



Investment | Development | Advisory



OFFICE SPACE FOR LEASE

South State Commons I

2723 South State Street, Ann Arbor, MI 48104

January 24, 2024

MAVD
2723 South State Street, Suite 250
Ann Arbor, MI 48104
(734) 930-6700 | mavd.com

South State Commons I

2723 SOUTH STATE STREET
ANN ARBOR, MI 48104



OFFERING SUMMARY

Available SF	Level 2: 2,021-15,699 SF
Available Date	1Q 2024
Year Built:	2004
Building Size:	92,203 SF
Market:	Ann Arbor
Submarket:	South/Briarwood
Location	State Street

PROPERTY OVERVIEW

This premier four-story office building is located in the heart of the south Ann Arbor office district. Developed and managed to exacting standards by MAVD, South State Commons I is the first of three buildings in the South State Commons campus. Features include a three-story curved glass atrium with an open sculptural main stair that shares abundant natural light with the soaring interior. Large 25,000 SF floor plates, and a central-core design, provide flexible space planning options.

Covered below-grade parking, surface and structured parking, monument signage, and a signalized intersection add convenience and easy access to amenities that include shopping, dining, I-94, downtown Ann Arbor, the University of Michigan central campus, and Detroit Metropolitan Airport.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 200	\$32.00 SF/yr	15,699 SF
Suite 230	\$32.00 SF/yr	2,021 SF

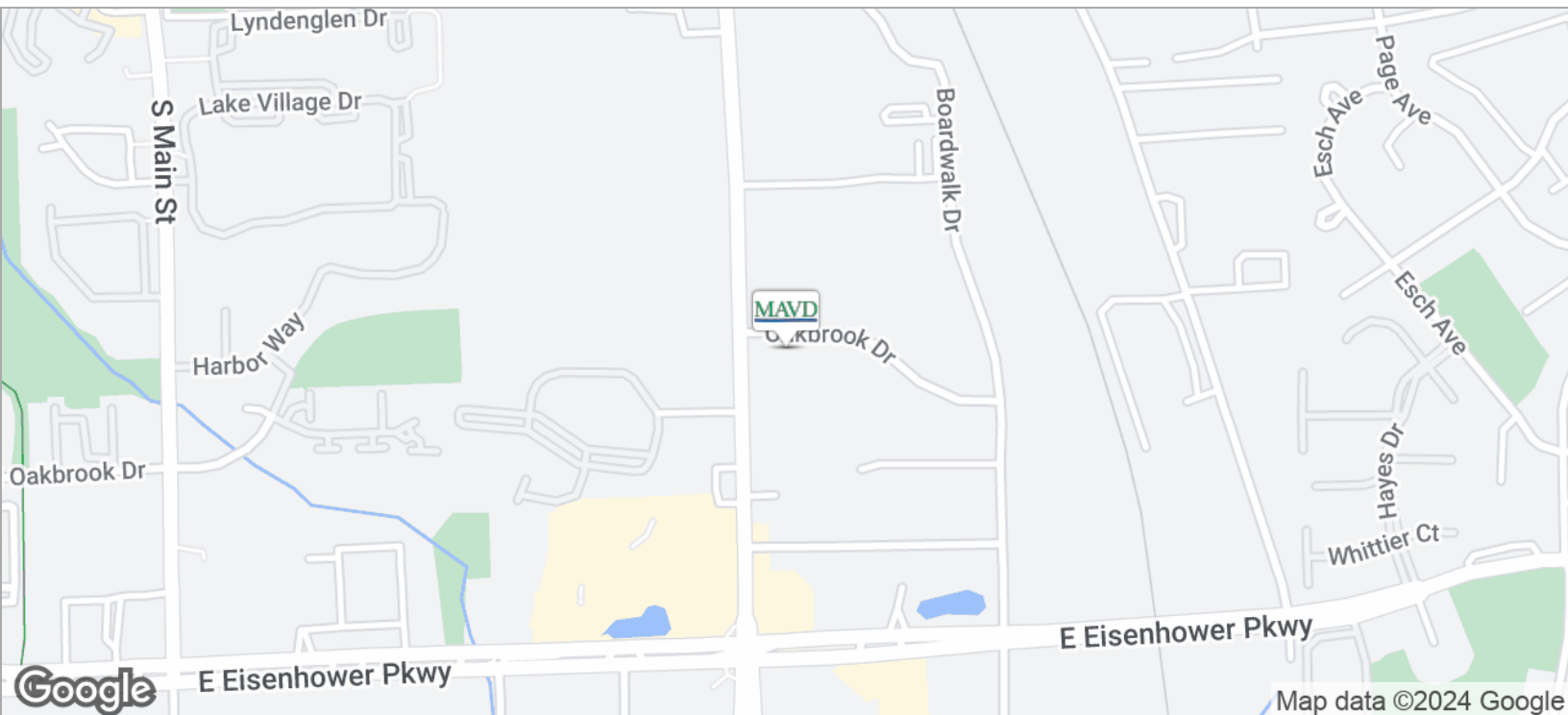
Presented By:
Jeffrey Harshe
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LOCATION MAPS



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ADDITIONAL PHOTOS



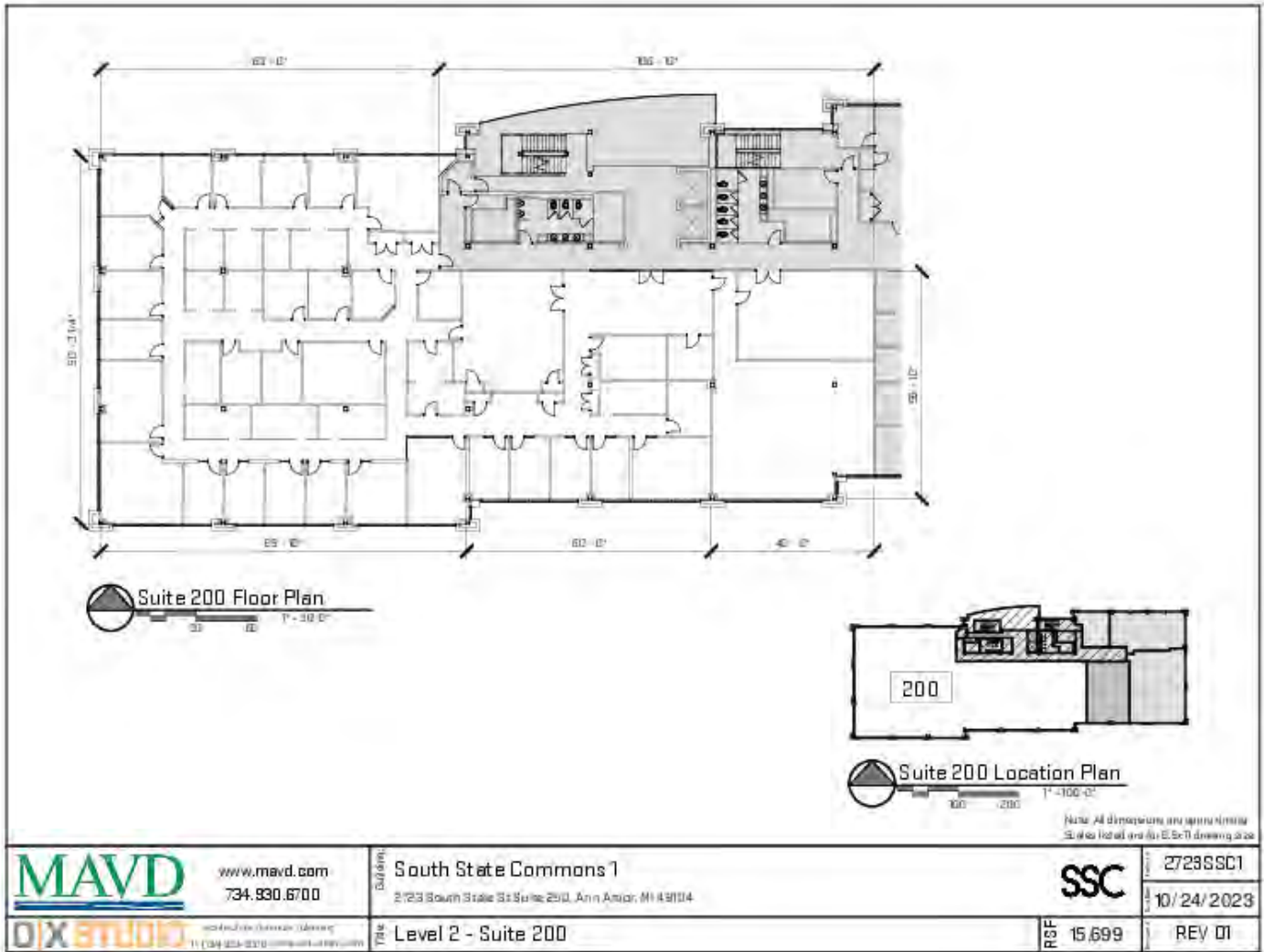
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FLOOR PLAN - SUITE 200



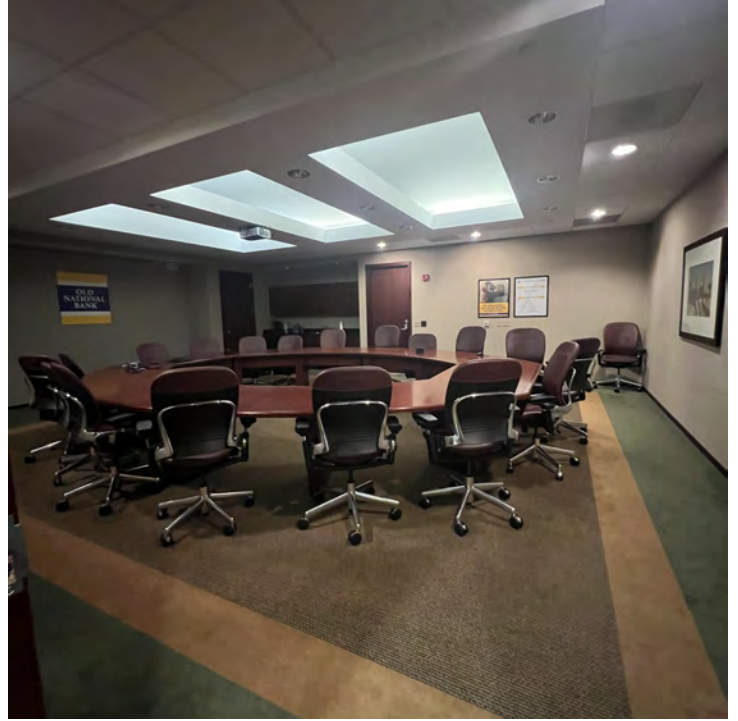
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SUITE 200 - 15,699 SF



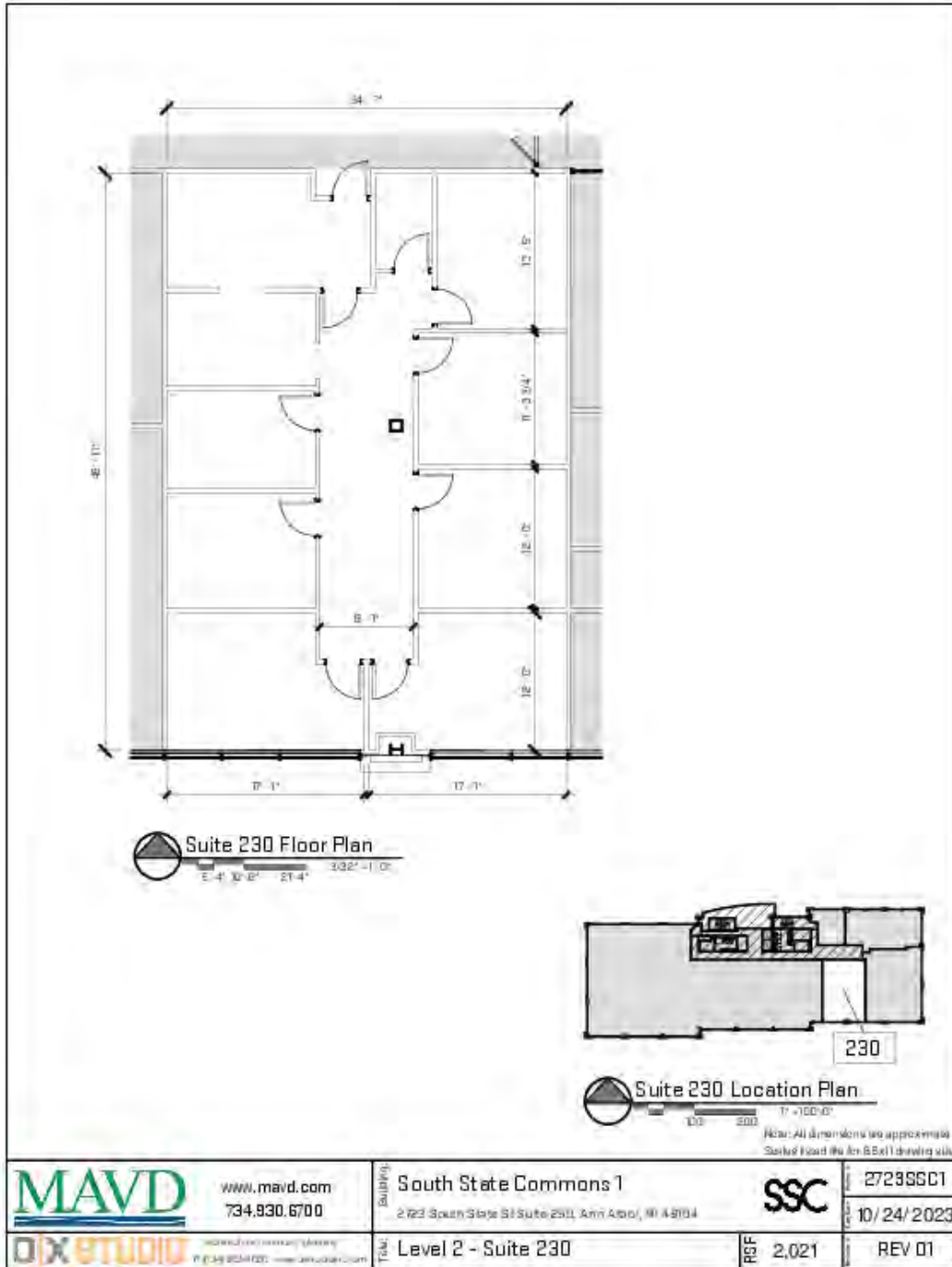
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FLOOR PLAN - SUITE 230



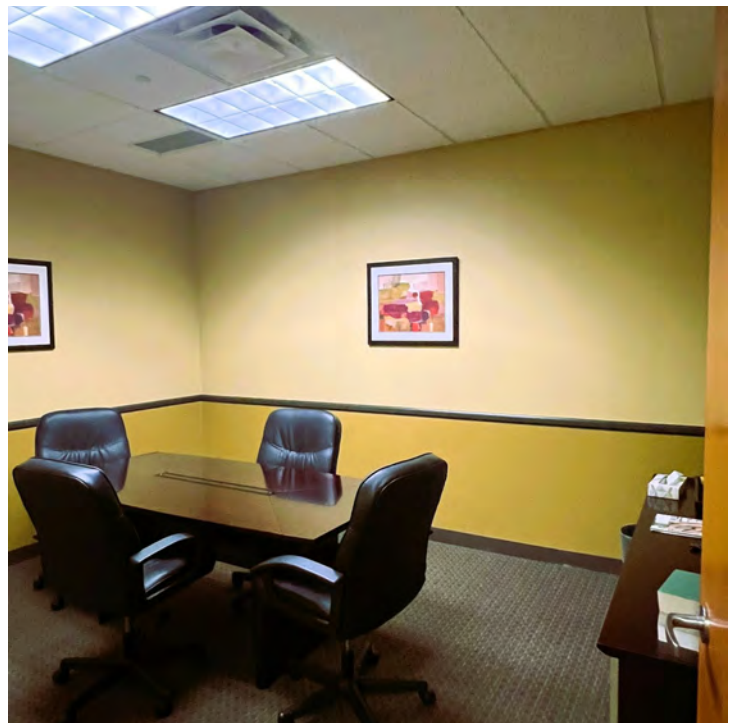
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SUITE 230 - 2,021 SF



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