

UP TO 21,000 SF  
BUILD OUT



FOR LEASE OR SALE



One-Year Free Rent on As-Is Space!

## Avis Centre 1

640 Avis Drive  
Ann Arbor, Michigan 48108

### Property Description

Located in Ann Arbor's, Avis Farms Business & Research Park, this 21,000 square foot can be built out to suite a tenants need or sold to an owner-user. The property features a back-up generator and overhead doors can be added as needed.

### Property Highlights

- Flexible suite sizes or full building
- Up to 4 Suites
- Owner Willing to Modify Existing Buildout for New Tenants

### OFFERING SUMMARY

Lease Rate:	\$13.95 SF/yr (NNN)
Number of Units:	4
Available SF:	4,758 - 21,000 SF
Building Size:	21,365 SF



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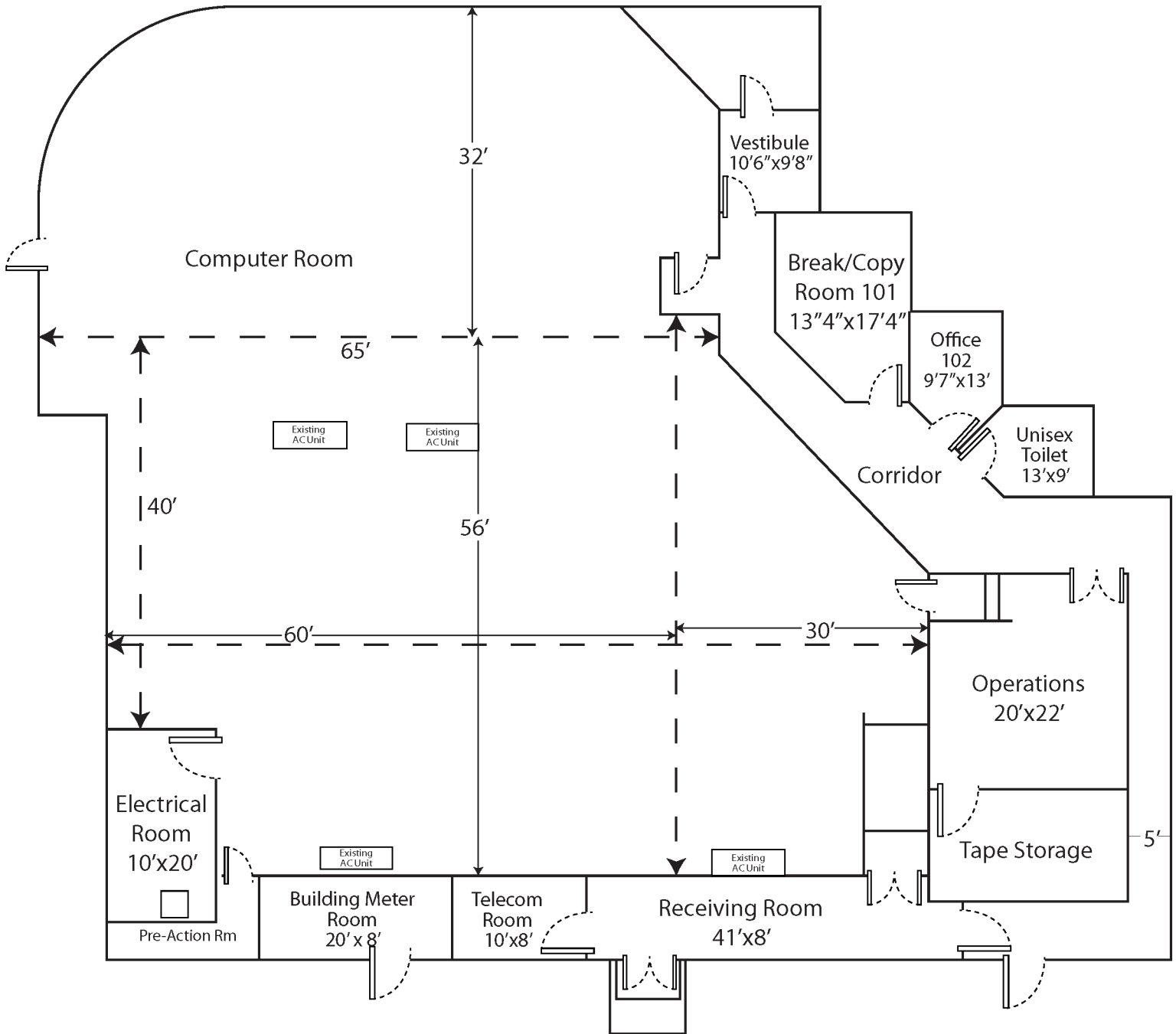
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Please note that all dimensions are approximate



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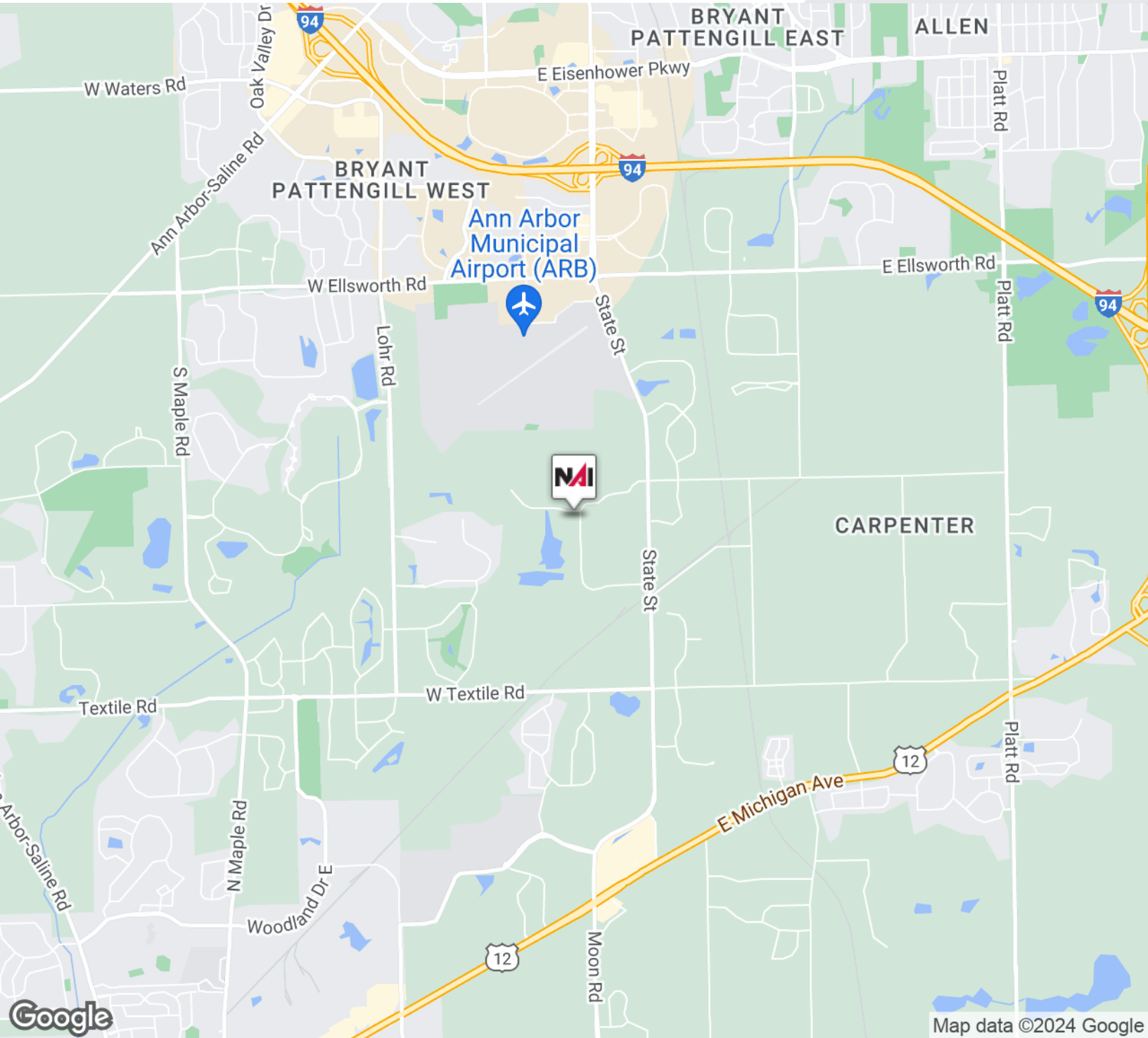
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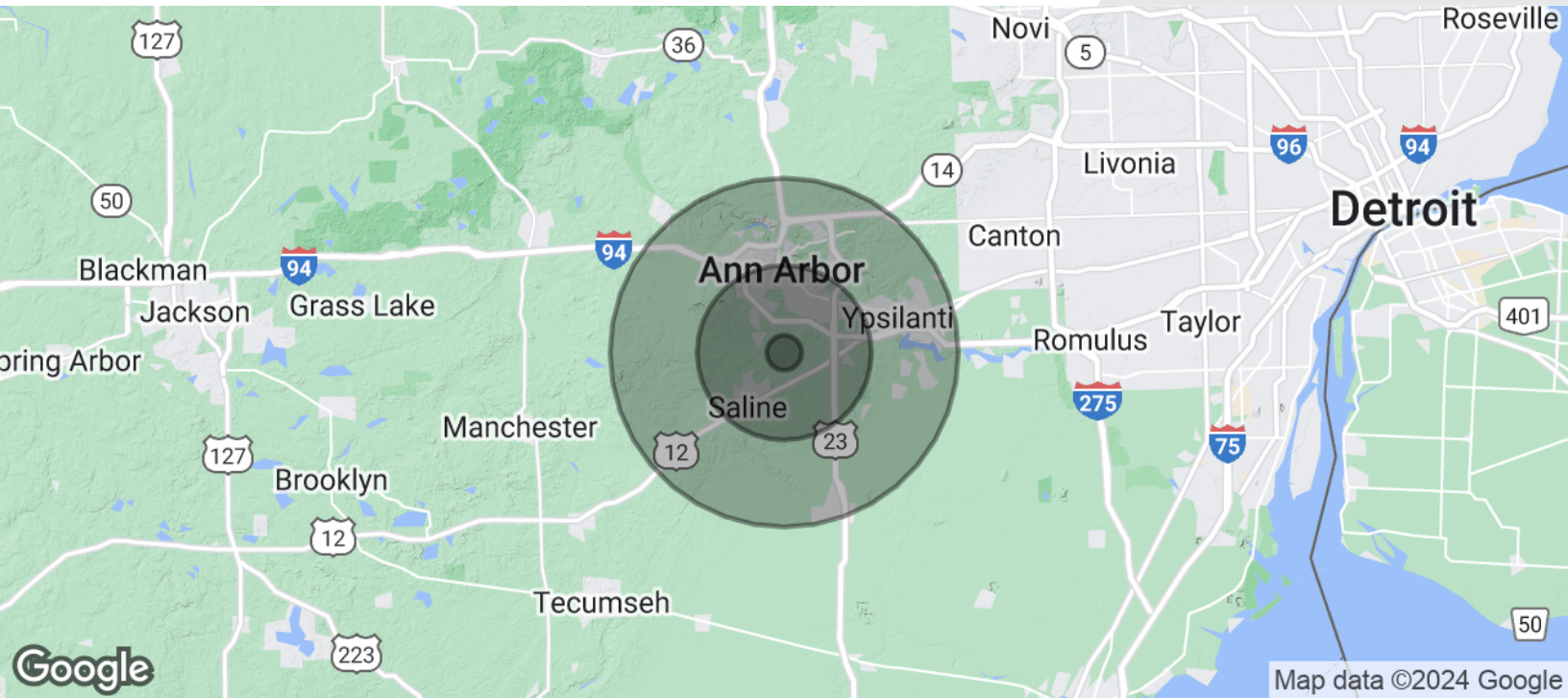
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,234	137,773	306,583
Average age	38.3	36.0	35.9
Average age (Male)	37.9	34.7	34.7
Average age (Female)	41.0	36.8	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	403	57,128	126,032
# of persons per HH	3.1	2.4	2.4
Average HH income	\$197,977	\$100,778	\$97,144
Average house value	\$393,369	\$282,488	\$256,214

\* Demographic data derived from 2020 ACS - US Census



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