

# Downtown Ann Arbor - Retail

## 401 E Liberty St, Ann Arbor, MI 48104



Listing ID: 30050498  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Street Retail  
Contiguous Space: 1,580 SF  
Total Available: 1,580 SF  
Lease Rate: \$45 PSF (Annual)  
Base Monthly Rent: \$5,925  
Lease Type: NNN



### Overview/Comments

Premier Class A office and retail building located in the heart of Ann Arbor's Central Business District and is in close proximity to the University of Michigan campus. With a daytime population of 66,000 within a mile, and the highest concentration of downtown parking in a one-block radius, This space is conveniently located between South Main Street and South State Street on busy Liberty. High traffic and foot traffic counts.

### More Information Online

<http://www.cpix.net/listing/30050498>

### QR Code

Scan this image with your mobile device:



### General Information

|                         |                   |                      |                       |
|-------------------------|-------------------|----------------------|-----------------------|
| Taxing Authority:       | City of Ann Arbor | Building Name:       | McKinley Towne Centre |
| Tax ID/APN:             | 09-09-29-108-033  | Gross Building Area: | 102,760 SF            |
| Retail-Commercial Type: | Street Retail     | Land Area:           | 1.09 Acres            |
| Zoning:                 | D1 - CBD          |                      |                       |

### Available Space

|                     |                                                                                      |                      |                   |
|---------------------|--------------------------------------------------------------------------------------|----------------------|-------------------|
| Suite/Unit Number:  | B                                                                                    | Space Type:          | Relet             |
| Suite Floor/Level:  | 1st                                                                                  | Date Available:      | 08/01/2018        |
| Space Available:    | 1,580 SF                                                                             | Lease Term (Months): | 60 Months         |
| Minimum Divisible:  | 1,580 SF                                                                             | Lease Rate:          | \$45 PSF (Annual) |
| Maximum Contiguous: | 1,580 SF                                                                             | Lease Type:          | NNN               |
| Space Description:  | Western half of the former TCF space. Usable = 1,228 sq.ft., Rentable = 1,580 sq.ft. |                      |                   |

### Area & Location

|                           |                                       |                 |                                                                                                                   |
|---------------------------|---------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------|
| Retail Clientele:         | General, Family, Business, Tourist    | Highway Access: | Downtown Ann Arbor is conveniently located in the center of I-94, M-14 & US23. Easy access to all major freeways. |
| Property Located Between: | South Division and South State Street | Airports:       | Ann Arbor Airport, Willow Run & Detroit Metro                                                                     |
| Property Visibility:      | Excellent                             |                 |                                                                                                                   |
| Largest Nearby Street:    | Liberty                               |                 |                                                                                                                   |
| Feet of Frontage:         | 180                                   |                 |                                                                                                                   |

### Building Related

|                            |                  |                      |             |
|----------------------------|------------------|----------------------|-------------|
| Tenancy:                   | Multiple Tenants | Passenger Elevators: | 0           |
| Total Number of Buildings: | 1                | Freight Elevators:   | 0           |
| Number of Stories:         | 5                | Sprinklers:          | Wet         |
| Property Condition:        | Good             | Heat Type:           | Natural Gas |
| Year Built:                | 1973             | Heat Source:         | Central     |
| Roof Type:                 | Flat             |                      |             |

Air Conditioning: Package Unit  
Internet Access: Cable, DSL, T1/T3

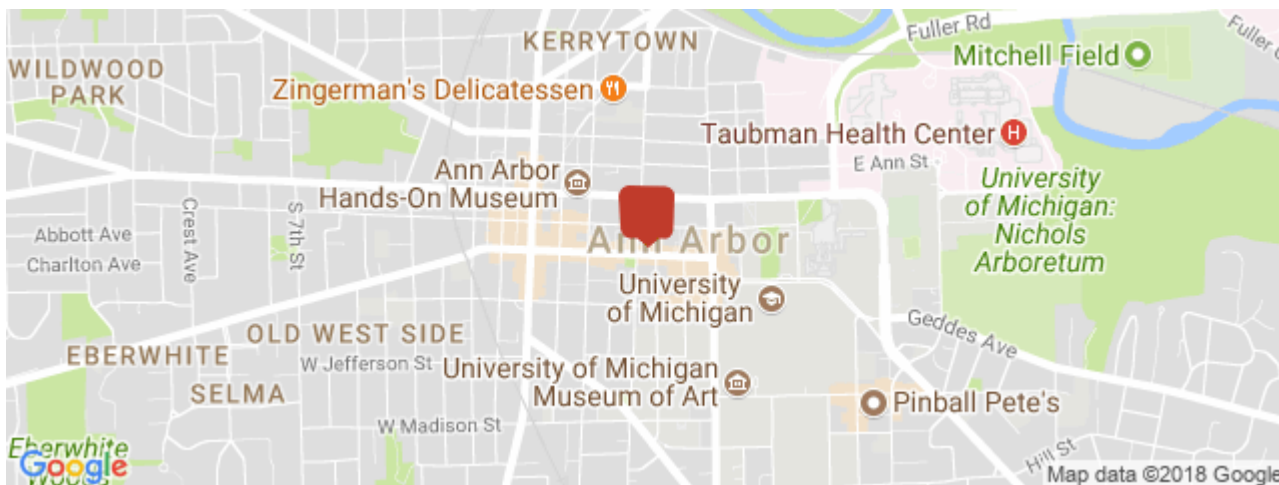
## Land Related

|                |           |                    |                                                |
|----------------|-----------|--------------------|------------------------------------------------|
| Lot Frontage:  | 266       | Sewer Type:        | Municipal                                      |
| Lot Depth:     | 180       | Legal Description: | Unit 2 McKinley Towne Centre Condominium Split |
| Water Service: | Municipal |                    | on 02/13/2007 from 09-09-29-108-022.           |

**Zoning Description** 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. Residential development above the street level is also an important component of the district's pedestrian orientation. Permitted principal uses. (a) Any principal use permitted in the C-1 local business district without limitation to floor area or seating capacity. (b) Hotels and motels. (c) Any retail business whose principal activity is the sale of new merchandise in an enclosed building, excepting uses, such as the following, which tend to detract from or interfere with a high intensity of pedestrian shopping activity: automobile dealers, boat dealers, mobile home dealers, motorcycle dealers, filling stations. (d) Retail sales in which both a workshop and a retail outlet or showroom are required, such as plumbing, electrician [electrical], interior decorating, upholstering and similar establishments of no more objectionable character, subject to the provision that not more than 50% of the total usable floor area of the establishment shall be used for servicing, repairing, manufacturing or processing activities. (e) Enclosed theaters, radio and television studios, excluding transmission and receiving towers, assembly halls, concert halls or similar places of assembly or entertainment. (f) Governmental, newspaper publishing plants, charitable institutions, local and suburban transit and passenger transportation facilities. (g) Any permitted principal use of the "R" dwelling districts. (h) Business and personal services which are performed within an enclosed building, including duplicating, addressing, blueprinting, printing, photographic reproduction and film processing. (i) Retail sales of garden and horticultural supplies, which may have an automobile loading area as an accessory use. Permitted accessory uses. (a) Those allowed in the R3 district.

## Location

|          |                                       |            |                   |
|----------|---------------------------------------|------------|-------------------|
| Address: | 401 E Liberty St, Ann Arbor, MI 48104 | MSA:       | Ann Arbor         |
| County:  | Washtenaw                             | Submarket: | Washtenaw W of 23 |



A photograph of a modern office hallway. The walls are white, and the floor is covered in a light-colored carpet. A drop ceiling with square recessed lights is visible. On the left wall, there is a red fire alarm pull station and a white fire extinguisher. A glass door is at the end of the hallway, and a red exit sign is mounted above it. A white pillar is on the right side of the hallway.

A photograph of a TCF Bank branch building. The entrance is a large, arched doorway with the words "TCF BANK" in black capital letters on a white background above the arch. The building has a modern design with large, light-colored columns on either side of the entrance. There are some potted plants and a small tree in front of the building. A blue and white striped awning is visible on the left side of the entrance.

A photograph of a kitchen area. It features light-colored wooden cabinets with silver handles. There is a countertop with a sink and a faucet. The wall is plain and light-colored, and the floor is covered with a dark carpet. The room appears to be empty and ready for use.

EXISTING 105 MEXICAN RESTAURANT

CITY ROOM

EXITS: EGRESS STAIR

EXITS: EGRESS STAIR

LOBBY / CORRIDOR (104 & 11)

EXITS: VEST

PROPOSED FUTURE TENANT SPACE (104 & 11)

ADJACENT BAR / LOUIS RESTAURANT

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401 E Liberty (14)



401 E Liberty (13)



401 E Liberty (15)

## Property Contacts



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EXISTING TIOS  
MEXICAN RESTAURANT

CITYROW

EXTG. EGRESS  
STAIR

EXTG. PHONE /  
DATA RM.

LOBBY / CORRIDOR  
703 SQ. FT.

EXTG. VEST.

EXTG. ELEC.  
ROOM

PROPOSED FUTURE  
TENANT SPACE  
1,228 S.F.

ADJACENT BAR  
LOUIE RESTAURANT

