



2035 Hogback Rd

2035 Hogback Rd, Ann Arbor, MI 48105



Miles Arnold

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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 re-asphalted, 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.



Rental Rate:	\$30.71 - \$40.71 /SF/Yr
Property Type:	Office
Building Class:	B
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

1st Floor Ste 105

Space Available	168 SF
Rental Rate	\$30.71 /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 105: 12' X 14' (168 Sq. Ft.) \$430/month Month-to-Month Available! This suite is a first floor interior suite with only one neighboring unit. The first floor features the largest waiting area in the building and easy access to restrooms. Renter only to pay for Phone/Internet. Space is perfect for healthcare professionals of all disciplines. Also great for attorneys and accountants.

2nd Floor Ste 204

Space Available	211 SF
Rental Rate	\$36.96 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

SUITE 204: Includes 2 rooms: 8'9" X 9'8" AND 8'6" X 13' (Total 211 Sq Ft) \$650/month Month-to-Month Available!

This suite is a second floor corner suite with 2 offices. Perfect suite for an office-share or use the additional office as a receptionist/waiting area. 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.

2nd Floor Ste 205

Space Available	130 SF
Rental Rate	\$36.92 /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 205: 13' X 10' (130 Sq Ft) \$400/month: Month-to-Month Available! This suite is a second floor exterior suite with a non-opening 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. This space is ideal for psycho therapists and massage therapists. Renter only to pay for Phone/Internet.

2nd Floor Ste 211

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: Month-to-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.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
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		
Monira Hallaway LMSW	-	
Owner Builder Loan Services		
Sallie Parker LMSW	-	
Sandy Prochazka LMSW	-	
Sweeney Law Offices		
Ureno, Gil Ma Llp		



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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

