

SPECTACULAR OFFICE SETTING

1349 S Huron St, Ypsilanti, MI 48197



Listing ID: 30172867
Status: Active
Property Type: Office For Lease
Office Type: Executive Suites, High-Tech
Contiguous Space: 15,265 SF
Total Available: 15,265 SF
Lease Rate: \$21 PSF (Annual)
Base Monthly Rent: \$26,713
Lease Type: NNN
Ceiling: 17 ft.



Overview/Comments

Spectacular free standing office building located adjacent to Eagle Crest Resort and Golf Club. This first class, Ypsilanti office building is truly one of a kind and it's for lease/sale! Spectacular scenic views to say the least. Well maintained with nice finishes makes it move-in ready. Space for 200+ employees. Private offices along the exterior walls. Plenty of natural light to include a large atrium in the lobby area. 17 foot ceilings. Plenty of power. Lower level storage. Beautiful landscaping. Ample parking spaces available. Quick and easy access to I-94.

Photos do not do this building justice, it is absolutely a must see!

More Information Online

<http://www.cpix.net/listing/30172867>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Ypsilanti Township	Class of Space:	Class B
Tax ID/APN:	K-11-16-360-002	Gross Building Area:	15,265 SF
Office Type:	Executive Suites, High-Tech, Flex Space, Office Building	Building/Unit Size (RSF):	15,265 SF
Zoning:	B3	Usable Size (USF):	15,265 SF
Building Name:	E.M.U Foundation	Land Area:	3.13 Acres

Available Space

Suite/Unit Number:	A	Date Available:	10/10/2017
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	15,265 SF	Lease Rate:	\$21 PSF (Annual)
Minimum Divisible:	15,265 SF	Lease Type:	NNN
Maximum Contiguous:	15,265 SF	Conference Rooms:	3
Space Description:	25 exterior offices with lots of windows. Open spaces, conference rooms, kitchenette, ample restrooms, full basement	Offices:	25
Space Type:	Relet	Kitchen/Breakroom:	Yes
		Parking Spaces:	60

Area & Location

Property Located Between:	South of I-94 Huron Street Exit #183	Highway Access:	Just south of I-94.
Property Visibility:	Excellent	Airports:	Ann Arbor, Willow Run & Detroit Metro

Building Related

Total Number of Buildings:	1	Year Built:	1988
Number of Stories:	1	Roof Type:	Hip
Typical SF / Floor:	15,265 SF	Construction/Siding:	Steel Frame

Parking Ratio:	3.8 (per 1000 SF)	Passenger Elevators:	1
Parking Type:	Surface	Freight Elevators:	0
Total Parking Spaces:	58	Sprinklers:	Wet
Ceiling Height:	17	Heat Type:	Natural Gas
Loading Doors:	0	Heat Source:	Radiant
Loading Docks:	0	Air Conditioning:	Other

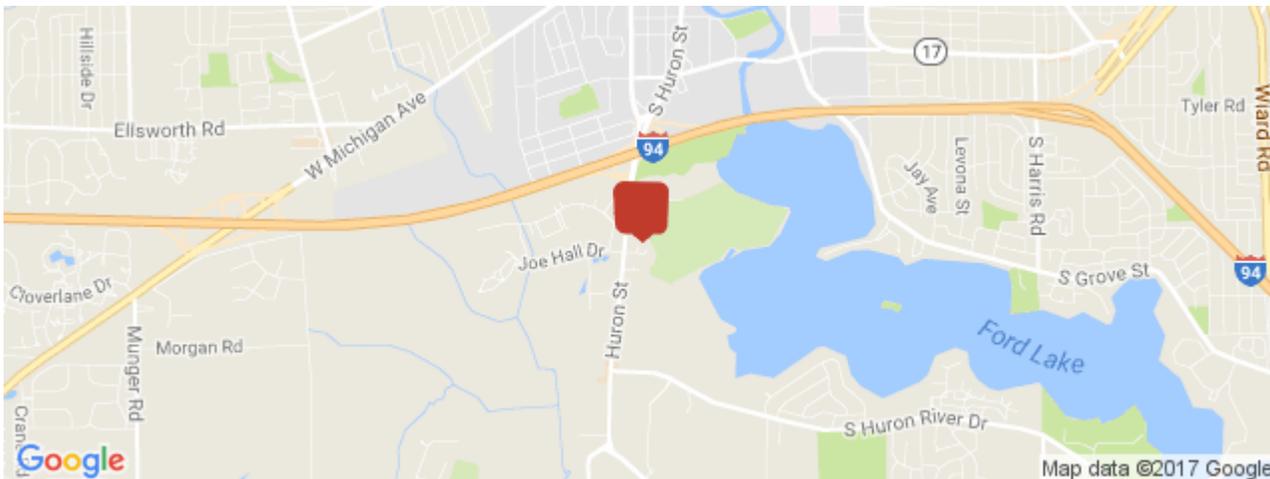
Land Related

Lot Frontage:	215	Sewer Type:	Municipal
Lot Depth:	523	Legal Description:	LOT 2, HURON CENTER COMMERCIAL & OFFICE PARK SUBDIVISION, LIBER 26 OF PLATS, PAGES 51-52.
Water Service:	Municipal		

Zoning Description The B-3 general business districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local business district or the community business district. Sec. 1101. Principal uses permitted: In a general business district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance: Any retail business or service establishment permitted in B-1 and B-2 districts as principal uses permitted, subject to the regulations applicable in the following sections of this ordinance. Any retail business or service establishment permitted and as regulated in B-1 and B-2 districts as uses permitted subject to special conditions. Bus passenger stations. New and used car salesroom, showroom or office. Other uses similar to the above uses. Other structures customarily incident to the above permitted uses. Secondhand apparel businesses whose principal activity is devoted to the sale of secondhand apparel. Pawnbrokers, secondhand dealers, and junk dealers are not uses permitted under this section. Sec. 1102. Uses permitted subject to special conditions: The following uses may be permitted upon the granting of a permit for such use by the planning commission subject to the conditions hereinafter imposed for each use, and subject further to such other reasonable conditions which, in the opinion of the commission, are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing held in accord with sec. 2309 and further shall be reviewed as provided for in sec. 2119: Outdoor sales space for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles, all subject to the following: The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area. Access to the outdoor sales area shall be at least 60 feet from the intersection of any two streets. No major repair or major refinishing shall be done on the lot. All lighting shall be shielded from adjacent residential districts. Motel, subject to the following conditions: Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare. Each unit shall contain not less than 250 square feet of floor area. No guest shall establish permanent residence at a motel for more than 30 days within any calendar year. Business in the character of a drive-in or open-front store, subject to the following conditions: A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained. Access points shall be located at least 60 feet from the intersection of any two streets. All lighting shall be shielded from adjacent residential districts. A six-foot high, completely obscuring wall shall be provided when abutting or adjacent to districts zoned for R (residential). A four-foot six-inch high chain-link fence shall be required when abutting all other occupancies. The height of the wall/fence shall be measured from the surface of the ground and shall extend only to the front yard setback line. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building and provided further that all buildings are set back at least 100 feet from abutting residential district on the same side of the street. Plant materials nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the following conditions:

Location

Address:	1349 S Huron St, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



Exterior View 2



Front Entrance



Exterior View 3



View of Golf Course from Front Entry



View of Ford Lake



Building Front



Skylights



Parking Lot



Parking Lot



Building Side View



Signage



Open Area showing Exterior Offices



View from Interior



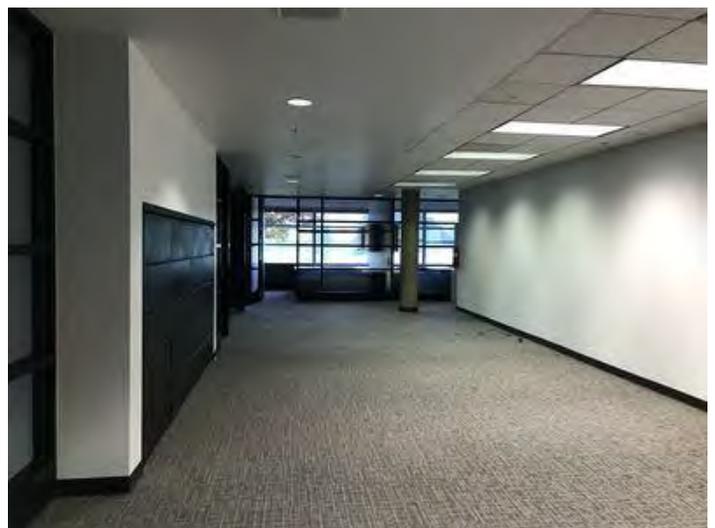
Open Collaboration Area



View from Interior



Open Collaboration Area



Open Collaboration Area



Open Collaboration Area



Open Collaboration Area



Kitchen Area with Microwave and Oven



Kitchen includes Dishwasher



Conference Room Interior



Large Corner Office



Conference Room Exterior



Large Corner Office



Lots of Natural Light



Office



Office



Interior Office Entryway



Office



Office



Office



Office



Office



Reception



Reception



Storage



Plenty of Light



Storage

Property Contacts



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