

Downtown Ann Arbor - Retail

619 E Liberty St, Ann Arbor, MI 48104



Listing ID: 30048864
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Street Retail
Contiguous Space: 4,026 SF
Total Available: 4,026 SF
Lease Rate: \$55 PSF (Annual)
Base Monthly Rent: \$18,452
Lease Type: NNN
Ceiling: 12 ft.



Overview/Comments

Great location on the main corridor between State Street and Main Street. Highly visible with tons of foot traffic. Large windows, tall ceilings, two bays with tin ceilings, hardwood floors, Basement.

More Information Online

<http://www.cpix.net/listing/30048864>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	City of Ann Arbor	Gross Building Area:	8,072 SF
Tax ID/APN:	09-09-29-108-008	Building/Unit Size (RSF):	4,026 SF
Retail-Commercial Type:	Street Retail	Usable Size (USF):	4,026 SF
Zoning:	D1 - CBD	Land Area:	0.09 Acres

Available Space

Suite/Unit Number:	619	Date Available:	03/30/2017
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	4,026 SF	Lease Rate:	\$55 PSF (Annual)
Minimum Divisible:	4,026 SF	Lease Type:	NNN
Maximum Contiguous:	4,026 SF	Parking Spaces:	0
Space Description:	Wide open space with lots of windows.	Real Estate Taxes:	\$1.80 PSF (Annual)
Space Type:	Relet		

Area & Location

Retail Clientele:	General, Family, Tourist	Highway Access:	Downtown Ann Arbor is centrally located between I-94, M-14 and US-23. Easy access to all major east/west - north/south highways.
Property Located Between:	S. State St & S. Division	Airports:	Ann Arbor Airport, Willow Run & Detroit Metro
Property Visibility:	Excellent		
Largest Nearby Street:	Liberty		
Feet of Frontage:	61		

Building Related

Tenancy:	Multiple Tenants	Property Condition:	Good
Total Number of Buildings:	1	Year Built:	1910
Number of Stories:	2	Roof Type:	Flat
Typical SF / Floor:	4,026 SF	Construction/Siding:	Brick

Total Parking Spaces:	0	Freight Elevators:	0
Parking Type:	Structure, Surface	Heat Type:	Natural Gas
Parking Description:	Ample on street metered parking and close to Maynard parking structure.	Heat Source:	Central
Ceiling Height:	12	Air Conditioning:	Package Unit
Passenger Elevators:	0	Internet Access:	DSL

Land Related

Lot Frontage:	61	Sewer Type:	Municipal
Lot Depth:	60	Legal Description:	LOT 13 EXC ELY 71.66 FT MEASURED ALG LIBERTY ST ASSESSORS PLAT NO 27
Water Service:	Municipal		

Zoning Description C1A campus business district. This business district is designed primarily to serve as a neighborhood shopping area for the University-oriented population which is concentrated around it, providing goods that are day-to-day needs, specialty shops and recreation. While the primary function of this district is to serve as a neighborhood shopping area for the student/faculty population concentrated around it, it also has a community-wide orientation due to its unique and distinctive commercial function peculiar to university-oriented population. These districts shall be located in close proximity to the central area of the city. Permitted principal uses. (a) Any principal use permitted in the C1 local business district and the C1B community convenience center district. Retail sales and personal service shop uses may occupy a total floor area not in excess of 8,000 square feet, however, retail stores primarily engaged in selling food for home preparation and consumption may occupy a total floor area not in excess of 15,000 square feet. C2A central business district. These districts are designed to serve the central retail marketing function of the entire Ann Arbor trade area which extends at least halfway to surrounding cities of comparable size. A prime characteristic of these districts is a core of intense pedestrian activity. Most persons entering the district will come by automobile and typically will park once to carry out several errands. The economic welfare of merchandising activities in these districts depend on the intense development of comparison shopping. In these districts each establishment contributes to the whole shopping center by adding to the variety of goods available and to the comparison shopping opportunities. This essentially interdependence of activities is given precedence in the regulation and the future planning of the district over any desire to permit automobiles to come directly to each establishment. Provision is made in the C3 district for these uses that need to have the customer come directly to each establishment. Office building activities are compatible with the purpose of the district as long as adequate and convenient automobile parking can be provided for both the office and the retail merchandising activity.

Location

Address:	619 E Liberty St, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



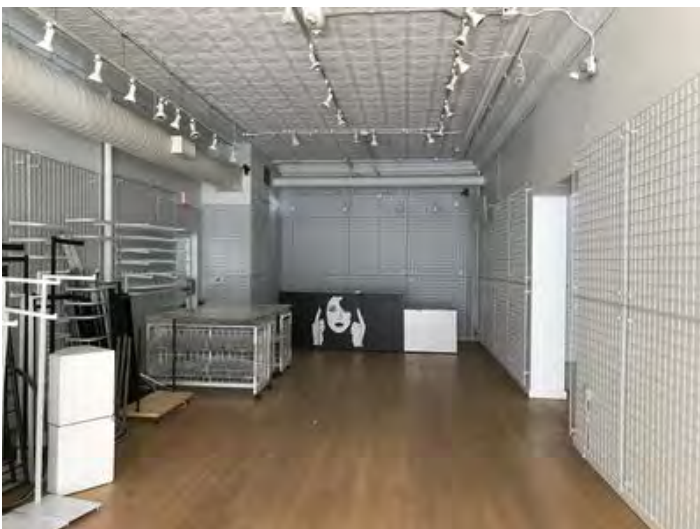
Entrance



Interior View 2



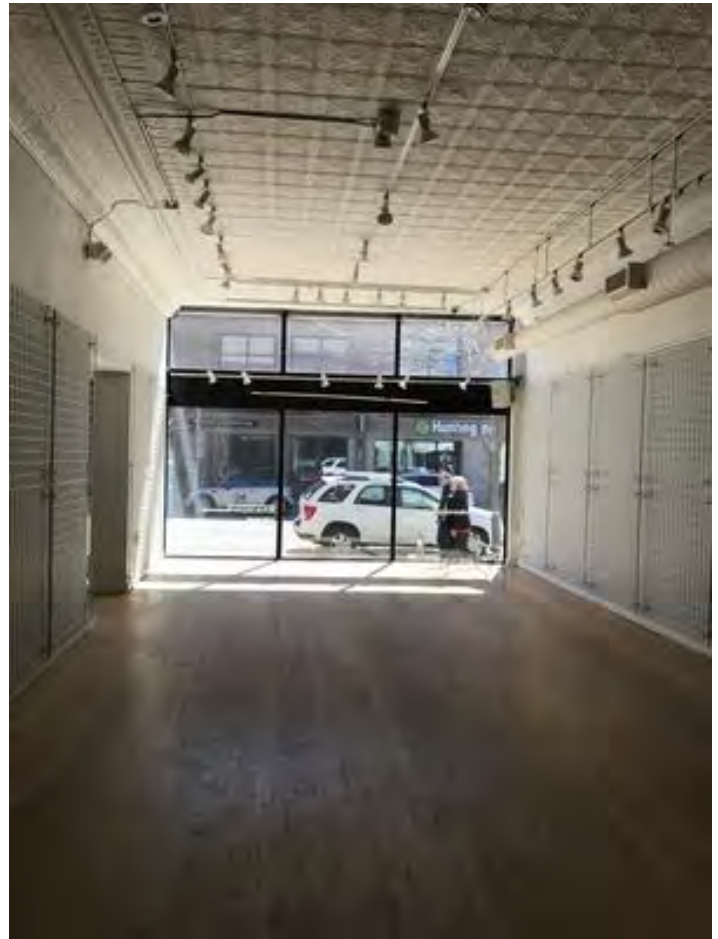
Interior View 3



Interior View 1



Interior View 4



Interior View 5

Property Contacts



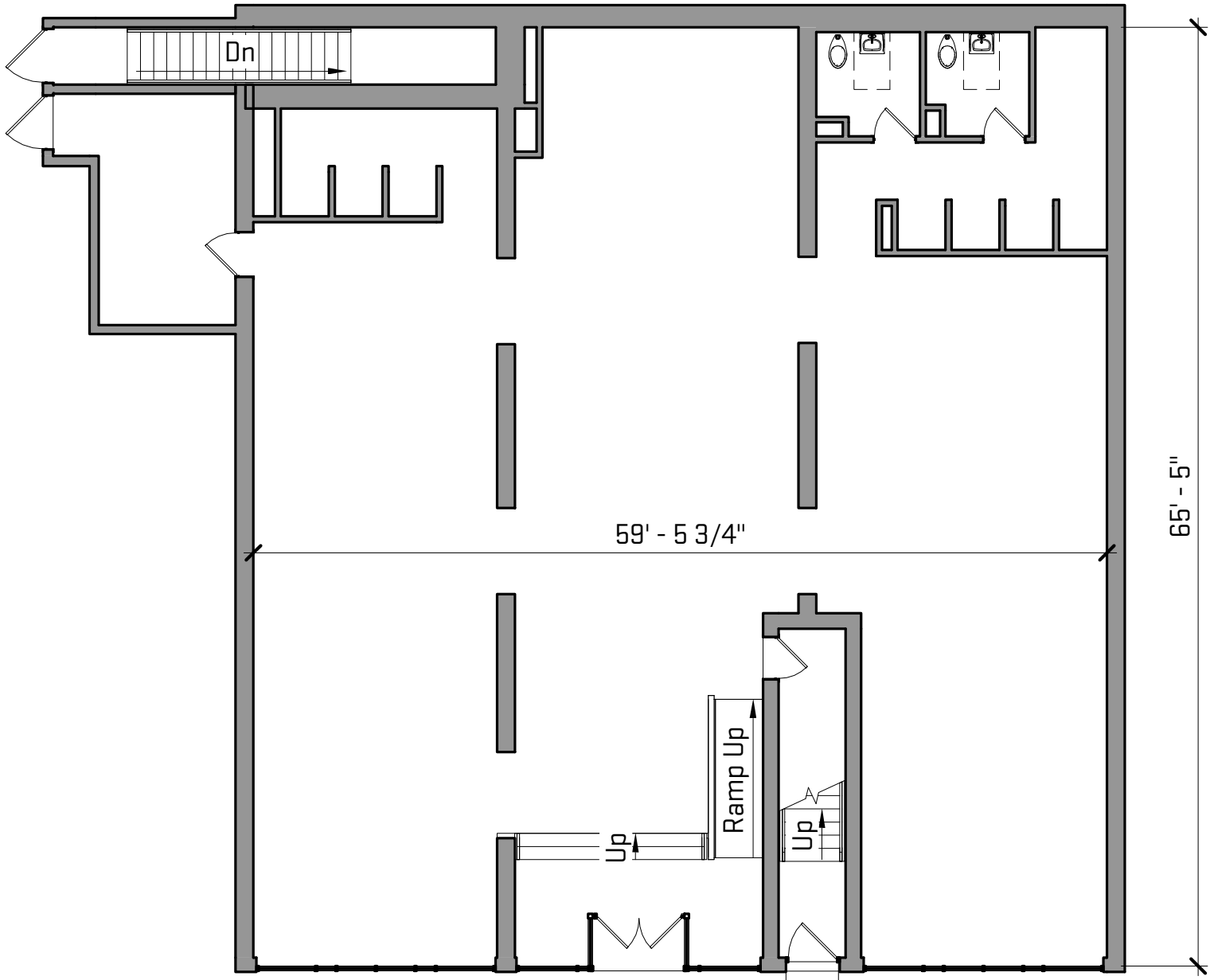
James H. Chaconas

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FOR LEASE

617 E. Liberty

613-619 E. Liberty, Ann Arbor MI 48104



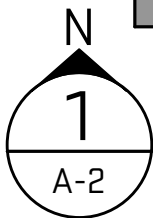
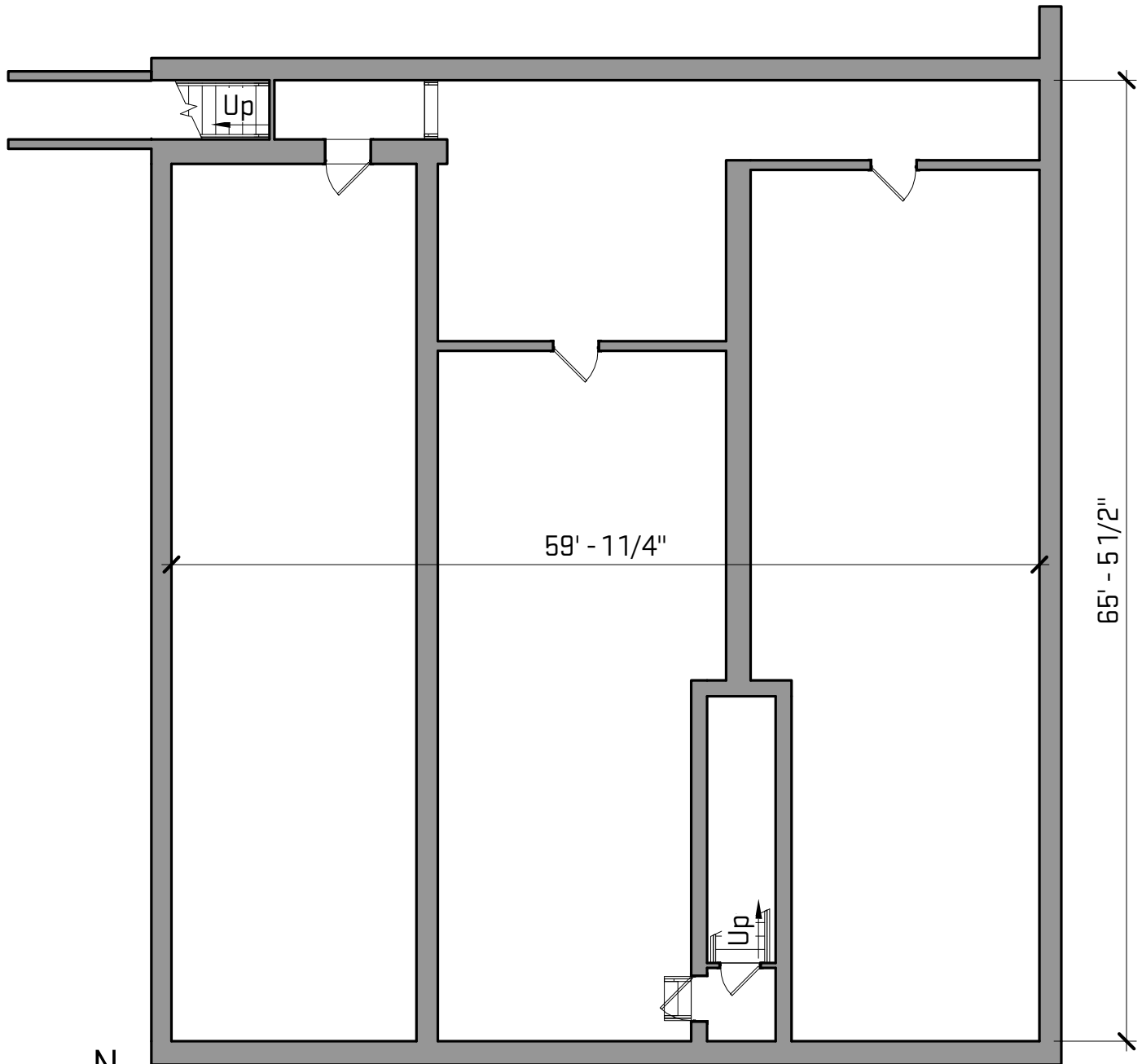
1st Floor: 4,026 SF - Basement: 3,697 SF

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FOR LEASE

617 E. Liberty

613-619 E. Liberty, Ann Arbor MI 48104



Basement Leasing Plan

3/32" = 1'-0"

8' 16' 24'

1st Floor: 4,026 SF - Basement: 3,697 SF

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