

Avis Farms Office Space

640 Avis Dr, Ann Arbor, MI 48108



Listing ID: 30041633
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 6,437 SF
Total Available: 6,437 SF
Lease Rate: \$12.50 PSF (Annual)
Base Monthly Rent: \$6,705
Lease Type: NNN
Ceiling: 15 ft.



Overview/Comments

Move-in ready office space in Avis Park. Tons of light, high ceilings. Great location, ample parking, lots of power. Park-like setting with ponds and walk ways. Monument signage available.

More Information Online

<http://www.cpix.net/listing/30041633>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Pittsfield Township
Tax ID/APN: L-12-20-101-001
Office Type: Business Park, Executive Suites, High-Tech, Flex Space, Office Building
Zoning: BD-BUSINESS DISTRICT

Class of Space: Class B
Gross Building Area: 21,770 SF
Usable Size (USF): 21,770 SF
Land Area: 3.22 Acres

Available Space

Suite/Unit Number: 200
Suite Floor/Level: 1st
Space Available: 6,437 SF
Minimum Divisible: 6,437 SF
Maximum Contiguous: 6,437 SF
Space Description: Great space, over 15' clear height, 9 offices, open area, 2 work areas, break-room.
Space Type: Relet

Date Available: 02/17/2017
Lease Term (Months): 60 Months
Lease Rate: \$12.50 PSF (Annual)
Lease Type: NNN
Offices: 9
Parking Spaces: 86
Real Estate Taxes: \$2.88 PSF (Annual)

Area & Location

Property Located Between: Technology Drive and South State Street
Property Visibility: Good

Highway Access: Easy access to I-94 I State Street Exit (#177), or US-23 via Michigan Avenue (US-12)
Airports: Ann Arbor Airport, Willow Run & Detroit Metro

Building Related

Total Number of Buildings: 1
Number of Stories: 1
Typical SF / Floor: 21,770 SF
Year Built: 1995

Roof Type: Flat
Construction/Siding: Steel Frame
Parking Ratio: 4 (per 1000 SF)
Parking Type: Surface

Parking Description:	86 free surface parking spaces are available.	Freight Elevators:	0
Total Parking Spaces:	86	Sprinklers:	Wet
Ceiling Height:	15	Heat Type:	Natural Gas
Loading Doors:	0	Heat Source:	Central
Passenger Elevators:	0	Air Conditioning:	Package Unit

Land Related

Water Service:	Municipal
Sewer Type:	Municipal
Legal Description:	M.D. L3097 P327 *****FROM 1220100014 04/07/ 95 UNIT 1 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:	640 Avis Dr, Ann Arbor, MI 48108	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Reception Area



Office



Kitchenette



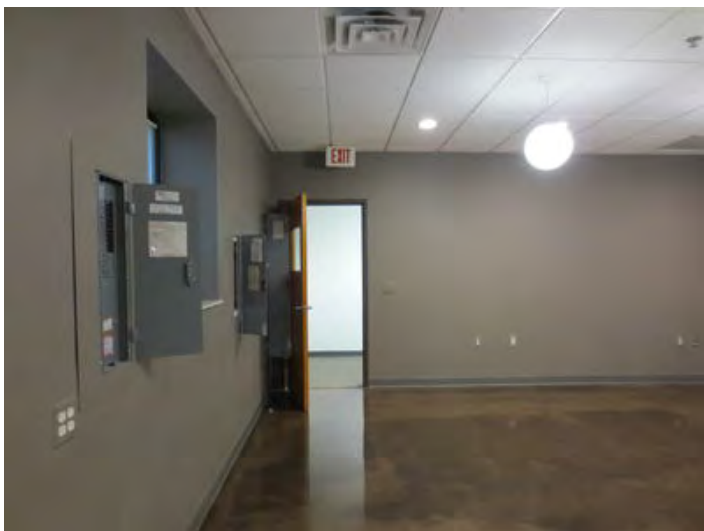
Open Office Area



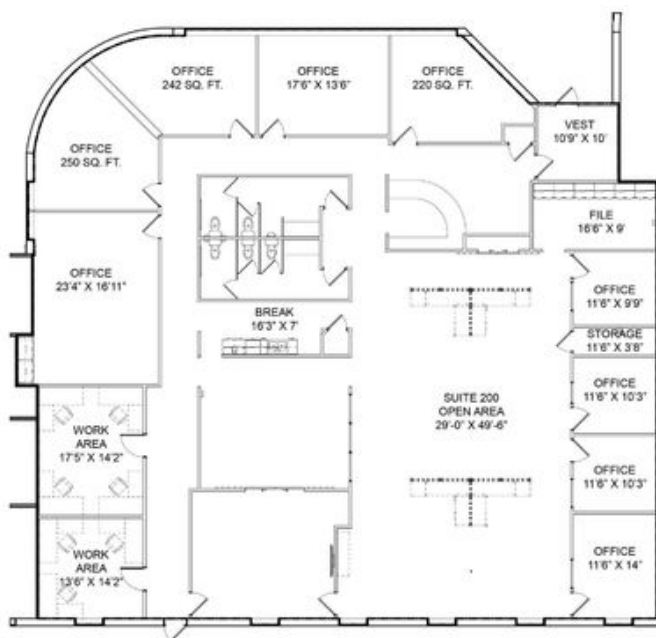
Storage/Copy Area



Work Area



Work Area



640 Avis Drive Suite 200 Floor Plan

Property Contacts



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