

2035 Hogback Rd 2035 Hogback Rd, Ann Arbor, MI 48105





Miles Arnold Owner Builder Loan Services 2035 Hogback Rd,Ann Arbor, M 48105 marnold@ownerbuilderloans.com (734) 678-2382



Rental Rate:	\$30.71 - \$40.71 /SF/Yr
Property Type:	Office
Building Class:	В
Rentable Building Area:	5,515 SF
Year Built:	1972
Walk Score ®:	35 (Car-Dependent)
Taxes:	\$0.00 USD/SF/Mo
Operating Expenses:	\$0.00 USD/SF/Mo
Rental Rate Mo:	\$2.56 USD/SF/Mo

2035 Hogback Rd

\$30.71 - \$40.71 /SF/Yr

This 2-story 5,515 sq. ft. building has both front and rear parking. Recently re-roofed, re-painted, and reasphalted, the building has a fresh and crisp appearance. All suites have access to a shared conference room, lobbies, and kitchenette. The building is handicap accessible.

This building is ideal for therapists of every discipline, attorneys and accountants.

The building is secured by Tyco Security Systems and each entry way has an automatic electronic locking mechanism for after hours. The building is accessible 24/7/365 via a management issued key FOB.

Offering Class A executive suites, 2035 Hogback boasts abundant parking and U.S.-23 highway access less than 0.5 miles away.

The building is also within close proximity to I-94 and I-96.

Ideally...

4 Suites Available! Month-to-month leases available!
 Close proximity to inter-state highways and bus stops.





1st Floor Ste 105 SUITE 105: 12' X 14' (168 Sq. Ft.) \$430/month Space Available 168 SF to-Month Available!This suite is a first floor interior suite Rental Rate \$30.71 /SF/Yr with only one neighboring unit. The first floor features the largest waiting area in the building and easy access to Date Available August 15, 2020 restrooms. Renter only to pay for Phone/Internet.Space is 1 Service Type Full Service perfect for healthcare professionals of all disciplines. Also **Built Out As** Standard Office great for attorneys and accountants. Space Type New Space Use Office Lease Term Negotiable 2nd Floor Ste 204 SUITE 204: Includes 2 rooms: 8'9" X 9'8" AND 8'6" X 13' Space Available 211 SF (Total 211 Sq Ft) \$650/month Rental Rate \$36.96 /SF/Yr Month-to-Month Available! Date Available Now This suite is a second floor corner suite with 2 offices. Perfect suite for an office-share or use the additional office 2 Service Type **Full Service** as a receptionist/waiting area. Although this suite is **Built Out As** Standard Office located on the 2nd floor, the rear parking lot is elevated so that the 2nd floor is also at ground-level. Space Type New Space Use Office Lease Term Negotiable 2nd Floor Ste 205 SUITE 205: 13' X 10' (130 Sq Ft) \$400/month: 130 SF Space Available to-Month Available! Rental Rate \$36.92 /SF/Yr suite is a second floor exterior suite with a non-opening Date Available August 15, 2020 window. Although this suite is located on the 2nd floor, the 3 rear parking lot is elevated so that the 2nd floor is also at Service Type Full Service ground-level. This space is ideal for psycho therapists and **Built Out As** Standard Office massage therapists.Renter only to pay for Phone/Internet. Space Type New Office Space Use Lease Term Negotiable

2nd Floor Ste 211

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Space Available 140 SF Rental Rate \$40.71 /SF/Yr Date Available August 15, 2020 Service Type Full Service **Built Out As** Standard Office Space Type New Space Use Office Lease Term Negotiable

SUITE 211: 13'6" X 10'6" (140 Sq Ft) \$550/month: Monthto-Month Available! This suite is a second floor exterior suite with a large window. Although this suite is located on the 2nd floor, the rear parking lot is elevated so that the 2nd floor is also at ground-level.Renter only to pay for Phone/Internet.

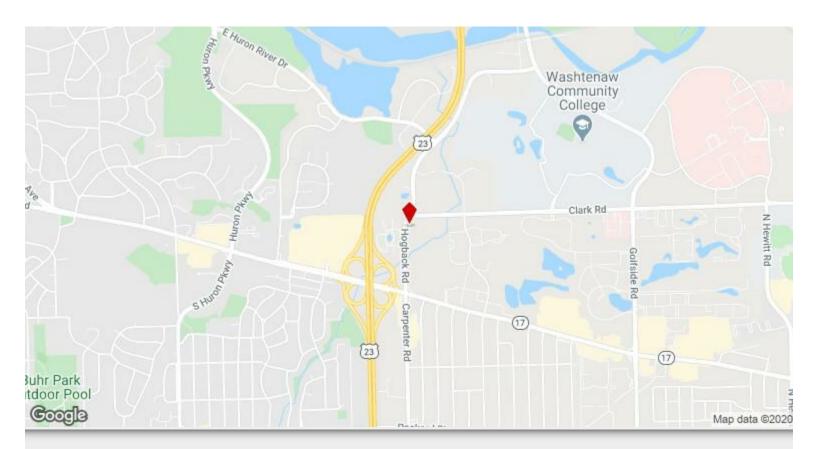
Month-

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Major Tenant Information

Tenant Amazing Grace Counseling Outreach Amberg Eric C Phd Ann Arbor Couples Clinic Arbor Medical Group Debbie Miller LMSW PC Eastern Arts Massage Friman Home Care Agency Heather Devaraj LMSW Home Builders Finance Medsync Transportation & Services	SF Occupied	Lease Expired
	-	



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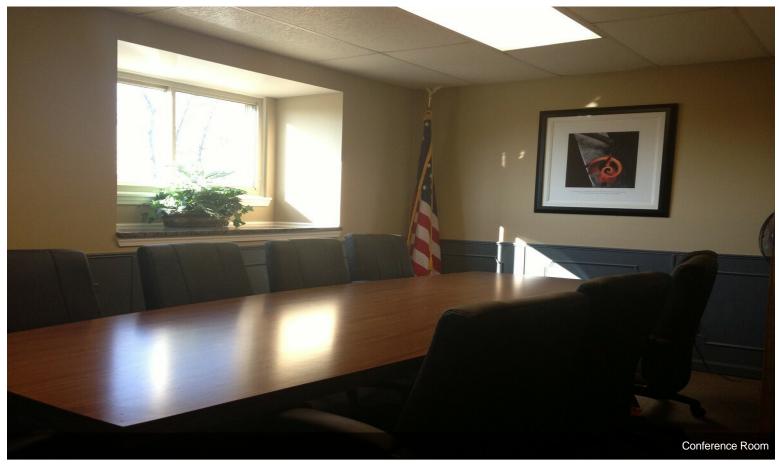
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The building is also within close proximity to I-94 and I-96.

Ideally situated right between downtown Ann Arbor and Ypsilanti, 2035 Hogback has no shortage of shopping and restaurant destinations to choose from.

Property Photos





Property Photos



