



100 Phoenix Dr
Ann, Arbor, MI

FOR LEASE 10,000 - 100,000 SF
Office, Warehouse, R&D, Lab



Asset Overview

Introducing 100 Phoenix Drive: Premier Office, Warehouse, Tech & Medical Space in Ann Arbor

Positioned in the heart of Ann Arbor's dynamic commercial hub, 100 Phoenix Drive offers unparalleled scale, flexibility, and connectivity for forward-thinking enterprises. Spanning over 330,000 square feet, this prominent multi-tenant innovation center is engineered to accommodate a diverse range of uses, from high-density corporate offices and regional headquarters to cutting-edge research and medical facilities.

Location and accessibility are among the asset's greatest advantages. Situated just moments from I-94, the property ensures effortless regional connectivity for commuters from metro Detroit and beyond, while remaining just minutes from the world-class talent, research institutions, and cultural amenities of the University of Michigan.

Tenants and visitors alike benefit from an exceptional parking ratio of nearly 4 spaces per 1,000 square feet, along with common amenities: a grab-and-go cafe, a gym, and a large meeting area. Move-In ready, fully furnished suites are available.



Asset Snapshot

Address	100 Phoenix Dr, Ann Arbor, MI
County	Washtenaw
Total Available Space	10,000 - 100,000 SF
Zoning	M1
Uses	Office, Tech, Lab, Warehouse, Medical
Parking Onsite	4 spots per 1,000 SF
Ammeneties	Grab & Go Cafe, Gym, Large Meeting Area, Fully Furnished Suites Available
Acres	21 AC
Lease Structure	\$14/SF + NNN & Utilities



Site Plan



Aerial



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The firm focuses on delivering strategic, data-driven guidance while maintaining a hands-on, relationship-first approach to every assignment.

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