

Southside Ann Arbor - Office Space

775 Technology Dr, Ann Arbor, MI 48108



Listing ID: 30150045
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 6,000 SF
Total Available: 6,000 SF
Lease Rate: \$14.50 PSF (Annual)
Base Monthly Rent: \$7,250
Lease Type: NNN
Ceiling: 18 ft.



Overview/Comments

Office space in Avis Farms. Conveniently located between Ann Arbor and Saline. Growing area. Close to restaurants and shopping.

In the high tech campus of Avis Farms, features include first class office space with road facing frontage, new carpet and paint makes it move-in ready, conference rooms, perimeter offices, high ceilings, fiber connectivity, on-site management, nature walk trails and ample parking.

Minutes from Downtown Ann Arbor & the U of M campus, bus line service.

More Information Online

<http://www.cpix.net/listing/30150045>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Pittsfield Township
Tax ID/APN: L-12-20-101-003
Office Type: Business Park, Executive Suites, Office Building
Zoning: BD

Class of Space: Class B
Gross Building Area: 22,084 SF
Land Area: 6.35 Acres

Available Space

Suite/Unit Number: 100A
Suite Floor/Level: 1st
Space Available: 6,000 SF
Minimum Divisible: 6,000 SF
Maximum Contiguous: 6,000 SF
Space Type: Relet
Date Available: 08/01/2017

Lease Term (Months): 60 Months
Lease Rate: \$14.50 PSF (Annual)
Lease Type: NNN
Conference Rooms: 2
Offices: 8
Kitchen/Breakroom: Yes

Area & Location

Property Visibility: Excellent
Highway Access: Easy access to I-94 via State Street at I-94 Exit #177. Connecting to US-23 just 2 miles east of State Street.
Airports: Ann Arbor Airport, Willow Run & Detroit Metro

Building Related

Total Number of Buildings: 1
Number of Stories: 1
Typical SF / Floor: 22,084 SF
Year Built: 1997

Roof Type: Flat
Construction/Siding: Block
Parking Ratio: 4.3 (per 1000 SF)
Parking Type: Surface

Parking Description:	96 free surface parking spaces at building.	Freight Elevators:	0
Total Parking Spaces:	96	Sprinklers:	Wet
Ceiling Height:	18	Heat Type:	Natural Gas
Loading Doors:	0	Heat Source:	Ceiling Units
Loading Docks:	0	Air Conditioning:	Package Unit
Passenger Elevators:	0		

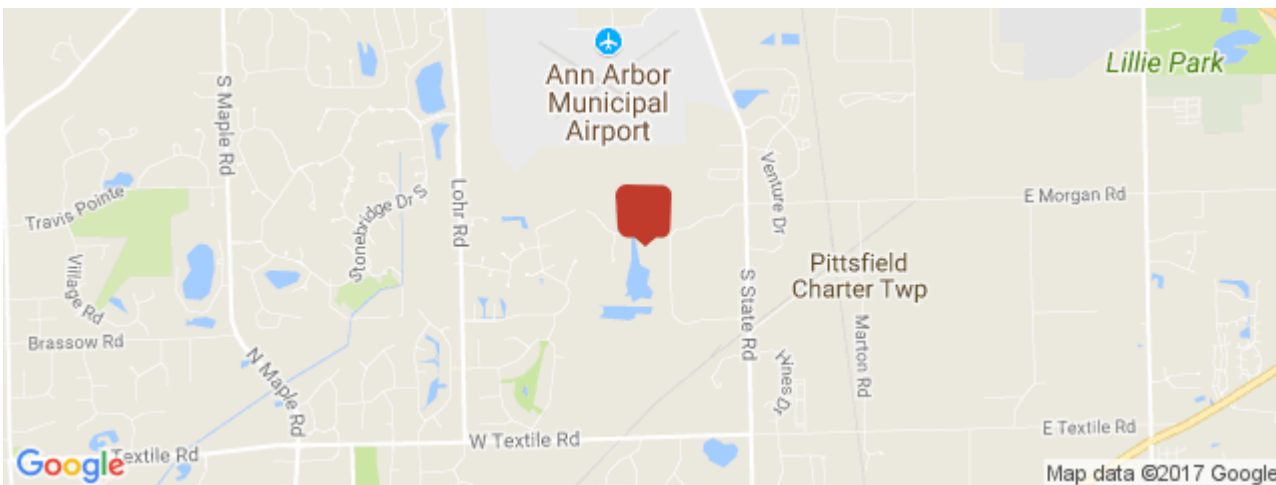
Land Related

Water Service:	Municipal
Legal Description:	M.D. L3097 P327 *****FROM 1220100014 04/07/ 95 UNIT 3 AVIS FARMS CONDO

Zoning Description BD - BUSINESS DISTRICT: Intent. The BD Business District is intended to provide a zoning district that encourages creative, well planned, employment-intensive mixed research, office, and commercial development in a campus-like setting. The District encourages consistent and uniform site layouts, architecture designed to attract business and light industry that is clean and unobtrusive to surrounding properties, development opportunities for high skill jobs close to residential areas, thus reducing travel time and relieving any strain on the transportation infrastructure, expansion of employment opportunities by emphasizing employment-intensive uses; and providing a setting that is aesthetically pleasing. The District is intended to allow for limited retail uses with the primary purpose of serving the office space, research and development uses contained within each campus. Use Regulations. Section 4.21 sets forth permitted, accessory, and conditional land uses within the BD Business District. Permitted Uses: Dance, Martial Arts, Music, and Art Studios, Durable Medical Supplies, Medical Clinics, Medical Laboratories, General Offices, Professional and Medical Offices, Light Manufacturing, Technology Centers/Office Research, Basic Research, Design, and Pilot or Experimental Product Development, Data Processing and Computing Centers, Manufacturing and Assembly, Printing and Publishing, Warehouse Establishments. Conditional Uses: Commercial Recreational Facility, Public Arenas, Stadiums, and Skating Rinks, Day Care Centers and Preschools, Hospitals, Places of Worship, Post-Secondary Schools (technical colleges, business schools), On-Site WECS (Freestanding), Solar Energy Systems (Ground-Mounted), Conference, Meeting, and Banquet Facilities, Drive-Up / Drive-Through Facilities, Farmers Market, Financial Institutions, Funeral Home, Health Fitness Centers / Athletic Clubs, Private Clubs, Fraternal Organizations, and Lodge Halls, Restaurants, Fast Food, Restaurants, Standard, Retail, Wholesale, Self-Storage Facilities, Radio and Television Broadcasting and Receiving Antenna, Trade Contractors, Home Service and Repair, Wireless Communication Facilities, Vehicle Rental.

Location

Address:	775 Technology Dr, Ann Arbor, MI 48108	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Signage



Entrance



Exterior 1



Reception Area View 1



Exterior 2



Corner Office



Interior View 1



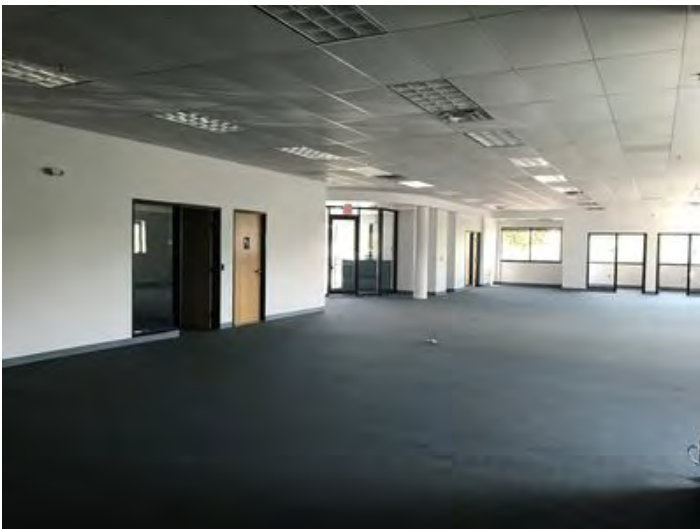
Interior View 4



Interior View 2



Interior View 5



Interior View 3



Interior View 6



Kitchen/Breakroom View 1



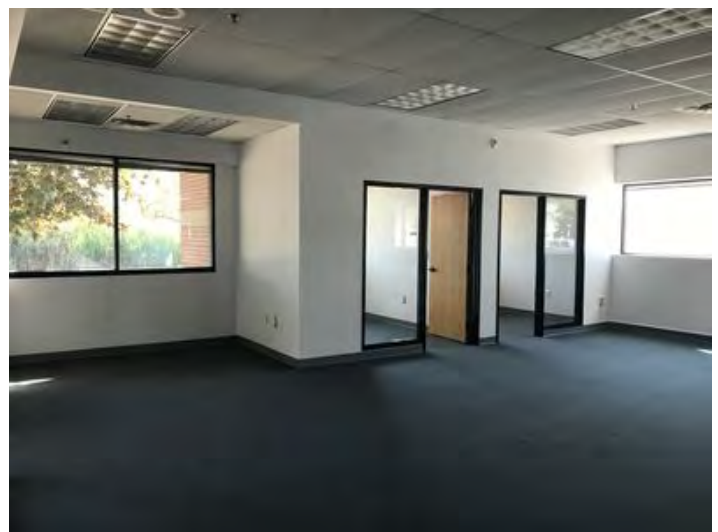
Office



Copy Room



Kitchen/Breakroom View 2



Offices



Large Windows



Office

Property Contacts



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