

First Miller Business Center

310 Miller Ave, Ann Arbor, MI 48103



Listing ID: 29934727
Status: Active
Property Type: Office For Lease
Office Type: Office Building
Contiguous Space: 2,402 SF
Total Available: 2,402 SF
Lease Rate: \$18 PSF (Annual)
Base Monthly Rent: \$3,603
Lease Type: Modified Gross
Ceiling: 10 ft.



Overview/Comments

Small office spaces just two blocks from downtown Ann Arbor. Convenient to shopping and restaurants. This property offers a unique setting with a high-tech infrastructure and in-place high-speed data connections, including fiber optics T-1 and T-3 service. Plentiful on-site parking. A tenant conference room and common kitchen are also available to use.

More Information Online

<http://www.cpix.net/listing/29934727>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	City of Ann Arbor	Class of Space:	Class C
Tax ID/APN:	09-09-29-221-032	Gross Building Area:	25,821 SF
Office Type:	Office Building	Building/Unit Size (RSF):	25,821 SF
Zoning:	D2-DOWNTOWN DISTRICTS	Usable Size (USF):	25,000 SF
Building Name:	First Miller Business Center	Land Area:	1.87 Acres

Available Space

Suite/Unit Number:	180	Space Type:	Relet
Suite Floor/Level:	1st	Date Available:	03/01/2018
Space Available:	2,402 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,402 SF	Lease Rate:	\$18 PSF (Annual)
Maximum Contiguous:	2,402 SF	Lease Type:	Modified Gross

Space Description Great space with private bathroom, and shared kitchenette at your back door. Wide open space, two offices, conference room. Lease rate is for basic delivery - new carpet & paint.

Area & Location

Property Located Between:	NW Corner of First and Miller Avenues	Site Description:	Multi-tenant building with ample parking.
Property Visibility:	Excellent	Area Description:	2 blocks from Main Street and Kerrytown in downtown Ann Arbor.
Highway Access:	Easy access to M-14, US-23 and I-94.		
Airports:	Ann Arbor Airport, Willow Run & Detroit Metro		

Building Related

Total Number of Buildings:	1	Year Built:	1925
Number of Stories:	2	Year Renovated:	2007
Typical SF / Floor:	12,500 SF	Roof Type:	Gable

Construction/Siding:	Brick	Heat Type:	Natural Gas
Parking Ratio:	4.4 (per 1000 SF)	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Package Unit
Total Parking Spaces:	114	Internet Access:	Cable, Satellite
Ceiling Height:	10		

Land Related

Lot Frontage:	544	Water Service:	Municipal
Lot Depth:	228.96	Sewer Type:	Municipal

Zoning Description D1 and D2 downtown districts. (1) Intent. 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.

Legal Description LOTS 8 THRU 14 & PRT OF LOTS 1 THRU 7, B3N, R1E, JAMES B. GOTTS ADDITION, DESC AS COM N 1/4 COR OF SEC 29, T2S, R6E, TH N 87 DEG 53 MIN 30 SEC E 29.32 FT, TH S 2 DEG 6 MIN 30 SEC E 33 FT, TH S 4 DEG 27 MIN 50 SEC W 436.08 FT, TH N 85 DEG 51 MIN 10 SE

Location

Address:	310 Miller Ave, Ann Arbor, MI 48103	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Exterior Front



Exterior



Front Door



Parking Lot



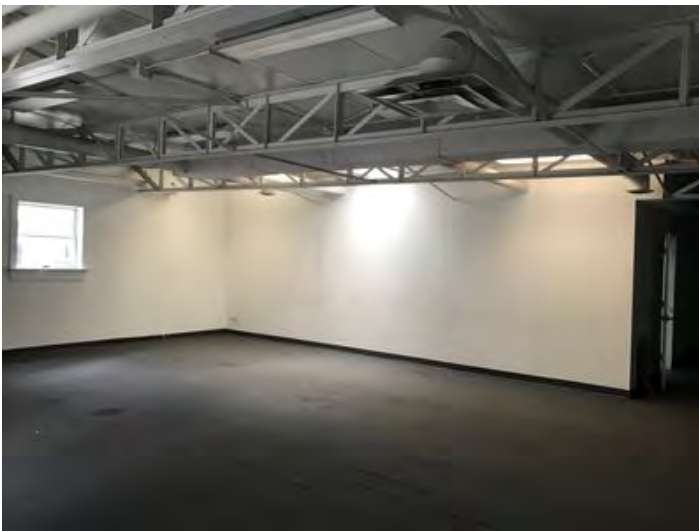
Shared Kitchenette



Suite 180 Entrance



Suite 180 Interior 2

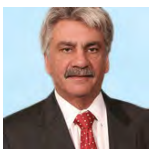


Suite 180 Interior 1



Suite 180 Interior 3

Property Contacts



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Miller Avenue

