call for details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3131 - Suite 222	Date Available:	06/26/2017
Suite Floor/Level:	2nd	Lease Term (Months):	60 Months
Space Available:	1,830 SF	Lease Rate:	\$2,975 (Monthly)
Minimum Divisible:	1,830 SF	Lease Type:	Modified Gross
Maximum Contiguous:	1,830 SF	Offices:	4
Space Type:	New	Kitchen/Breakroom:	Yes

Space Description New construction! See Floor Plan and Call for details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3131 - Suite 224	Date Available:	06/26/2017
Suite Floor/Level:	2nd	Lease Term (Months):	60 Months
Space Available:	1,780 SF	Lease Rate:	\$2,890 (Monthly)
Minimum Divisible:	1,780 SF	Lease Type:	Modified Gross
Maximum Contiguous:	1,780 SF	Offices:	6
Space Type:	New	Kitchen/Breakroom:	Yes

Space Description New construction! See Floor Plan and Call for details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3131 - Suite 228	Lease Term (Months):	60 Months
Suite Floor/Level:	2nd	Lease Rate:	\$2,290 (Monthly)
Space Available:	1,410 SF	Lease Type:	Modified Gross
Minimum Divisible:	1,410 SF	Conference Rooms:	1
Maximum Contiguous:	1,410 SF	Offices:	5
Space Type:	New	Kitchen/Breakroom:	Yes
Date Available:	06/26/2017		

Space Description New construction! See Floor Plan and Call for details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3131 - Suite 230	Date Available:	06/26/2017
Suite Floor/Level:	2nd	Lease Term (Months):	60 Months
Space Available:	1,740 SF	Lease Rate:	\$2,725 (Monthly)
Minimum Divisible:	1,740 SF	Lease Type:	Modified Gross
Maximum Contiguous:	1,740 SF	Offices:	6
Space Type:	New	Kitchen/Breakroom:	Yes

Space Description New construction! See Floor Plan and Call for details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3131 - Suite 302	Date Available:	04/13/2017
Suite Floor/Level:	3rd	Lease Term (Months):	60 Months
Space Available:	1,500 SF	Lease Rate:	\$2,440 (Monthly)
Minimum Divisible:	1,500 SF	Lease Type:	Modified Gross
Maximum Contiguous:	1,500 SF	Conference Rooms:	1
Space Description:	Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)	Offices:	4
		Kitchen/Breakroom:	Yes
Space Type:	Relet		

Available Space

Suite/Unit Number:	3131 - Suite 304	Space Type:	New
Suite Floor/Level:	3rd	Date Available:	09/01/2017
Space Available:	1,080 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,080 SF	Lease Rate:	\$1,755 (Monthly)
Maximum Contiguous:	1,080 SF	Lease Type:	Modified Gross
Space Description:	Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)		

Available Space

Suite/Unit Number:	3131 - Suite 308	Space Type:	Relet
Suite Floor/Level:	3rd	Date Available:	09/01/2017
Space Available:	680 SF	Lease Term (Months):	60 Months
Minimum Divisible:	680 SF	Lease Rate:	\$1,105 (Monthly)
Maximum Contiguous:	680 SF	Lease Type:	Modified Gross
Space Description:	Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)	Offices:	1

Available Space

Suite/Unit Number:	3131 - Suite 309	Date Available:	04/13/2017
Suite Floor/Level:	3rd	Lease Term (Months):	60 Months
Space Available:	2,560 SF	Lease Rate:	\$4,375 (Monthly)
Minimum Divisible:	2,560 SF	Lease Type:	Modified Gross
Maximum Contiguous:	2,560 SF	Offices:	3
Space Type:	Relet	Kitchen/Breakroom:	Yes

Space Description This third-floor space has two contiguous open areas, with one smaller interior office to the left of the corridor and two to the right of the corridor. There is a kitchenette. Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3135 - Suite 102	Date Available:	07/01/2017
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	937 SF	Lease Rate:	\$1,600 (Monthly)
Minimum Divisible:	937 SF	Lease Type:	Modified Gross
Maximum Contiguous:	937 SF	Offices:	2
Space Type:	Relet	Kitchen/Breakroom:	Yes

Space Description This space has been recently renovated. Call for details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3135 - Suite 200	Space Type:	Relet
Suite Floor/Level:	2nd	Date Available:	04/13/2017
Space Available:	750 SF	Lease Term (Months):	60 Months
Minimum Divisible:	750 SF	Lease Rate:	\$1,220 (Monthly)
Maximum Contiguous:	750 SF	Lease Type:	Modified Gross
Space Description:	Newly renovated. Call for Details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)	Offices:	3

Available Space

Suite/Unit Number:	3135 - Suite 200Bridge	Space Type:	New
Suite Floor/Level:	2nd	Date Available:	10/01/2017
Space Available:	890 SF	Lease Term (Months):	60 Months
Minimum Divisible:	890 SF	Lease Rate:	\$1,445 (Monthly)
Maximum Contiguous:	890 SF	Lease Type:	Modified Gross
Space Description:	Newly renovated. Call for Details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)	Offices:	1

Available Space

Suite/Unit Number:	3135 - Suite 202	Space Type:	Relet
Suite Floor/Level:	2nd	Date Available:	04/13/2017
Space Available:	1,150 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,150 SF	Lease Rate:	\$1,870 (Monthly)
Maximum Contiguous:	1,150 SF	Lease Type:	Modified Gross
Space Description:	4 offices, conference room and open area. Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)	Conference Rooms:	1
		Offices:	4

Available Space

Suite/Unit Number:	3135 - Suite 350B	Space Type:	Relet
Suite Floor/Level:	3rd	Date Available:	10/01/2017
Space Available:	230 SF	Lease Term (Months):	60 Months
Minimum Divisible:	230 SF	Lease Rate:	\$650 (Monthly)
Maximum Contiguous:	230 SF	Lease Type:	Modified Gross

Space Description Access to Conference Room, Lunch Room and Reception Area. See Floor Plan for Business Center. Call for Details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3135 - Suite 350E	Space Type:	Relet
Suite Floor/Level:	3rd	Date Available:	10/01/2017
Space Available:	160 SF	Lease Term (Months):	60 Months
Minimum Divisible:	160 SF	Lease Rate:	\$600 (Monthly)
Maximum Contiguous:	160 SF	Lease Type:	Modified Gross

Space Description Access to Conference Room, Lunch Room and Reception Area. See Floor Plan for Business Center. Call for Details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3135 - Suite 350K	Space Type:	Relet
Suite Floor/Level:	3rd	Date Available:	10/01/2017
Space Available:	130 SF	Lease Term (Months):	60 Months
Minimum Divisible:	130 SF	Lease Rate:	\$500 (Monthly)
Maximum Contiguous:	130 SF	Lease Type:	Modified Gross

Space Description Access to Conference Room, Lunch Room and Reception Area. See Floor Plan for Business Center. Call for Details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Available Space

Suite/Unit Number:	3135 - Suite 350N	Date Available:	07/07/2017
Suite Floor/Level:	3rd	Lease Term (Months):	60 Months
Space Available:	805 SF	Lease Rate:	\$1,300 (Monthly)
Minimum Divisible:	805 SF	Lease Type:	Modified Gross
Maximum Contiguous:	805 SF	Offices:	1
Space Type:	New		

Space Description Access to Conference Room, Lunch Room and Reception Area. See Floor Plan for Business Center. Call for Details! Lease rate is Modified Gross (utilities are approx. \$2.00 per SF extra.)

Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Property Located Between:	Eisenhower Parkway & I-94	Transportation:	Bus, Shuttle, Highway, Airport
Side of Street:	East	Highway Access:	Easy access to I-94
Road Type:	Paved, Highway	Airports:	Ann Arbor Airport - 2 miles south

Area Description Very desirable part of Ann Arbor with easy access to I-94 and US-23. Located across from Brairwood Mall. Close to many restaurants and shopping.

Building Related

Total Number of Buildings:	2	Parking Type:	Surface
Number of Stories:	3	Ceiling Height:	11
Typical SF / Floor:	10,000 SF	Loading Docks:	0
Year Built:	1976	Heat Type:	Natural Gas
Year Renovated:	2007	Heat Source:	Central
Roof Type:	Flat	Air Conditioning:	Package Unit
Construction/Siding:	Brick	Internet Access:	DSL
Exterior Description:	Beautiful park-like setting		

Land Related

Lot Frontage:	427	Sewer Type:	Municipal
Lot Depth:	613	Legal Description:	To be determined upon completion of condo documents
Water Service:	Municipal		

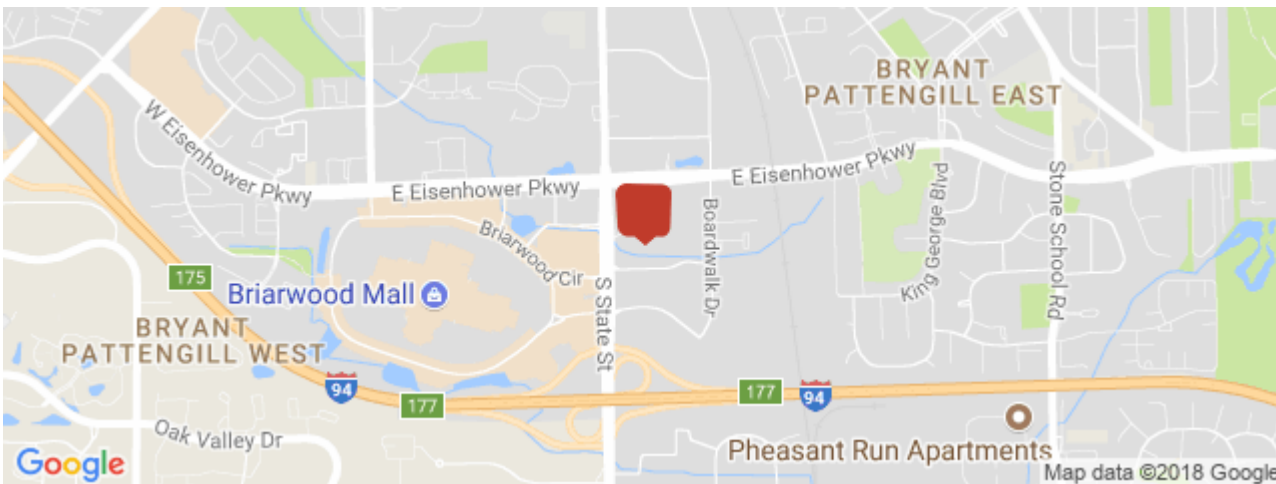
Zoning Description This district is primarily for office buildings. The office district classification will be applied as a transitional use buffer between residential uses and uses which would be incompatible in direct contact with residential districts. (2) Permitted principal uses. (a) Executive and 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: 1 Business offices of a public utility, real estate, insurance, commercial or industrial establishment. 1 Offices of physicians, dentists and other health practitioners; legal, engineering, architectural and surveying services; accounting, auditing and bookkeeping services. 1 Finance, insurance and real estate offices; travel bureau; and banks. 1 Government offices. 1 Business services such as: advertising, consumer credit reporting agencies, mailing

list and stenographic services, business and management consulting services. 1 Office of nonprofit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations. 1 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. (c) Any permitted principal use of the "R" dwelling district, subject to all the regulations of the district in which such use first occurs. (d) 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. (e) 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. (f) Funeral homes. (g) Private colleges, universities and other institutions of higher learning, offering courses in general, technical or religious education. (3) Permitted accessory uses. (a) Those allowed in the R3 district. (b) 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: 1 Not more than 5 percent of the building's usable floor area is used for incidental services. 1 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.

Location

Address: 3131 S. State Street, Ann Arbor, MI 48108
County: Washtenaw

MSA: Ann Arbor
Submarket: Washtenaw W of 23



Property Images



Waterworks Plaza Bridge and Stream View



Waterworks Plaza Exterior 3131 S State View 2



Waterworks Plaza Exterior 3135 S State



View from third floor



Stream View 1



Stream View 2



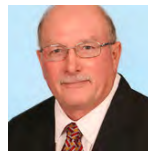
Parking and stream

Property Contacts



James H. Chaconas

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

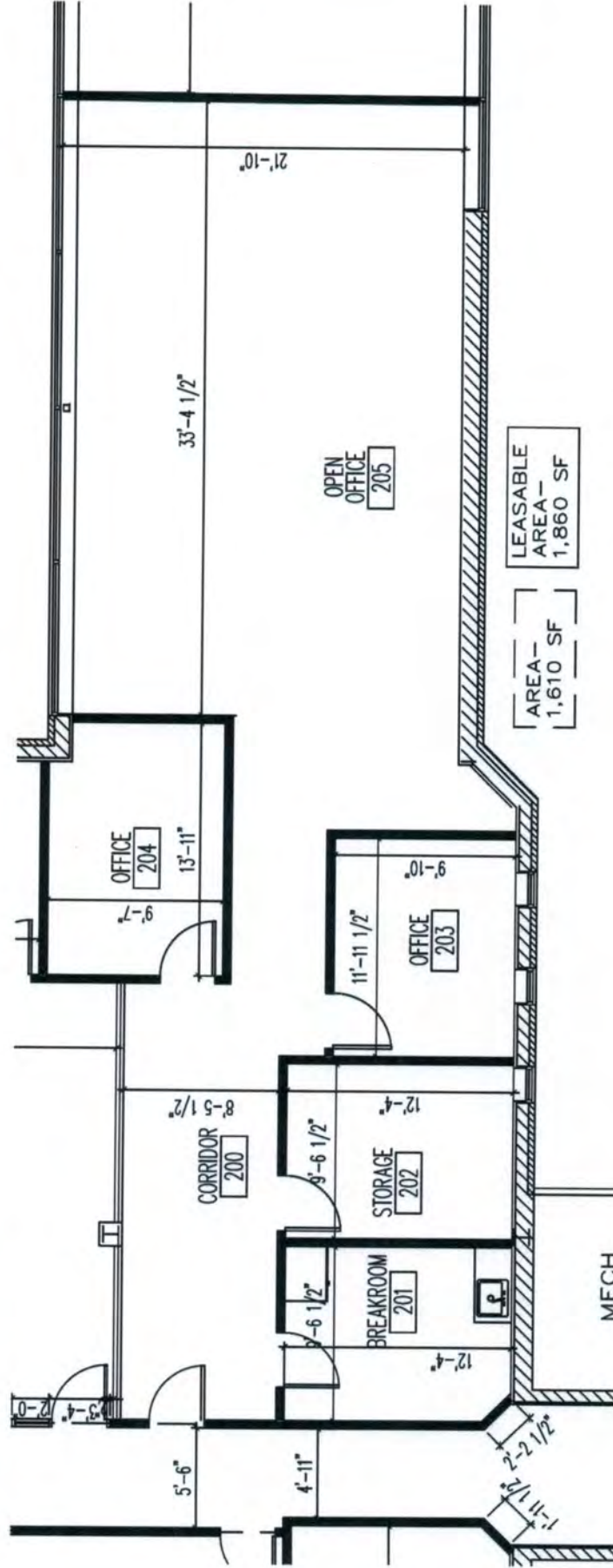


Richard Timmons

Colliers International
734-769-5006 [0]
richard.timmons@colliers.com

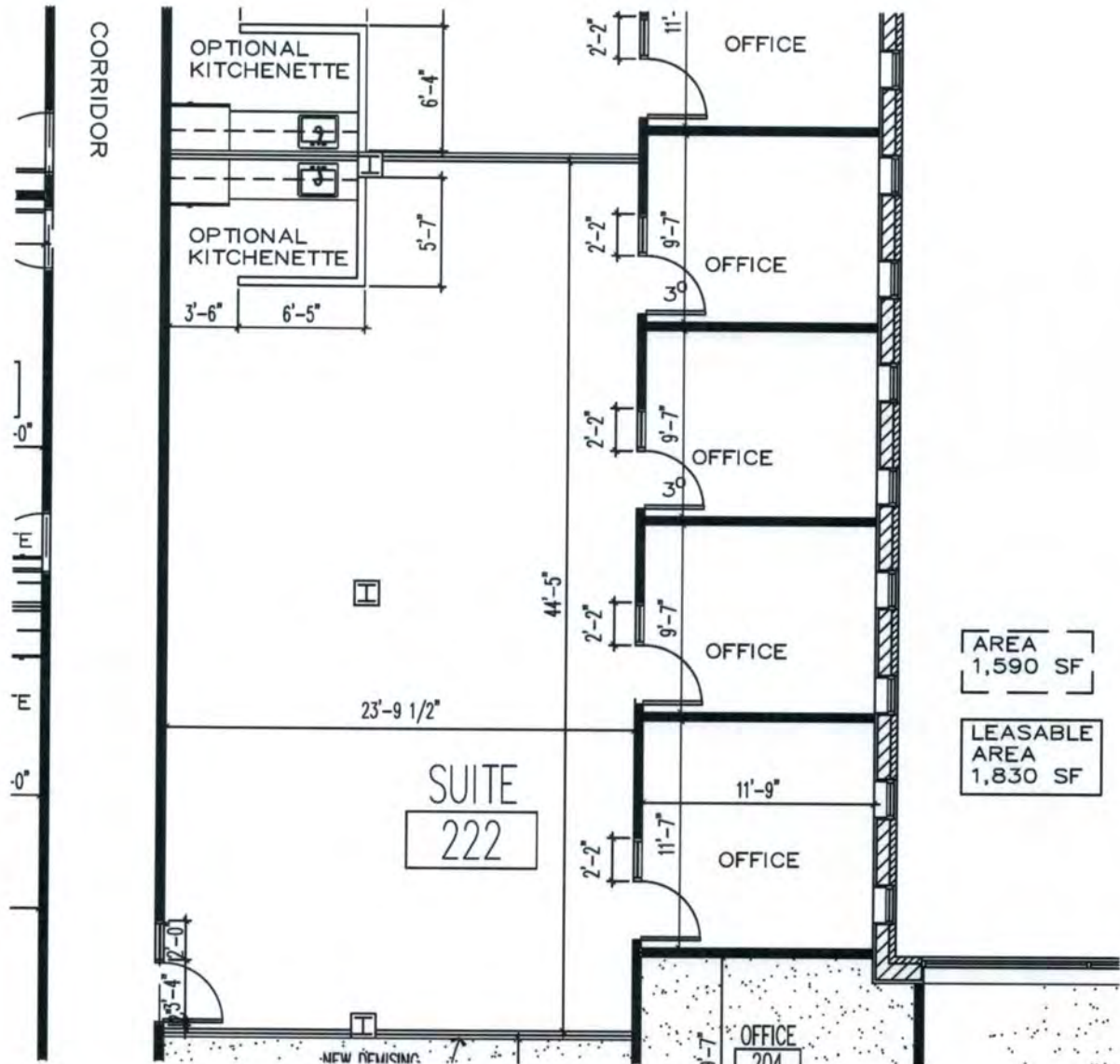
WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI

Office Suite 220 Floor Plan



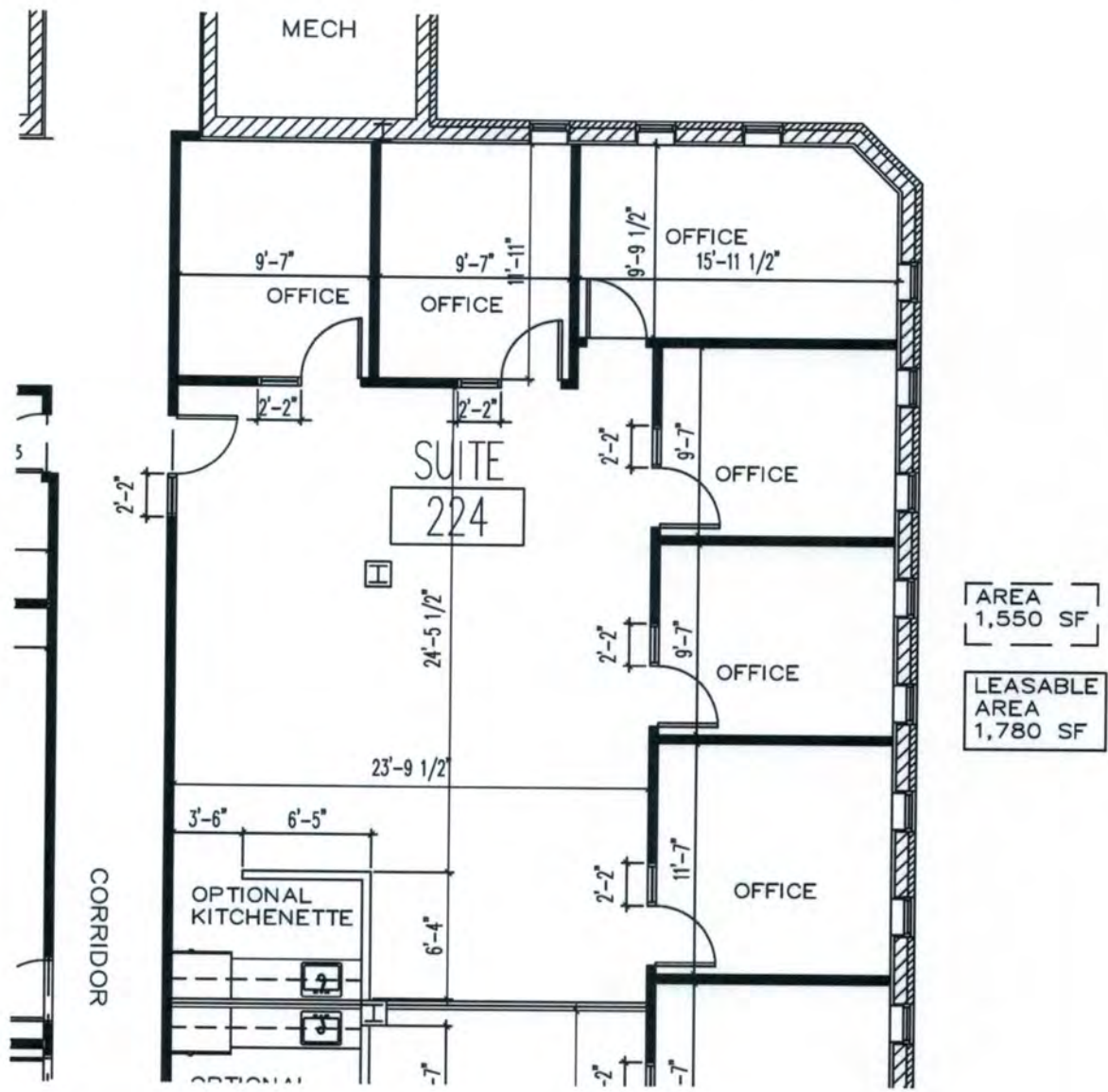
Office Suite 222 Layout

WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI



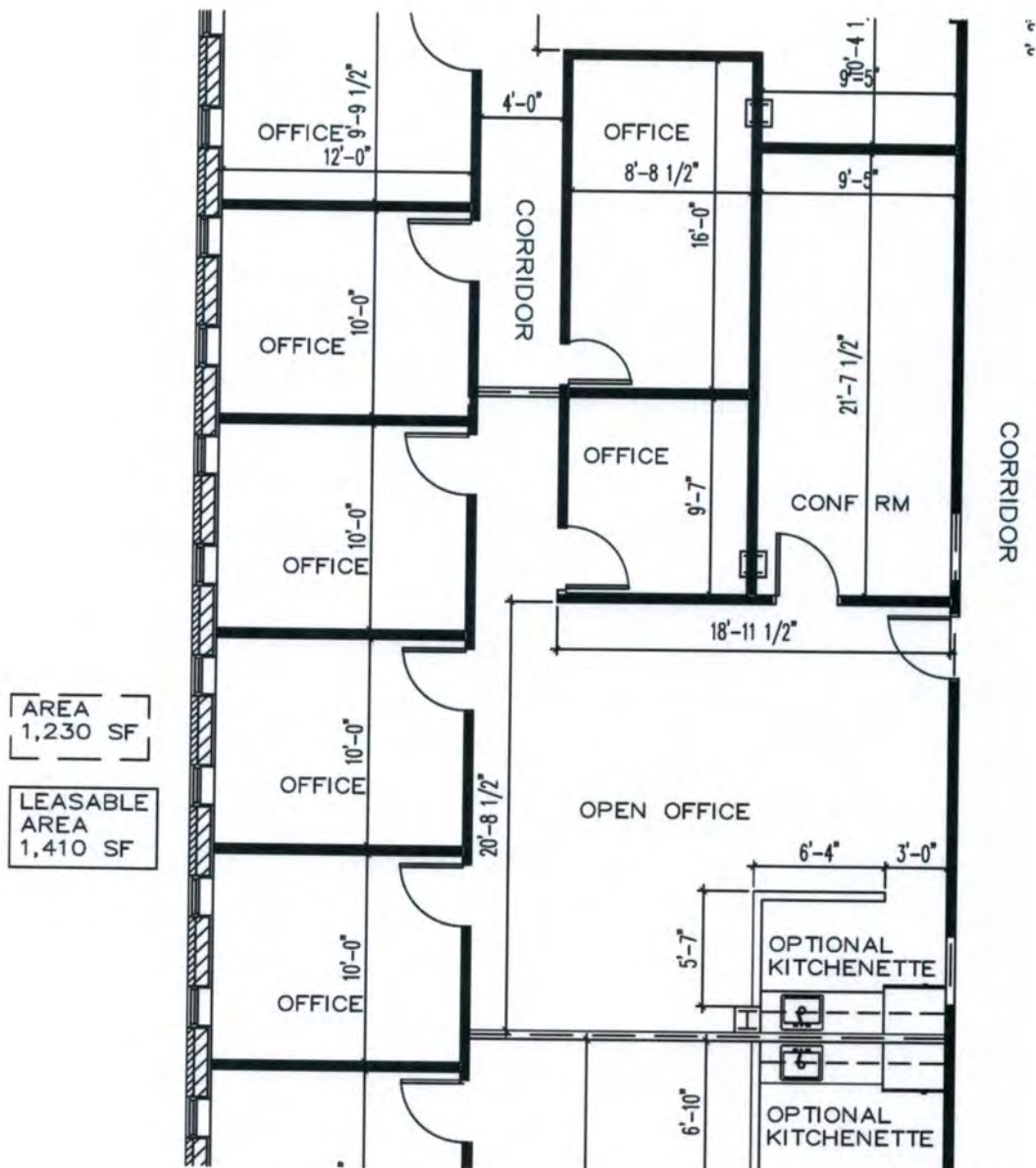
WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI

Office Suite 224 Layout



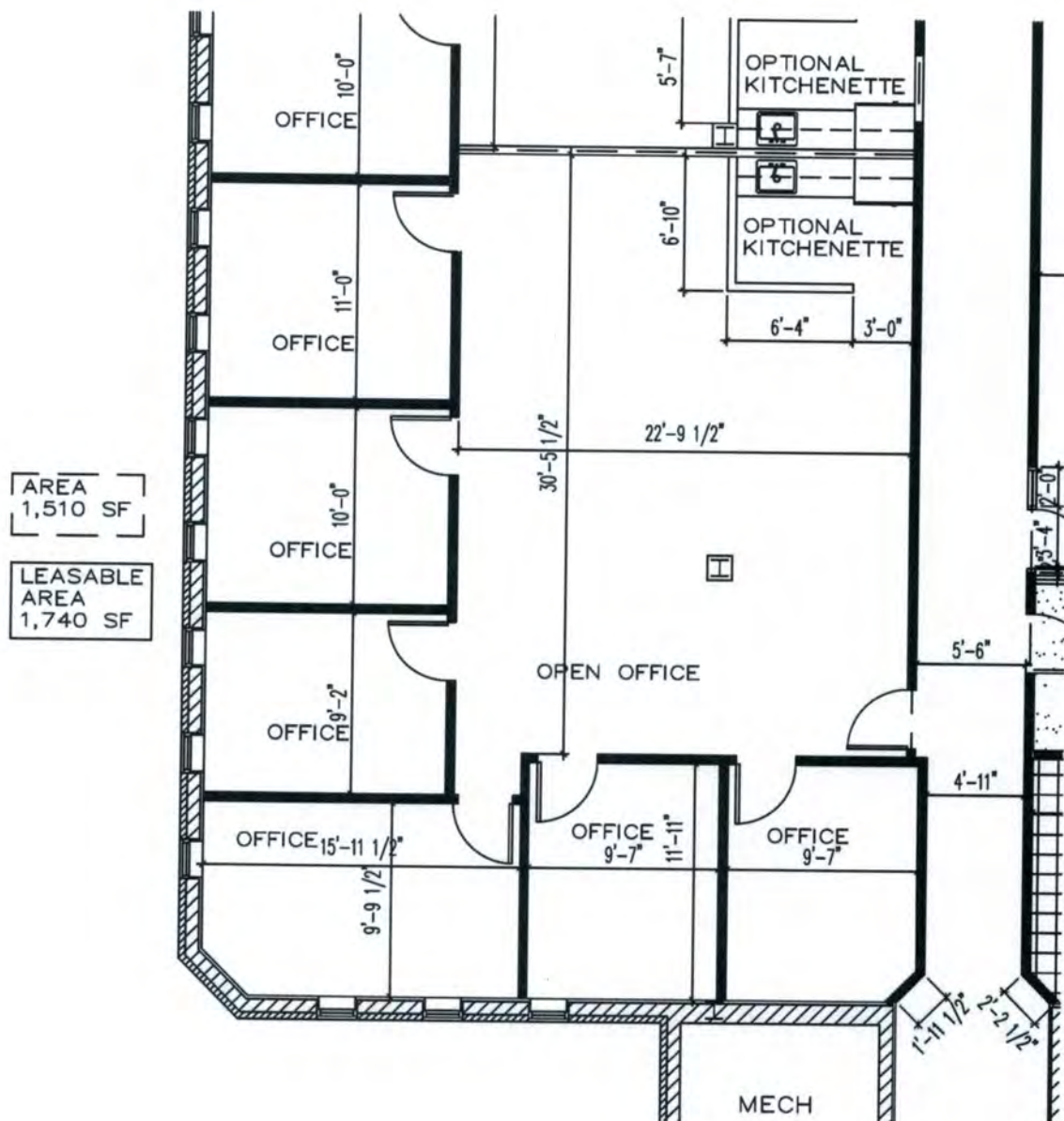
Office Suite 228 Floor Plan

WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI



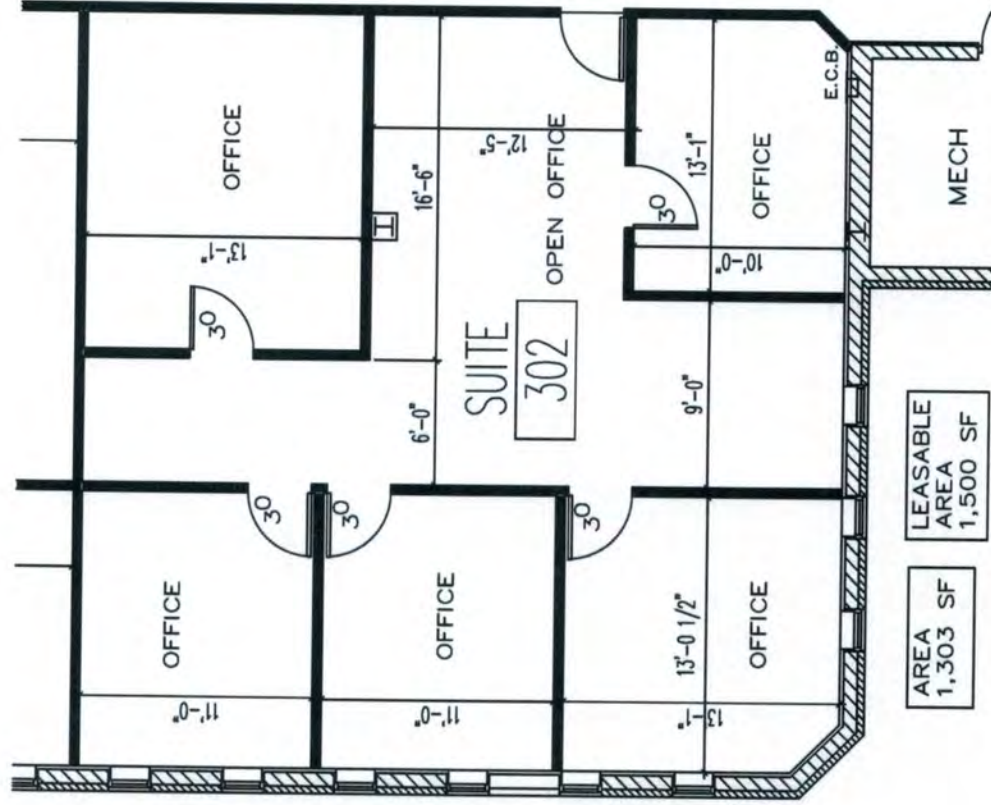
Office Suite 230 Layout

WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI



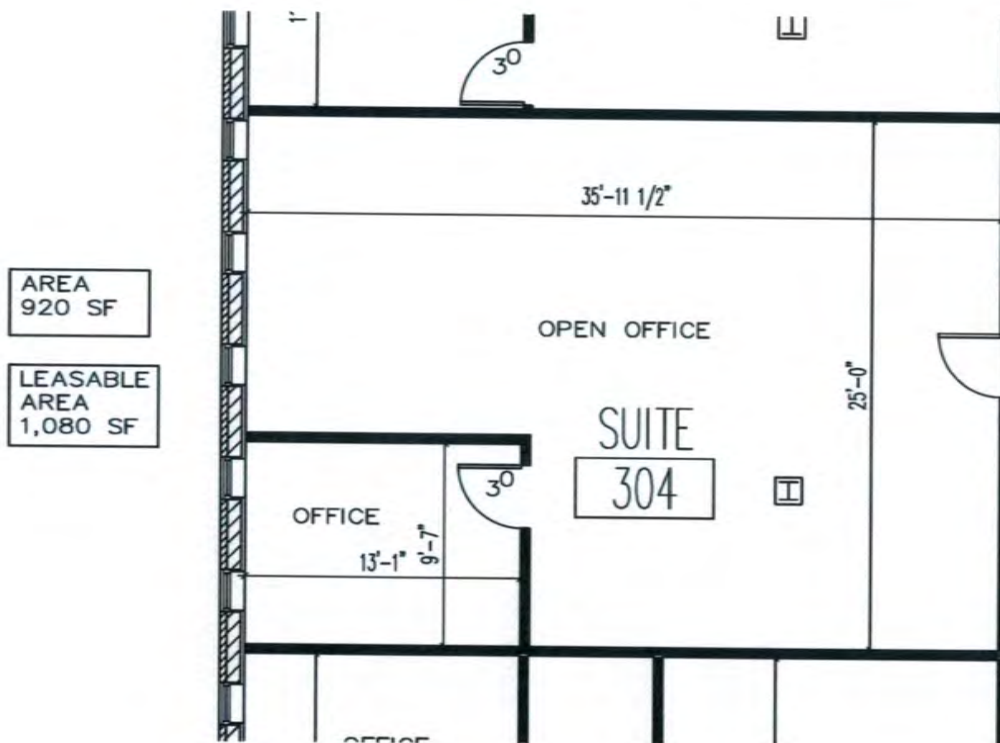
WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI

Office Suite 302 Layout



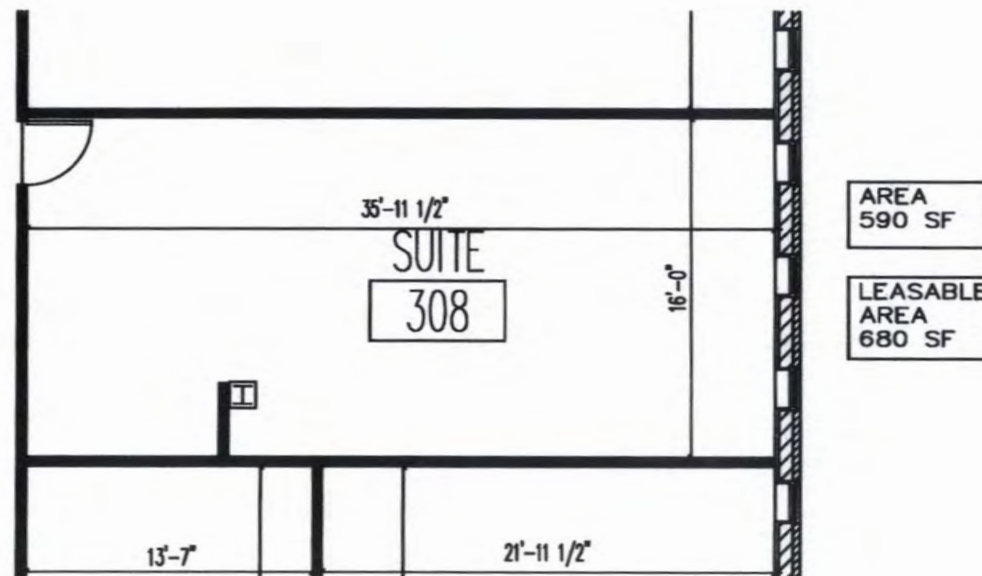
Office Suite 304 Layout

WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI

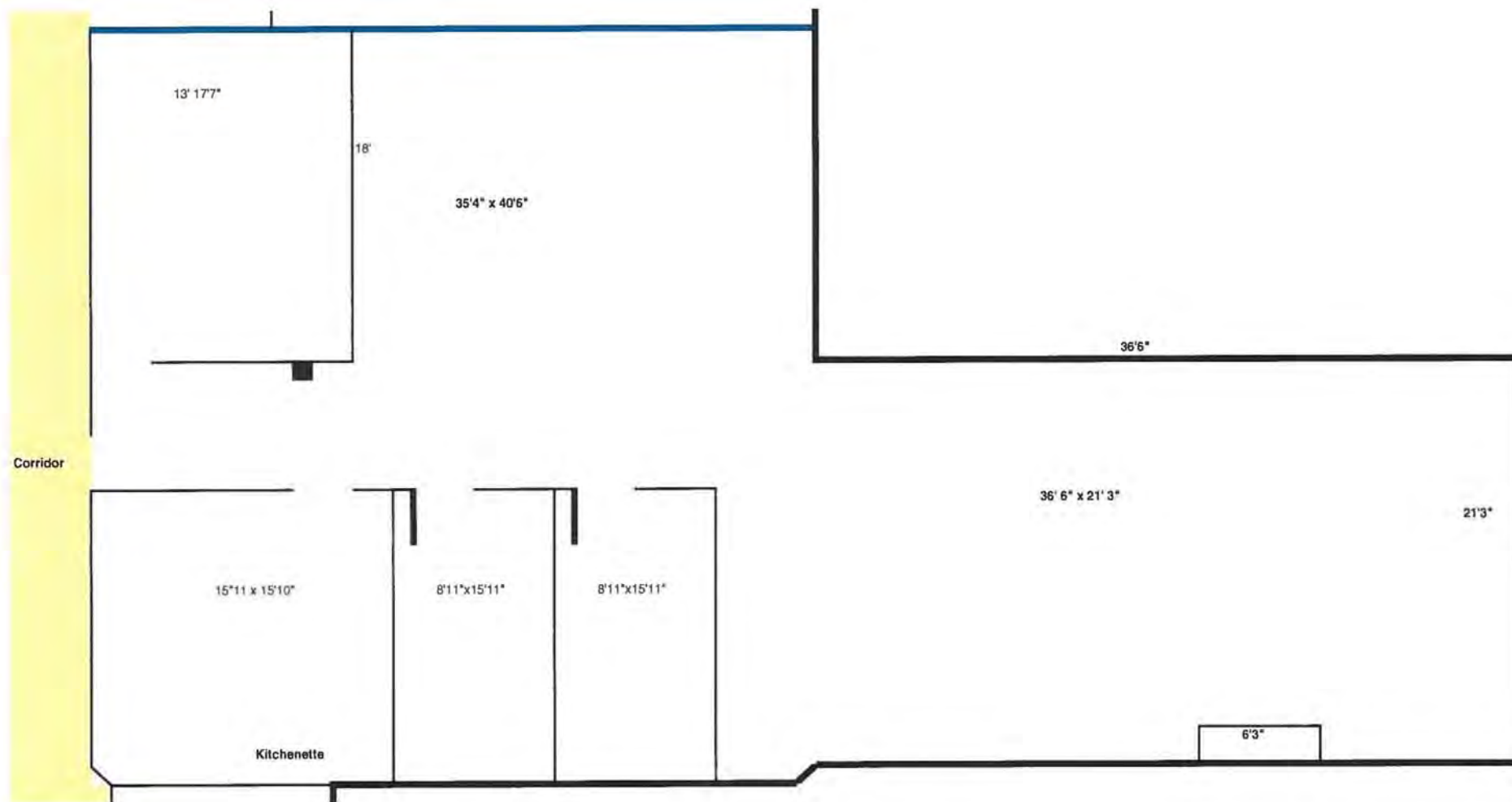


Office Suite 308 Layout

WATERWORKS BUILDING
3131 South State Street
Ann Arbor, MI

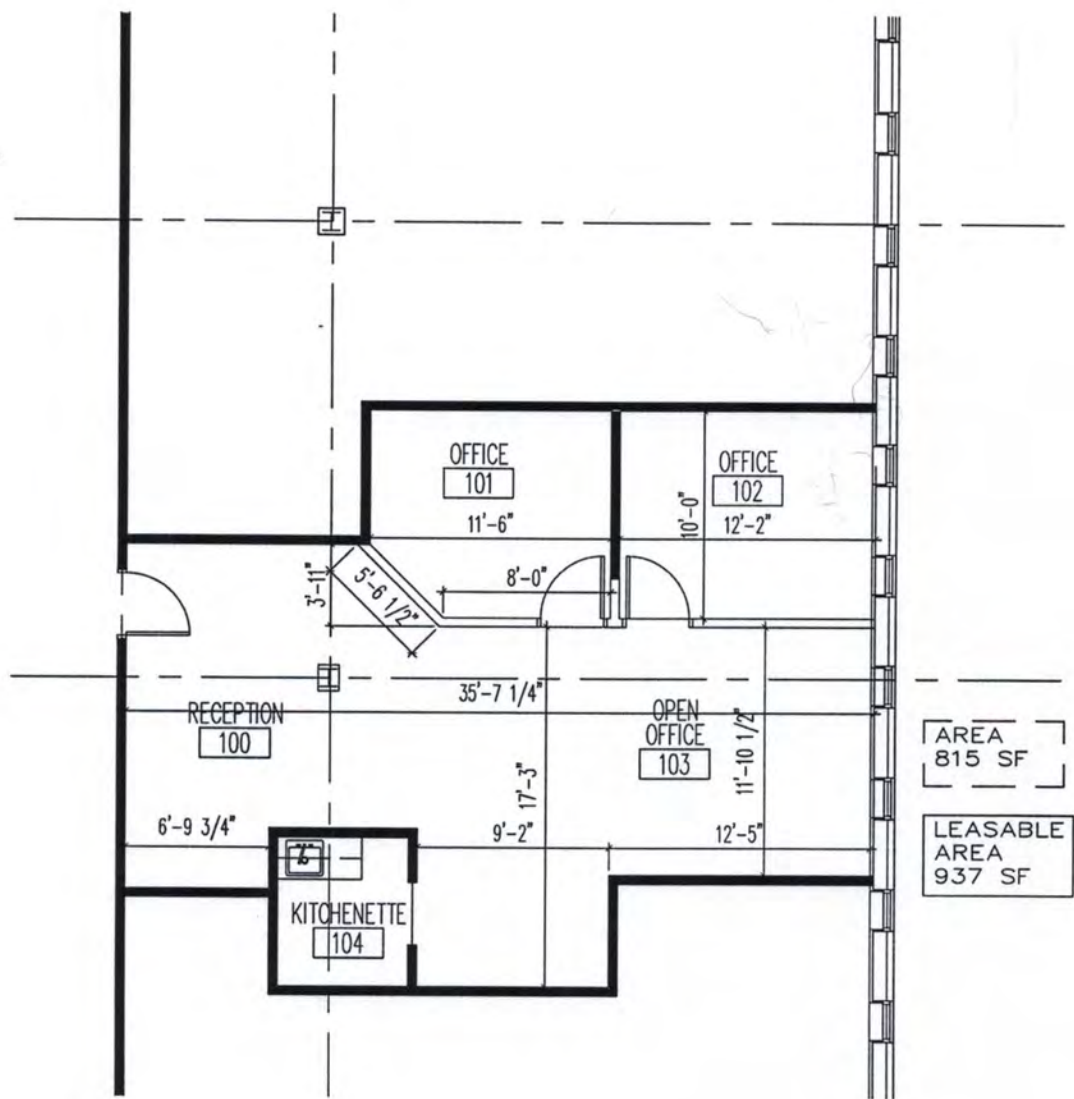


Waterworks Building—3131 S State Street, Ann Arbor
Office Suite 309
Leasable Area 2560 Sq Ft



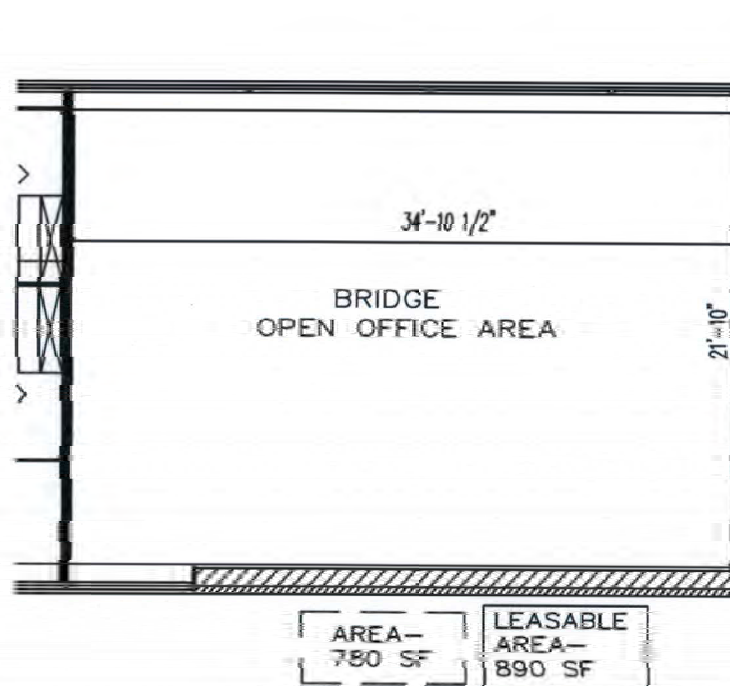
Office Suite 102 Floor Plan

WATERWORKS BUILDING
3135 South State Street
Ann Arbor, MI

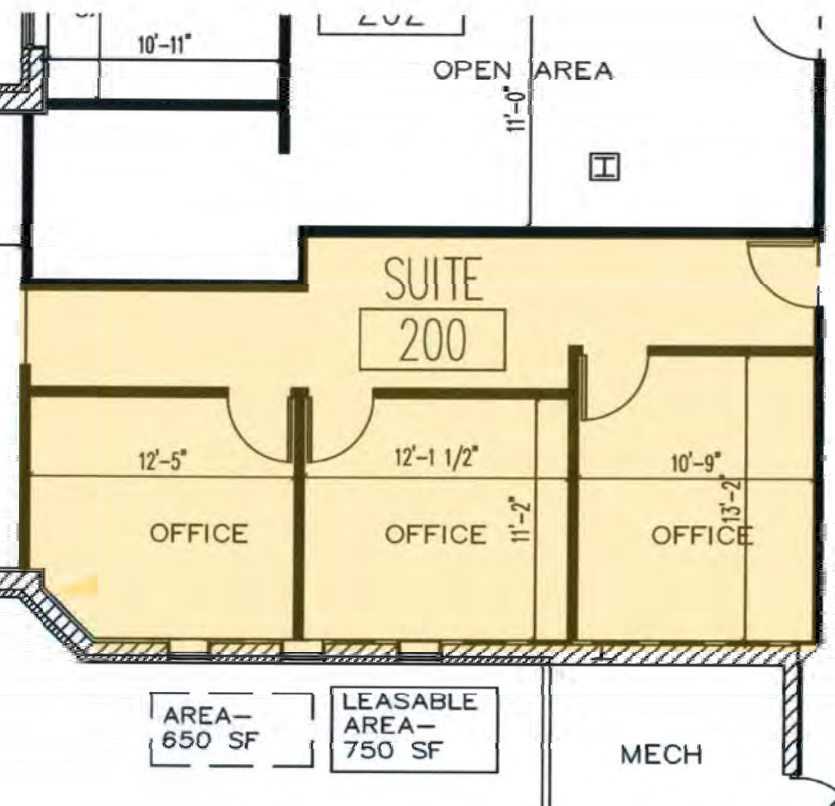


WATERWORKS BUILDING
3135 South State Street
Ann Arbor, MI

Bridge Area Floor Plan

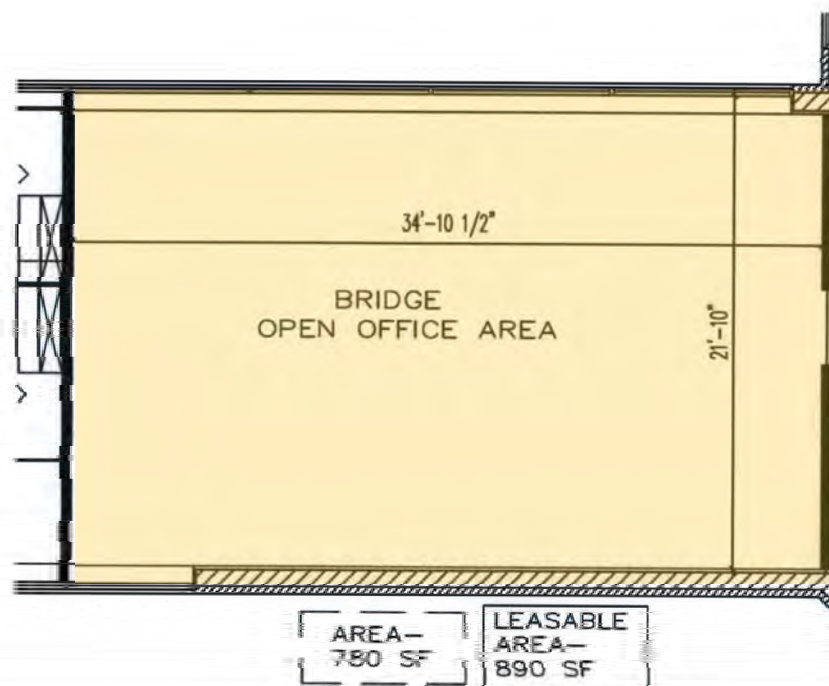


Office Suite 200 Floor Plan

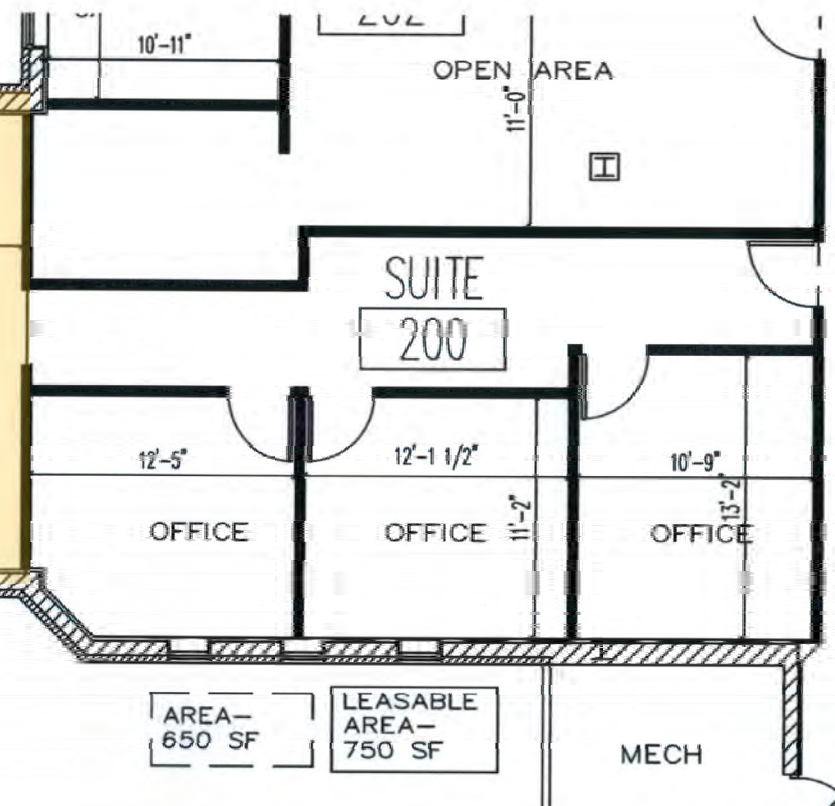


WATERWORKS BUILDING
3135 South State Street
Ann Arbor, MI

Bridge Area Floor Plan

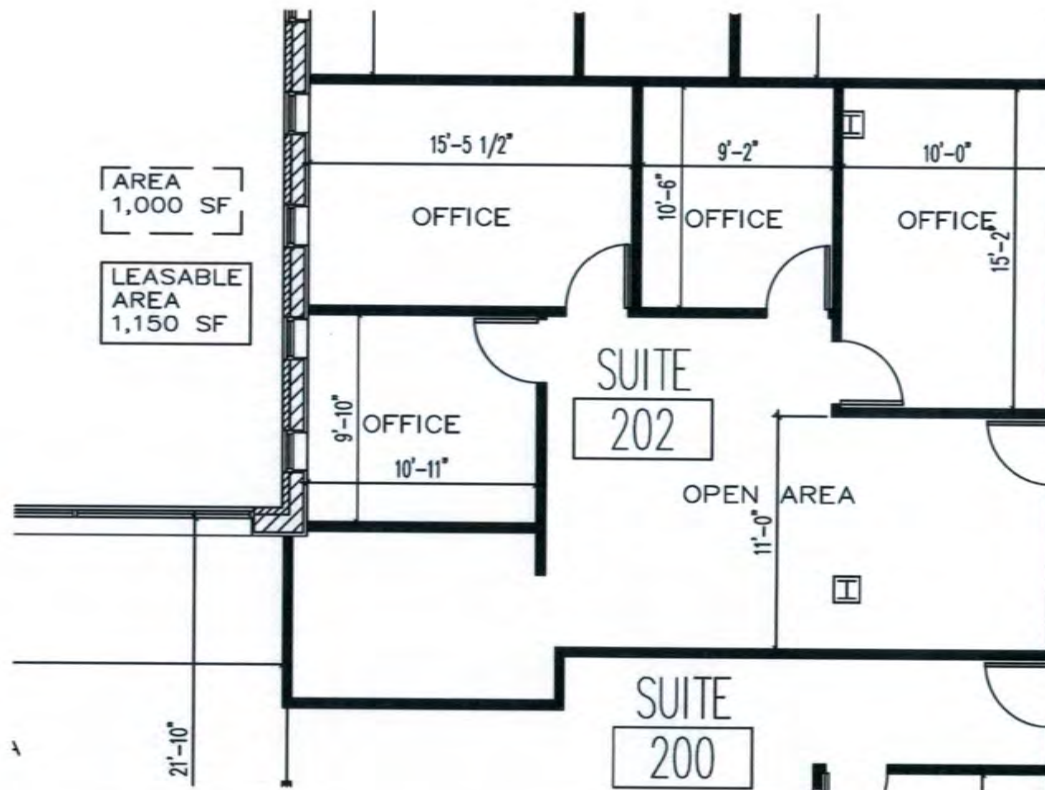


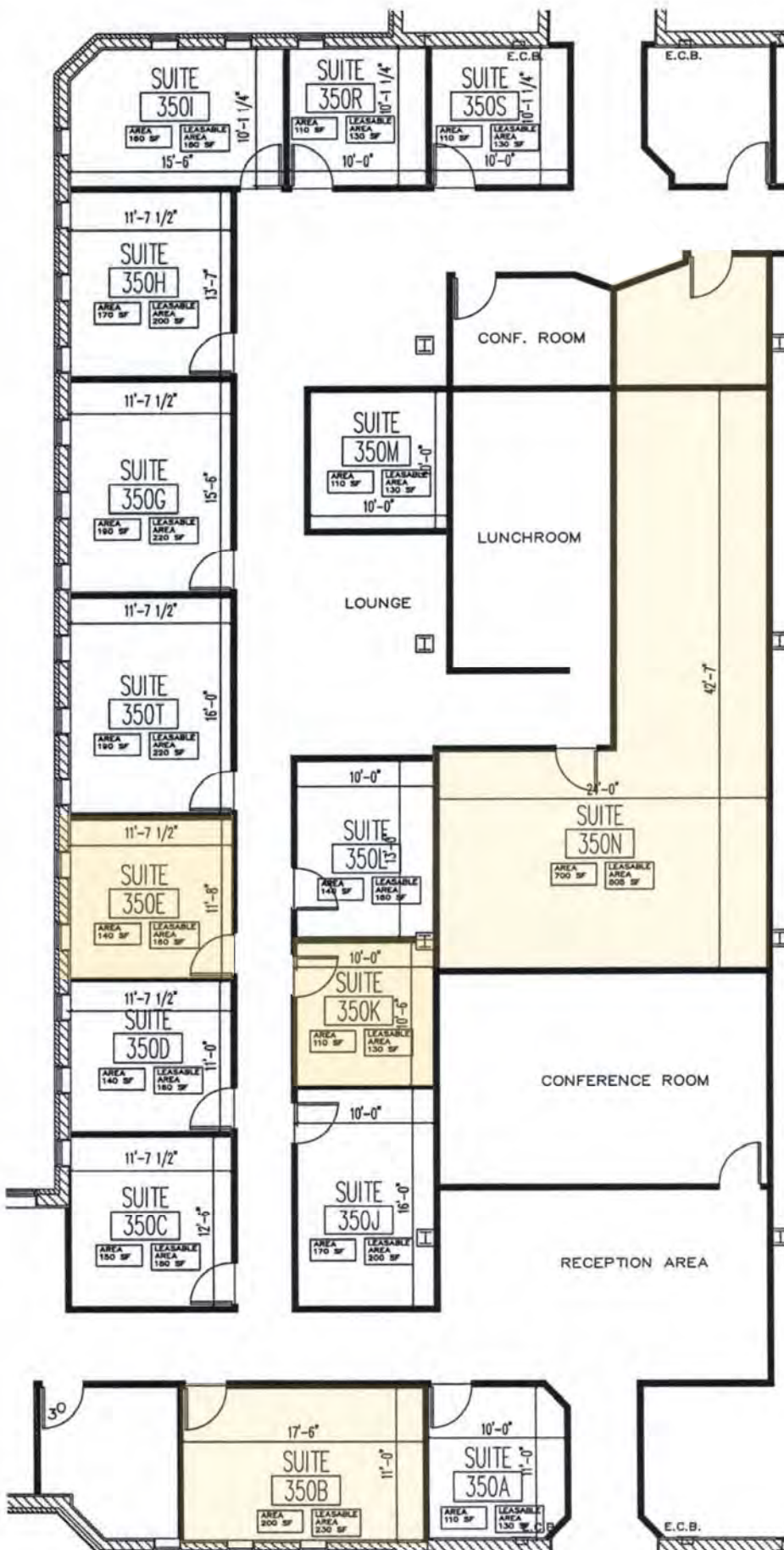
Office Suite 200 Floor Plan



Office Suite 202 Floor Plan

WATERWORKS BUILDING
3135 South State Street
Ann Arbor, MI





WATERWORKS
BUILDING

3135 S. State Street
Ann Arbor, MI

Business Center