

Chemical Bank Building - Office Space

2950 S State St, Ann Arbor, MI 48104



Listing ID: 30043205
Status: Active
Property Type: Office For Lease
Office Type: Executive Suites, Mixed Use
Contiguous Space: 1,498 SF
Total Available: 1,498 SF
Lease Rate: \$30 - 32 PSF (Annual)
Base Monthly Rent: \$3,745 - 3,994
Lease Type: Modified Gross
Ceiling: 12 ft.



Overview/Comments

The Building is still known as the Ann Arbor Commerce Bank Building (on the decorative wall in front) even though Chemical Bank has its name on the entrance. A quality building that is seen as a Landmark to the south side of Ann Arbor.

Only 1 suite left, Suite 310 on the 3rd floor. 1,498 sq.ft.

Close to Briarwood Mall, restaurants, and I-94/State Street exit #177.

More Information Online

<http://www.cpix.net/listing/30043205>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	City of Ann Arbor	Building Name:	Chemical Bank
Tax ID/APN:	09-12-05-400-152	Class of Space:	Class B
Office Type:	Executive Suites, Mixed Use, Office Building	Gross Building Area:	39,792 SF
Zoning:	PUD-PLANNED UNIT DEVELOPMENT DISTRICT	Land Area:	2.09 Acres

Available Space

Suite/Unit Number:	310	Space Type:	Relet
Suite Floor/Level:	3rd	Date Available:	05/01/2018
Space Available:	1,498 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,498 SF	Lease Rate:	\$30 - 32 PSF (Annual)
Maximum Contiguous:	1,498 SF	Lease Type:	Modified Gross
Space Description:	Third floor office space. Lease rate is modified gross.		

Area & Location

Property Located Between:	E Eisenhower Parkway and Interstate 94	Airports:	Detroit International Airport - 26 min, Ann Arbor Municipal Airport - 6 min
Property Visibility:	Excellent	Site Description:	Well maintained exterior with great visibility.
Highway Access:	Interstate 94, Exit 177		

Building Related

Total Number of Buildings:	1	Loading Doors:	0
Number of Stories:	4	Loading Docks:	0
Year Built:	1998	Passenger Elevators:	1
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Brick	Heat Type:	Natural Gas
Parking Ratio:	3 (per 1000 SF)	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Package Unit
Total Parking Spaces:	120	Internet Access:	T1/T3
Ceiling Height:	12		

Land Related

Water Service: Municipal
Sewer Type: Municipal

Zoning Description intent. The purpose of this district is to permit flexibility in the regulation of land development; to encourage innovation in land use and variety in design, layout and type of structures constructed; to achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities; to encourage provision of usable open space and protection of natural features; to provide adequate housing, employment and shopping opportunities particularly suited to the needs of the residents of the city; to expand the supply of affordable housing for lower income households and to encourage the use, reuse and improvement of existing sites and buildings which will be developed in a compatible way with surrounding uses but where the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the site or surrounding area. The district is intended to accommodate developments with 1 or more land uses, sites with unusual topography or unique settings within the community or sites which exhibit difficult or costly development problems or any combination of these factors. This zoning district shall not be allowed where this zoning classification is sought primarily to avoid the imposition of standards and requirements of other zoning classifications or other city regulations rather than to achieve the stated purposes above.

Legal Description PRT SE 1/4 SEC 5 T3S R6E COM SE COR SEC 5 TH N 210 FT TH S 87 DEG 25 MIN 50 SEC W 65.63 FT FOR POB TH CONT S 87 DEG 25 MIN 50 SEC W 307.37 FT TH N 120 FT TH E 307 FT TH S 2 DEG 3 MIN 20 SEC E 119.99 FT TO POB, ALSO PRT SE 1/4 SEC 5 T3S R6E BEG SE COR SEC 5 TH N 210 FT TH W 373 FT TH S 210 FT TH E EISENHOWER

Location

Address: 2950 S State St, Ann Arbor, MI 48104
County: Washtenaw

MSA: Ann Arbor
Submarket: Washtenaw W of 23



Property Images



1st Floor Lobby Entrance



Elevator



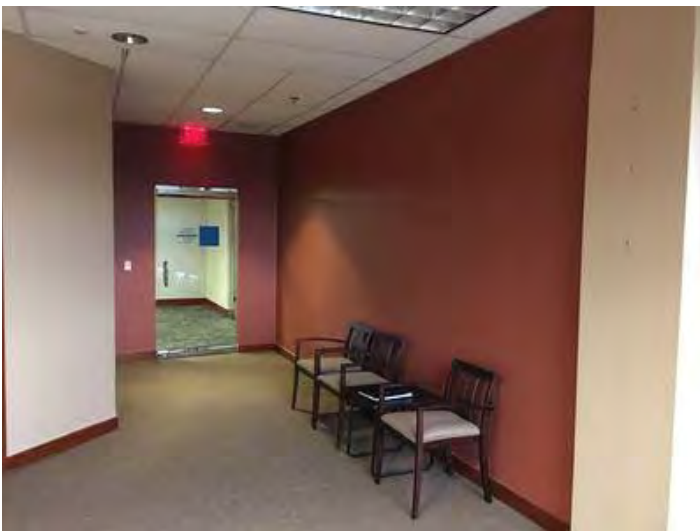
Entryway



Entryway view from Door



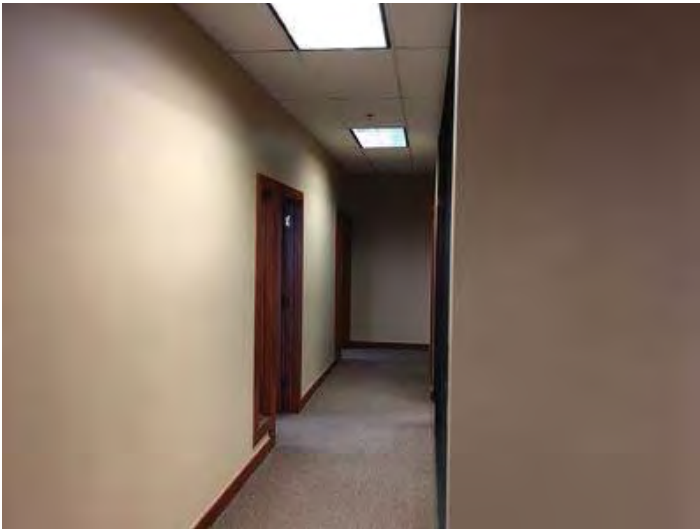
View of Suite from Entryway



Waiting Area



Conference Room



Hallway to offices



Office Door with Full Window



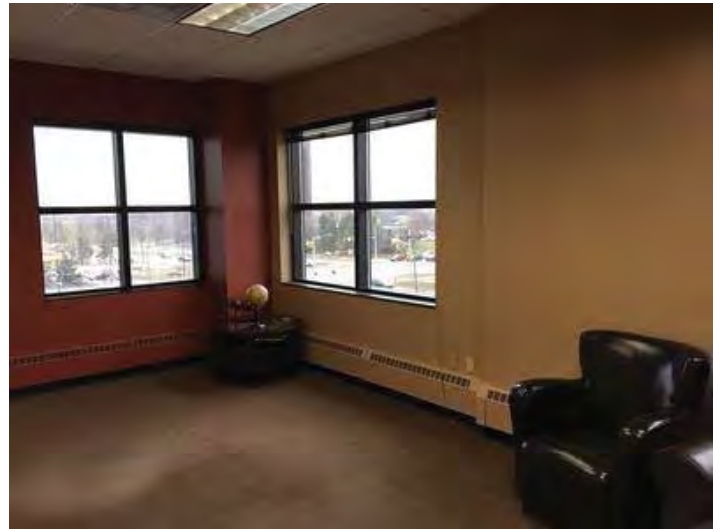
Conference Room Window



Offices have great views of Ann Arbor



Office



Corner Office with plenty of Natural Light

Property Contacts



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