



# 2211 Old Earhart Road

Ann Arbor, Michigan

**Up to 170,000 SF  
Contiguous Available**

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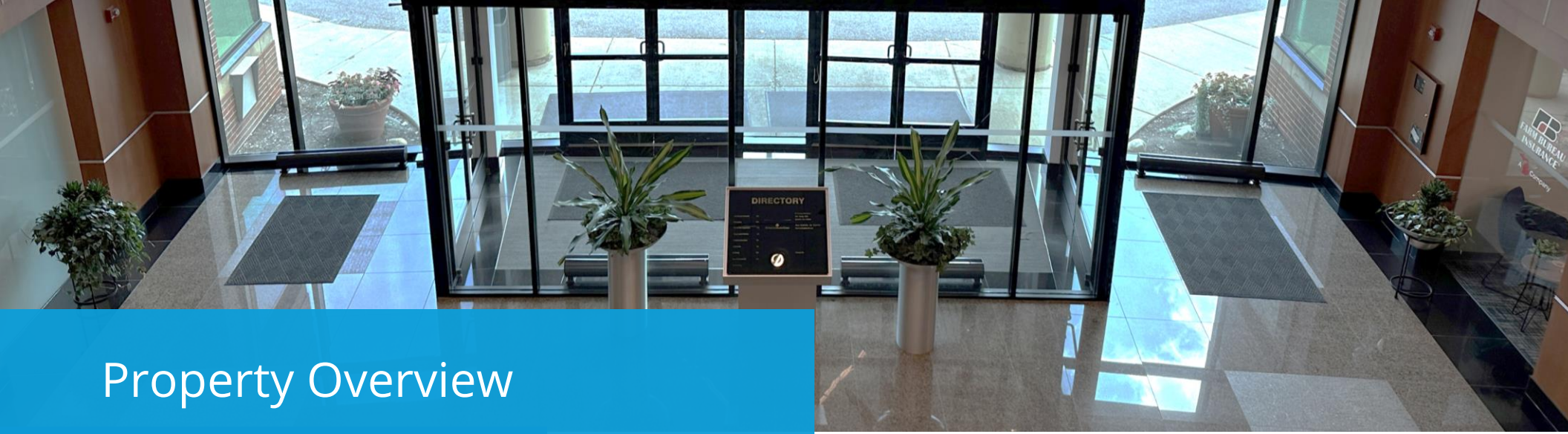
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Accelerating success.



# Property Overview



Second Floor Wing Available



9,000 To 170,000 SF Available



Common Area Renovations Coming Soon



Contemporary Design With State-of-the-art Building Systems



At The Intersection Of US-23 & Plymouth Road



Within 3 Minutes Of University Of Michigan



Close Proximity To Restaurants, Hotels & Retail Services



Underground Heated Parking Available



Full-service Cafeteria

## 2211 Old Earhart Road Ann Arbor, Michigan

- Class A Office Building Available For Lease with 35,000 SF Immediately Available. Options up to 170,000 SF with 70,000 SF Floorplates.
- Modern Contemporary Construction Featuring an Impressive Two-Story Lobby with Premium Design and Materials
- Located Minutes From University of Michigan
- Signage Available with Excellent Visibility From US-23
- Proximity to Restaurants, Hotels, and Shopping
- Underground, Covered, Heated Parking
- Ideal For Businesses Seeking a Prestigious HQ Location
- Convenient Access to Major Highways and Transportation Hubs
- All the Best Building Amenities with a Full-Service Cafeteria, Workout Facility, with Showers, and Tenant Lounge Space
- Modern, Digital Building Systems

# Property Photos



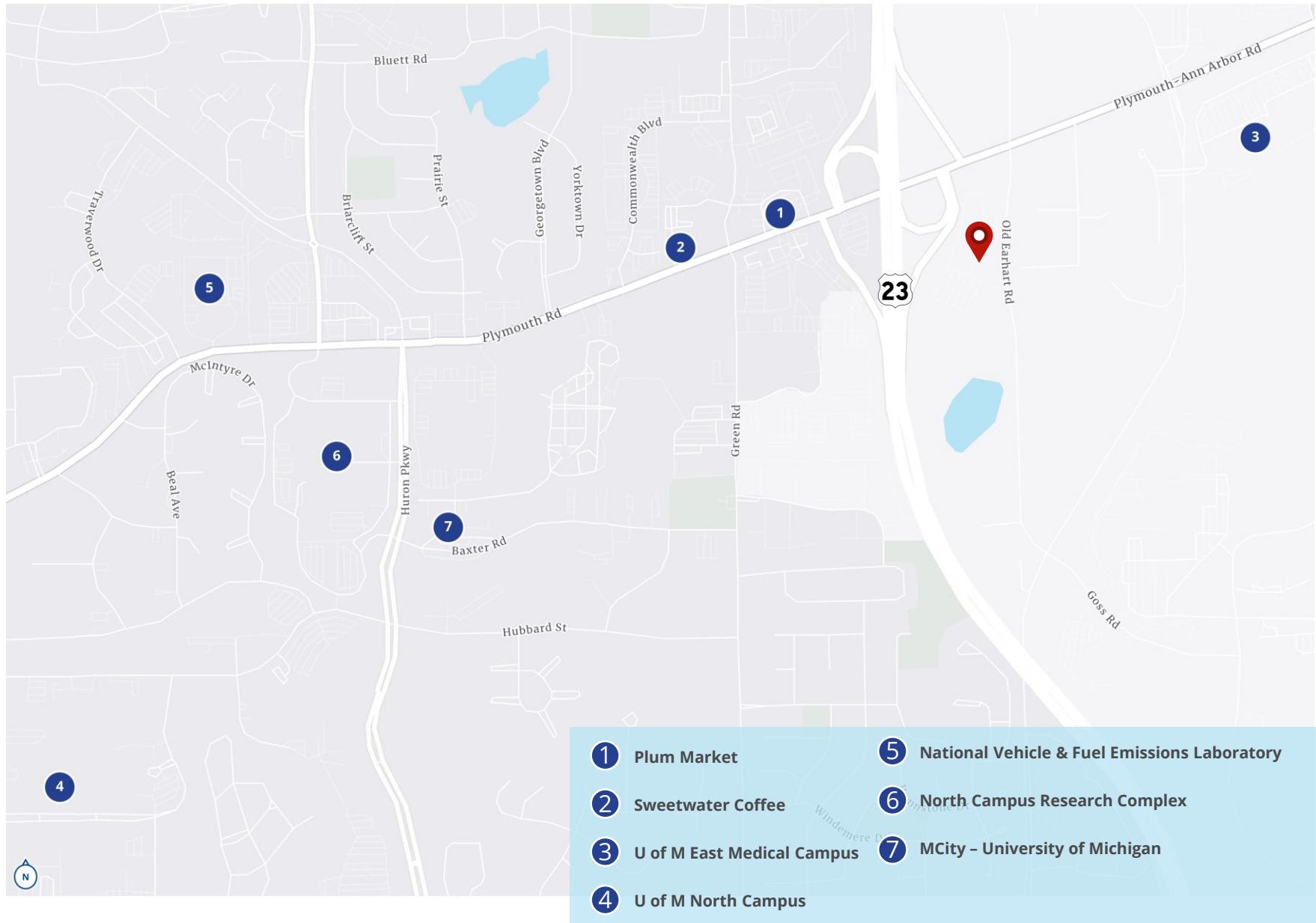
# Property Photos



# Aerial Map



# Location Overview



# Availability

Suite	SF Available	Lease Rate (\$/SF)	Occupancy
110	5,670 RSF	\$24.00 SF NNN	Immediate
185	8,085 RSF	\$24.00 SF NNN	Immediate
210	9,604 RSF	\$23.00 SF NNN	Immediate
220	9,246 RSF	\$23.00 SF NNN	Immediate
230	11,466 RSF	\$23.00 SF NNN	Immediate
240	3,828 RSF	\$23.00 SF NNN	Immediate
210 – 240	34,144 RSF	\$23.00 SF NNN	Immediate
250	31,106 RSF	\$23.00 SF NNN	Immediate
210 – 250	65,250 RSF	\$23.00 SF NNN	Immediate



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