



NEW OFFICE BUILDING ■ SITE PLAN APPROVED

Whitehall Place

4300 Whitehall Drive, Ann Arbor, MI 48104

January 24, 2024

Whitehall Place

4300 WHITEHALL DRIVE
ANN ARBOR, MI 48104

SUMMARY



OFFERING SUMMARY

Available SF: 6,640 - 100,225 SF

Lease Rate: \$28.00 SF/yr (NNN)

Lot Size: 8.3 Acres

Building Size: 100,225 SF

Zoning: Office

Market: Ann Arbor

Submarket: NE Ann Arbor

PROPERTY OVERVIEW

Now Site Plan Approved and Pre-Leasing.

A rare opportunity to lease up to 100,225 SF in a planned and approved three story office property located in northeast Ann Arbor. Utilizing the development and operational experience of MAVD, this first class office building is suitable for both traditional or high tech office use. Efficient 33,300 SF floor plates, on-site parking, generous window lines, and energy efficiency on a wooded site with ponds, paths, and nature.

LOCATION OVERVIEW

Whitehall Place is conveniently located in Ann Arbor's northeast submarket, less than a mile from US 23 and Plymouth Road. Employees and guests will appreciate the proximity to downtown Ann Arbor, just a few minutes away, and the easy access to Detroit (40 minutes), its northern suburbs, Metro Airport (30 minutes), and Lansing.

The property is located at 4300 Whitehall Drive, between Plymouth Road and Earhart Road.

Presented By:

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MAVD

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RENDERINGS



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1ST FLOOR PLAN



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2ND FLOOR PLAN



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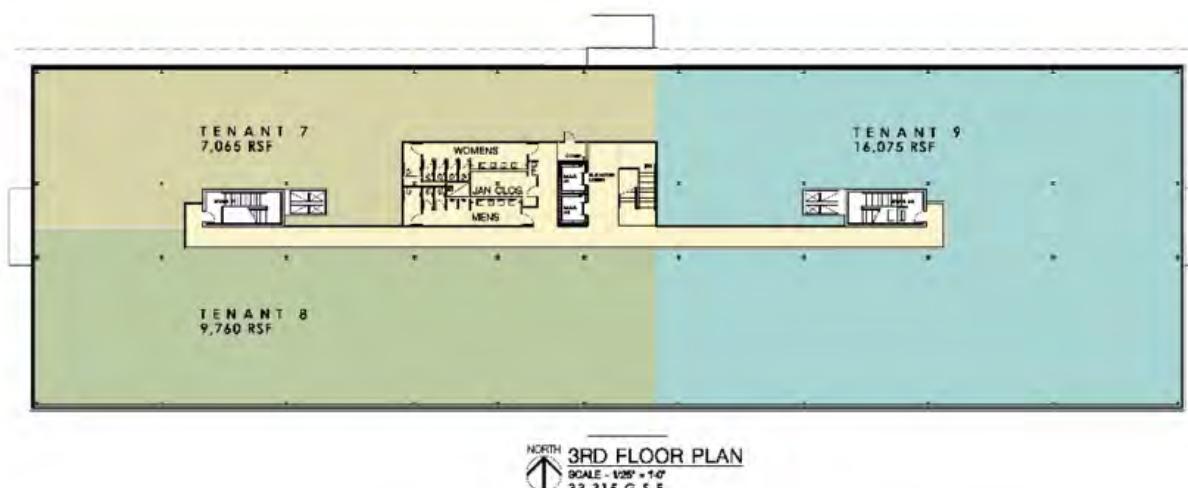
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3RD FLOOR PLAN



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AERIAL OF SITE



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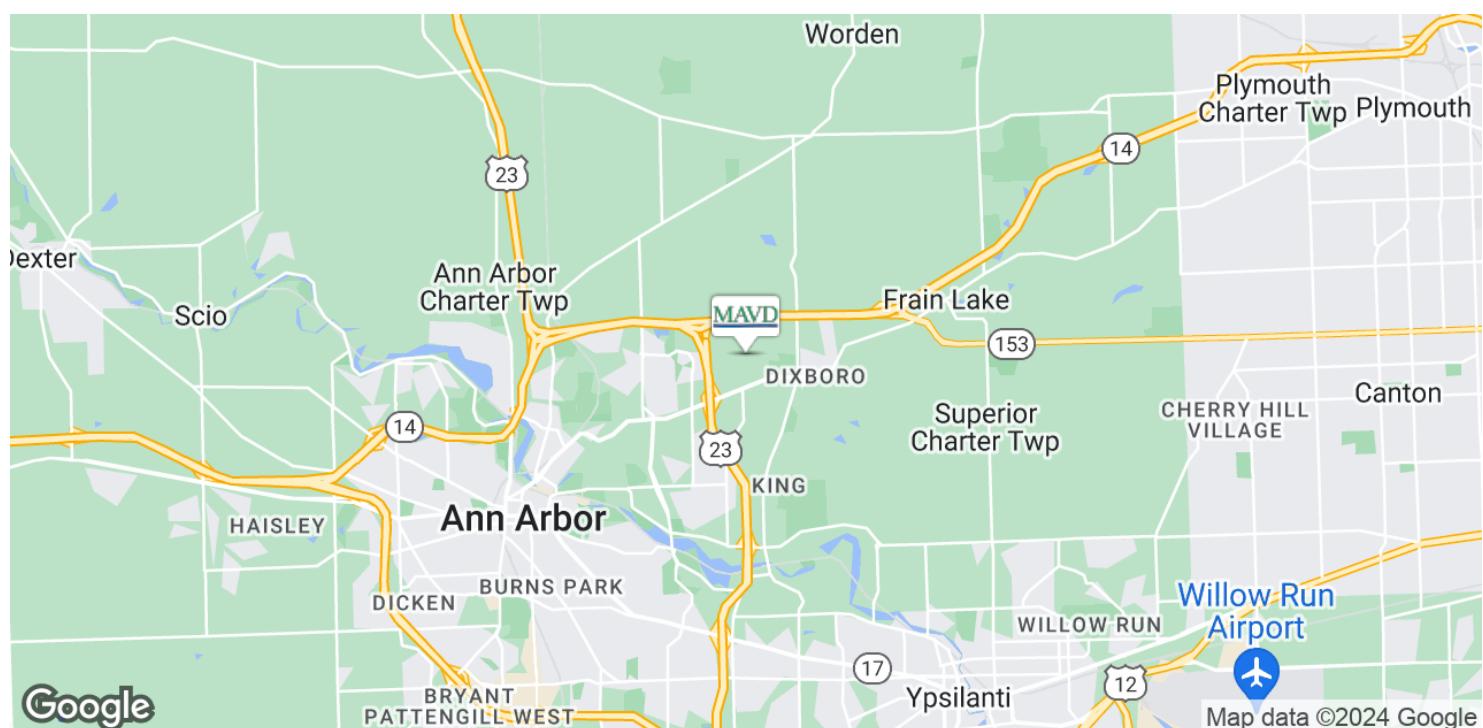
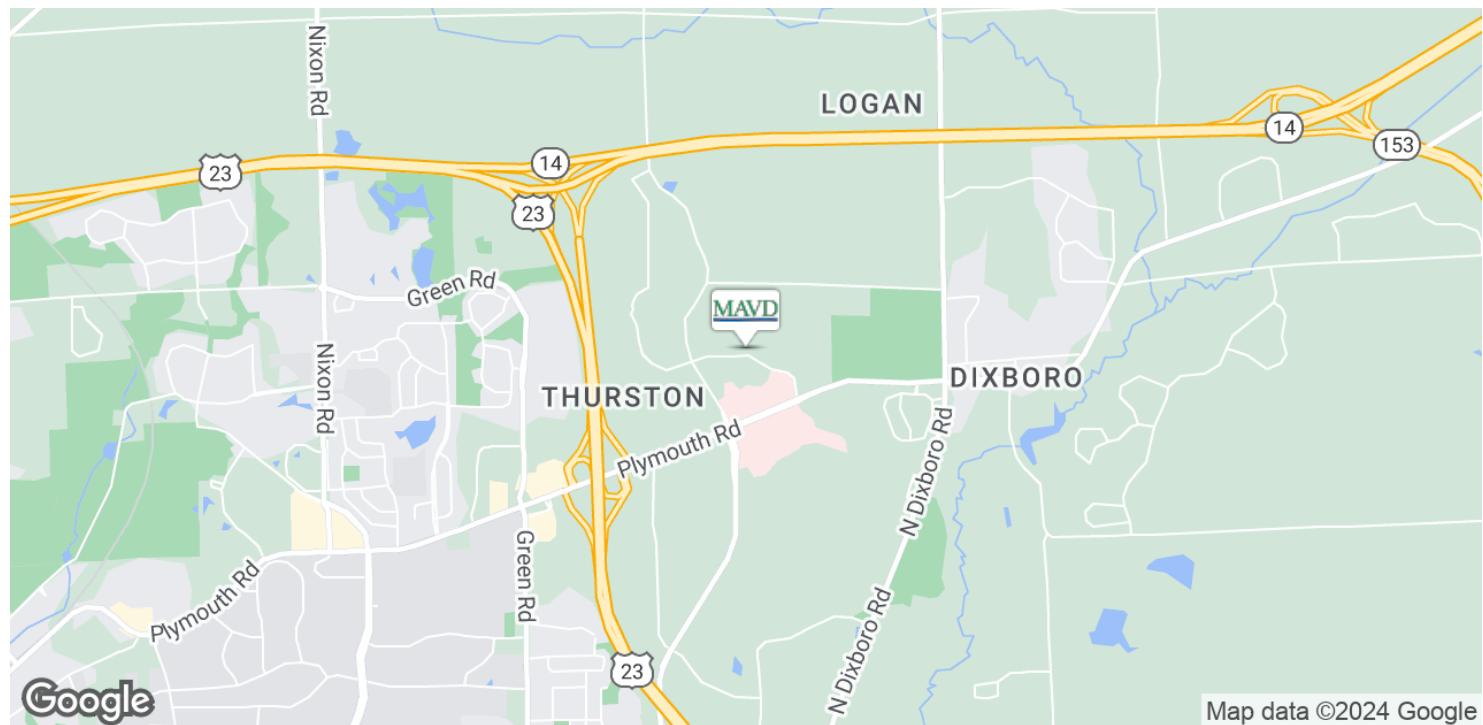
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LOCATION MAPS



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