

Downtown Ann Arbor Retail/Office

100 S 4th Ave, Ann Arbor, MI 48104



Listing ID: 30044941
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Mixed Use, Street Retail
Contiguous Space: 1,788 SF
Total Available: 1,788 SF
Lease Rate: \$28 - 32 PSF (Annual)
Base Monthly Rent: \$4,172 - 4,768
Lease Type: NNN



Overview/Comments

Great visibility, high ceilings, large windows and lots of open space.
Location is close to all the amenities of downtown Ann Arbor. Available now!
Call for more information.

More Information Online

<http://www.cpix.net/listing/30044941>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	City of Ann Arbor	Gross Building Area:	133,940 SF
Tax ID/APN:	09-09-29-132-002	Building/Unit Size (RSF):	1,788 SF
Retail-Commercial Type:	Mixed Use, Street Retail	Usable Size (USF):	1,640 SF
Zoning:	D1 - DOWNTOWN CORE DISTRICT	Land Area:	0.35 Acres

Available Space

Suite/Unit Number:	B	Space Description:	Includes 9% Load Factor
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	1,788 SF	Date Available:	03/02/2017
Minimum Divisible:	1,788 SF	Lease Term (Months):	60 Months
Maximum Contiguous:	1,788 SF	Lease Rate:	\$28 - 32 PSF (Annual)
Space Subcategory 1:	Flex Space	Lease Type:	NNN

Area & Location

Property Located Between:	E Huron Street and E Washington	Highway Access:	Interstate 94 - 11 minutes, US-23 - 10 minutes
Largest Nearby Street:	I-94 Business Route	Airports:	Detroit International Airport - 30 min, Ann Arbor Municipal Airport - 15 min

Building Related

Tenancy:	Multiple Tenants	Year Renovated:	1996
Total Number of Buildings:	1	Roof Type:	Flat
Number of Stories:	11	Construction/Siding:	Block
Year Built:	1966		

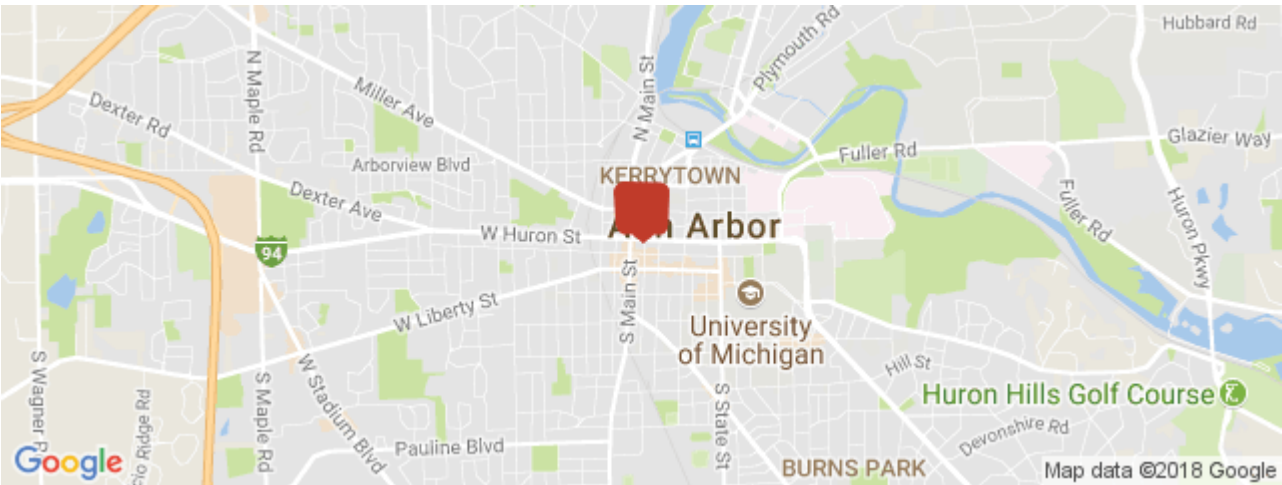
Land Related

Legal Description: LOT 1 E 50 FT OF LOT 2 B1S R4E ORIGINAL PLAT OF ANN ARBOR

Zoning Description D1 and D2 downtown districts. These districts, in coordination with the downtown character overlay zoning districts, are designed to support the downtown as the city's traditional center. The downtown serves both the region and local residents as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and a compatible and attractive mix of historic and contemporary building design. Development in these districts is designed to be accessible by a variety of modes of transportation. (a) D1 - Downtown Core District. This district is intended to contain the downtown's greatest concentration of development and serves as a focus for intensive pedestrian use. This district is appropriate for high-density mixed residential, office and commercial development. (b) D2 - Downtown Interface District. This district is intended to be an area of transition between the Core and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use development. (2) Uses of land. (a) Uses in the D1 and D2 districts are allowed in accordance with Table 5:10.19A - Schedule of Uses. The following key is to be used with the Schedule of Uses: 1. Permitted uses. In accordance with section 5:6, these uses are permitted by right in the district. These uses may be mixed within a building, unless otherwise specified in this chapter. Permitted uses are identified with a "P". 2. Special exception uses. In accordance with sections 5:6 and 5:104, these uses may be allowed in a district subject to review and approval by the Planning Commission. Special exception uses are identified with an "S." 3. Prohibited uses. These uses are not permitted in the district. Prohibited uses are identified with an "X." 4. Related zoning regulations. The Schedule of Uses lists additional related zoning regulations that apply to specific uses. This list is not comprehensive and all uses must comply with all applicable laws and regulations.

Location

Address:	100 S 4th Ave, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Interior View 1

Interior View 2



Interior View 3



Interior View 5



Interior View 4

Property Contacts



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100 S Fourth Avenue, Ann Arbor
Floor Plan, Suite B

