

### OFFERING SUMMARY

<b>LEASE RATE:</b>	<b>\$21-24 (MG)</b>
<b>BUILDING SIZE:</b>	<b>18,000 SF</b>
<b>AVAILABLE SF:</b>	<b>680 -2,382 SF</b>
<b>ZONING:</b>	<b>O - OFFICE</b>
<b>PARKING:</b>	<b>130/7.2 RATIO</b>

### LOCATION OVERVIEW

This two-story, multiple tenant medical office building provides ample parking, quiet setting and is convenient to Westgate and Maple Shopping Centers, downtown Ann Arbor, US 94, and M14.

### FOR LEASE

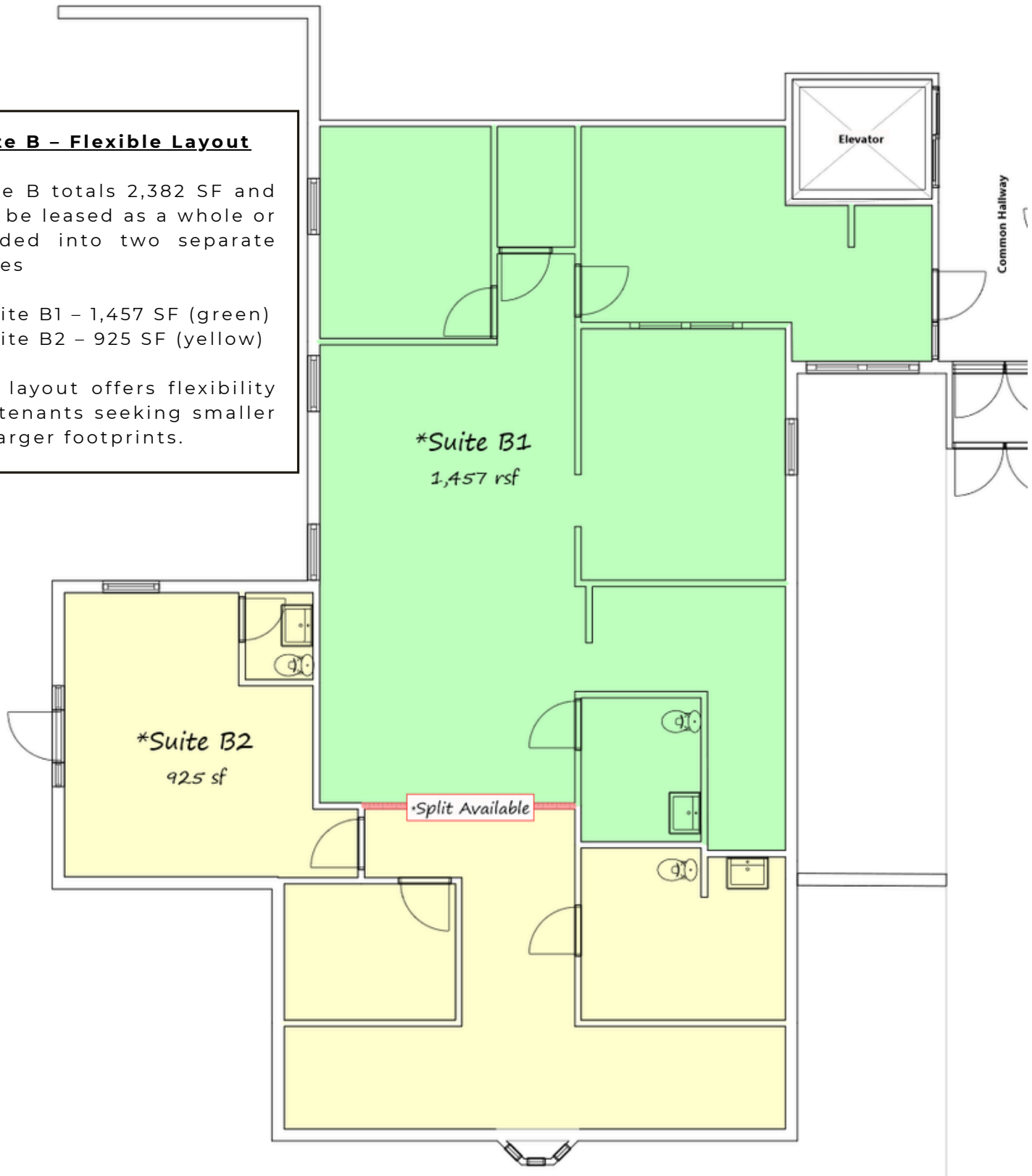
SPACES	RATE	SIZE
SUITE B	\$24.0 (MG)	925-2,382 SF
SUITE D2	\$21.0 (MG)	1,265 SF
SUITE F2	\$21.0 (MG)	680 SF

### **Suite B - Flexible Layout**

Suite B totals 2,382 SF and can be leased as a whole or divided into two separate suites

- Suite B1 - 1,457 SF (green)
- Suite B2 - 925 SF (yellow)

The layout offers flexibility for tenants seeking smaller or larger footprints.





3200 W. Liberty Rd.

Ann Arbor, MI 48103

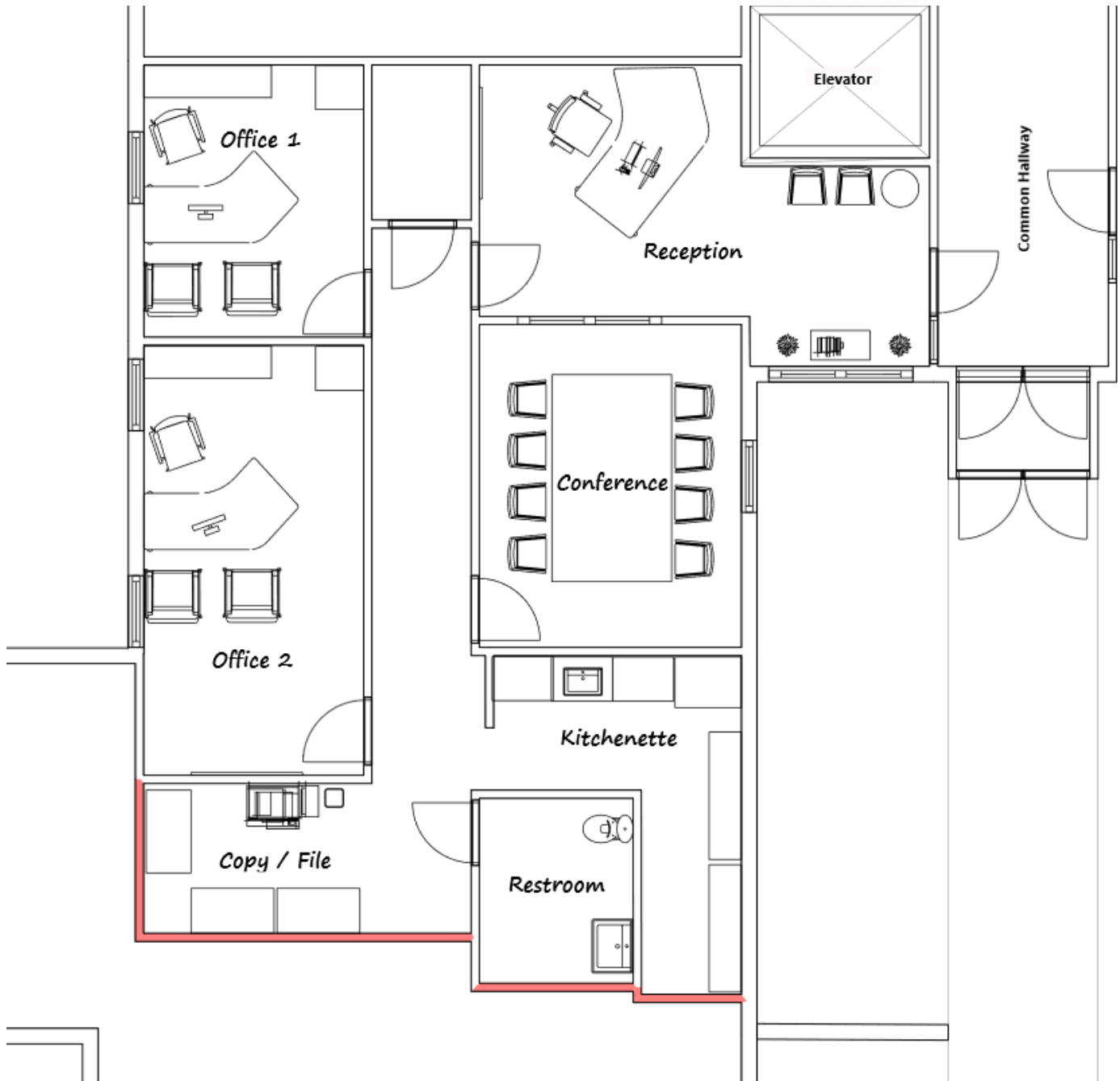
Office for Lease // Suite B Virtually Furnished



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Office for Lease // B1 Possible Build

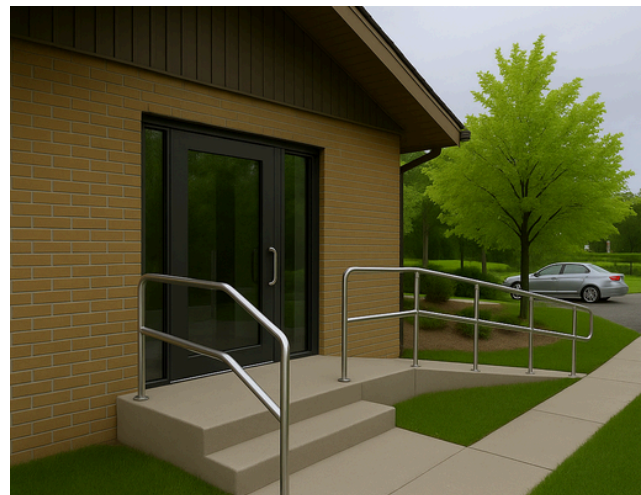
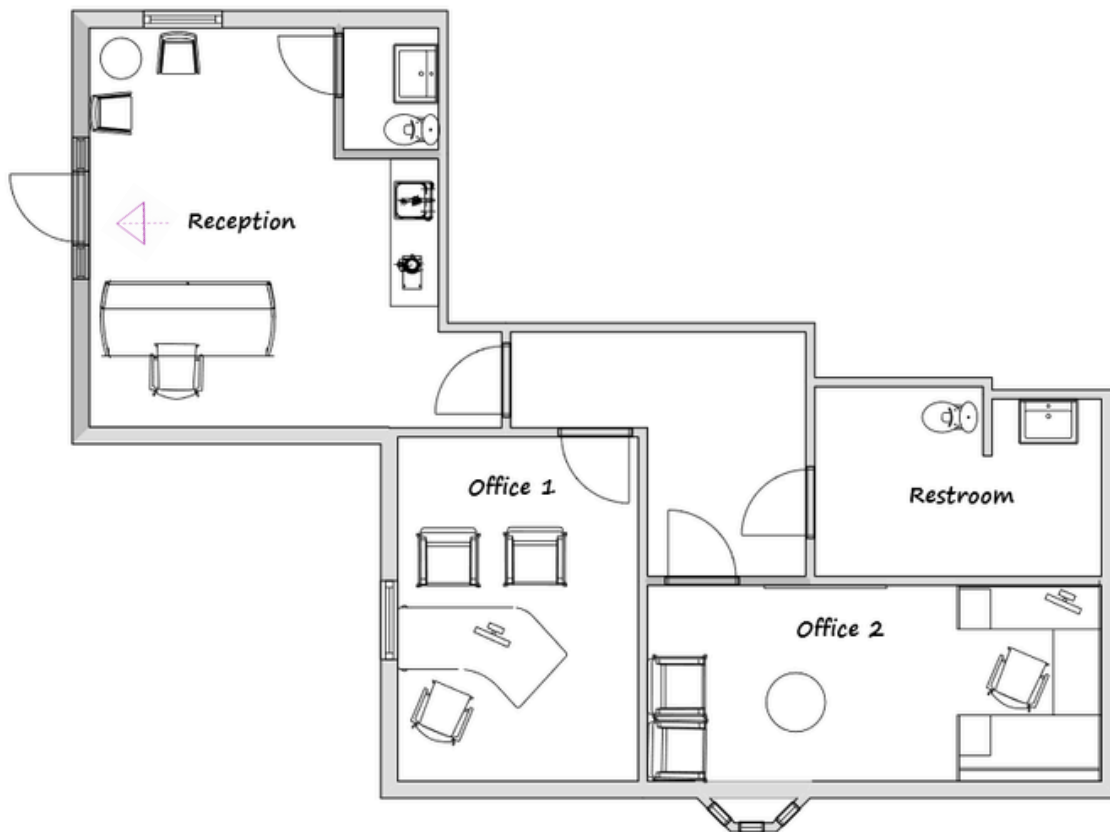




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Office for Lease // B2 Possible Build



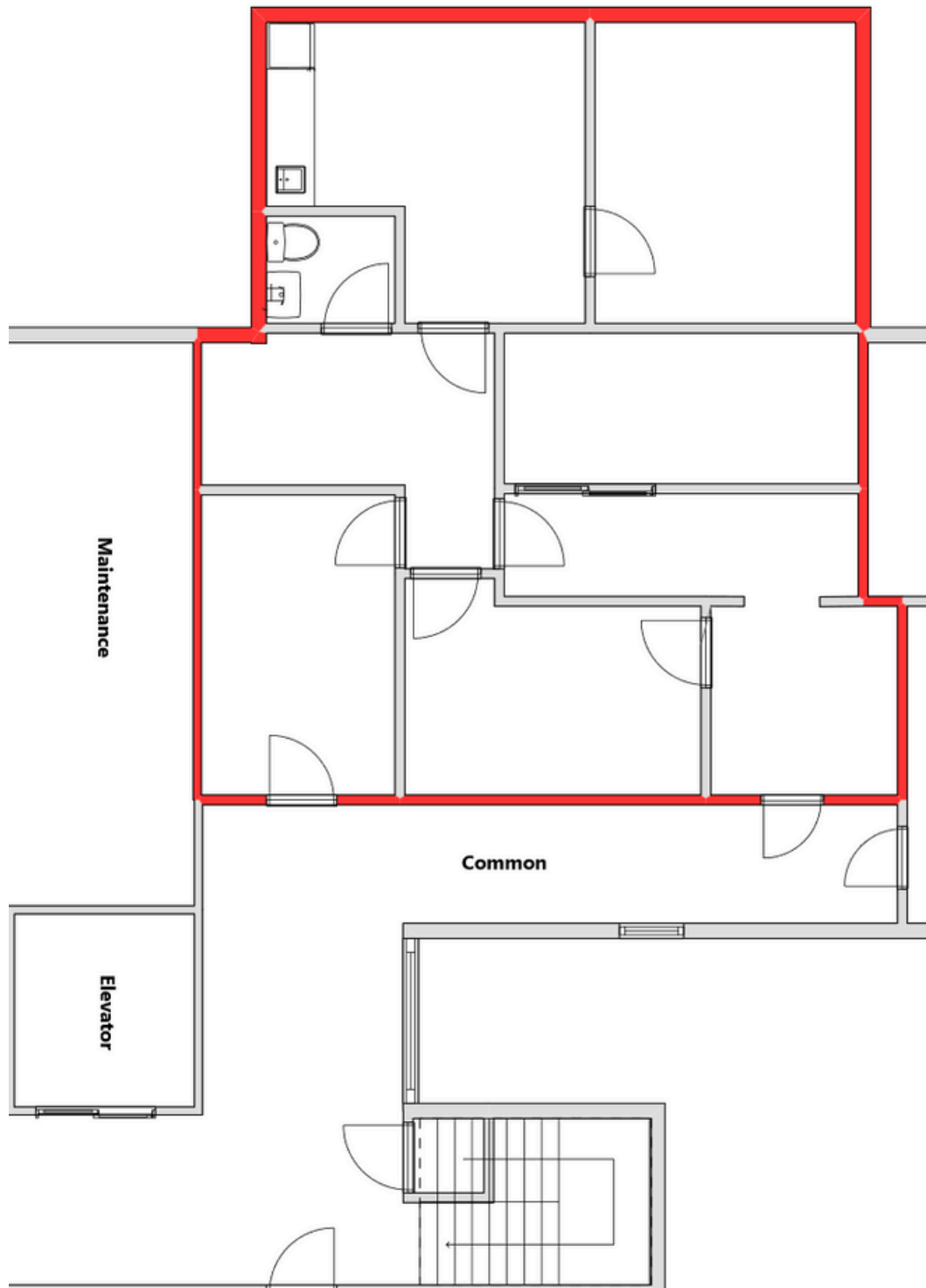
Suite B2 – Buildout Rendering.



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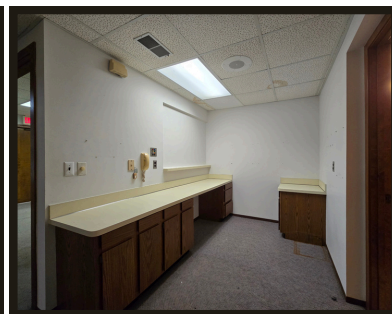
Office for Lease // Suite D2 Floorplan



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Virtual Renderings – Conceptual Use Ideas // Suite D2

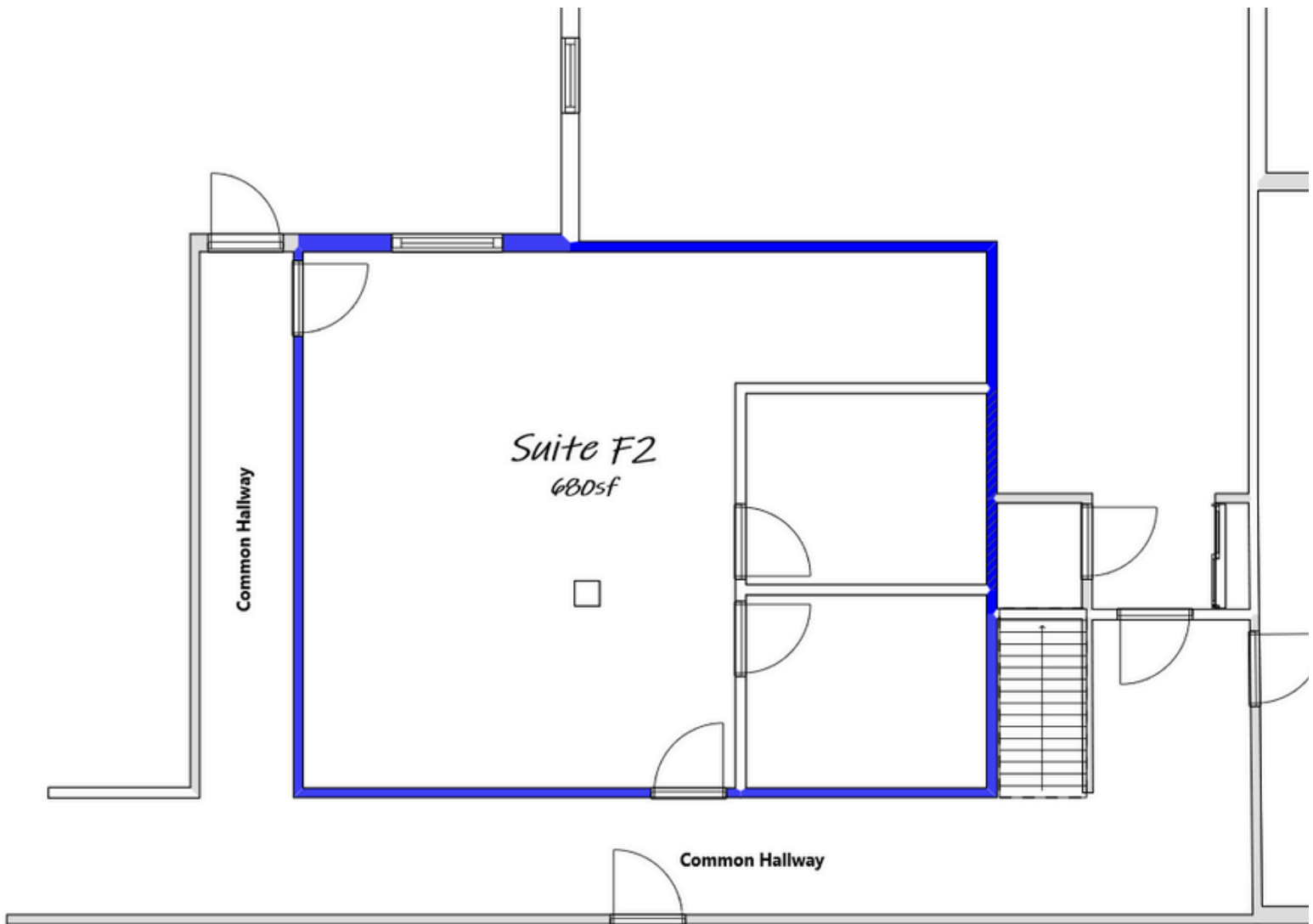




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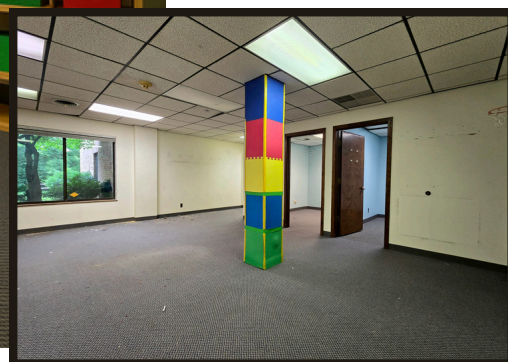
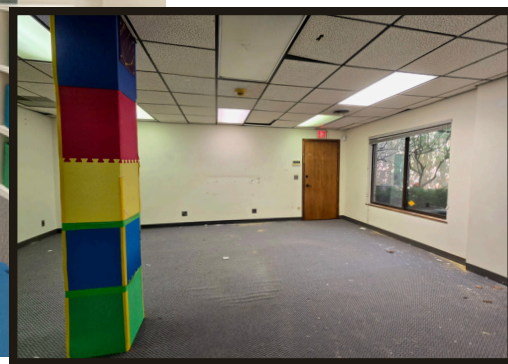
Office for Lease // Suite F2 Floorplan



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Virtual Renderings – Conceptual Use Ideas // Suite F2



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Office for Lease // Broker



**TYLER BURGOON**

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