

ANN ARBOR'S 880 BUILDING

LEASE INFORMATION PACKAGE

880 Technology Drive
Ann Arbor, MI 48108

SUPREME FLEX / R&D / OFFICE / LAB / MEDICAL / TECH SPACE



FOR LEASING INQUIRIES, CONTACT ROB KROCHMAL:
248.867.3304 • ROBK@SURNOW.COM

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LOCATION AERIAL



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AVIS INNOVATION PARK

JOIN THE REGION'S LEADERS AND BEST IN R&D, BIOTECH, MEDTECH, PHARMA, DATA, TECH, MEDICINE, CHEMICAL, SERVICES, MOBILITY, AND MORE.



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SITE AERIAL

413 PARKING SPACES
4.8 per 1,000 sq. ft.
1 per 206 sq. ft.

TECHNOLOGY DRIVE

YOUR PATIO

10' x 10'
Garage Door

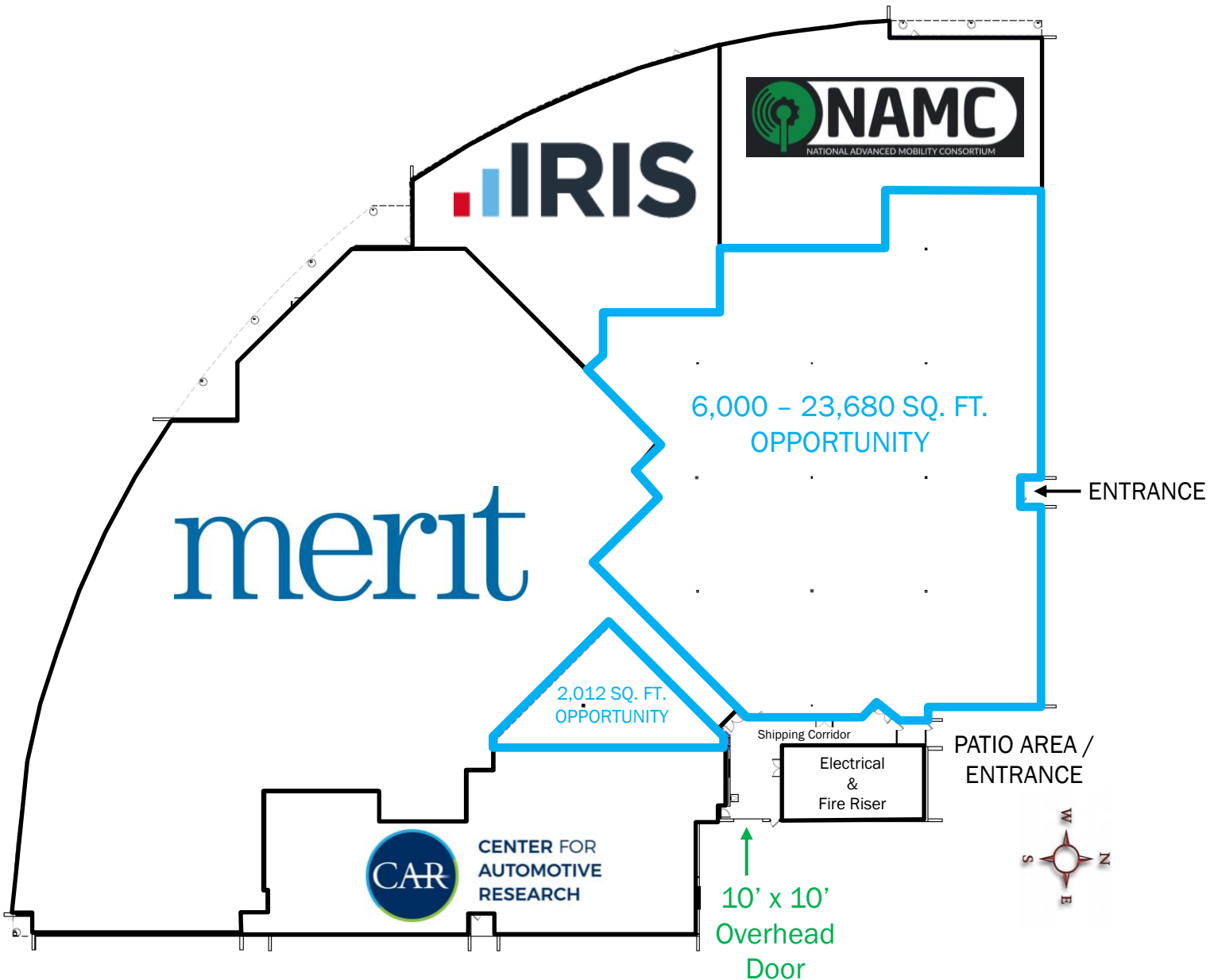
REDUNDANT
DIESEL GENERATORS



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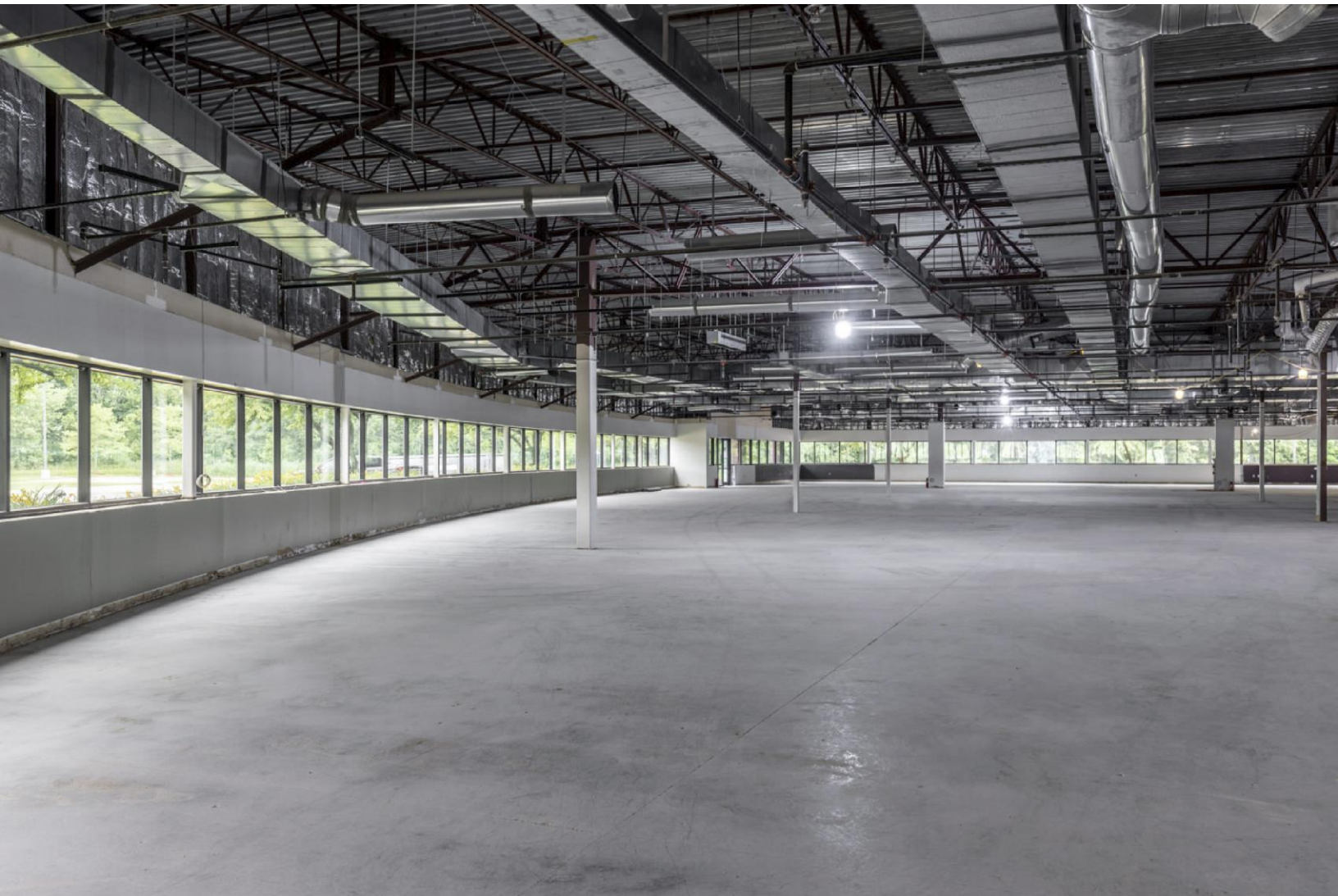
PREMISES PLAN

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PICTURES – AVAILABLE SPACE READY TO CUSTOMIZE



Wide open space ready for your custom layout,
featuring uninterrupted windows to natural surroundings



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PICTURES – AMENITY LOADING AREA



Amenity loading area with 10' x 10' garage door (expandable)

PICTURES – CUSTOM INTERIOR EXAMPLE



Interior, 880 Technology – Merit Network



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PICTURES – BEAUTIFUL SETTINGS



MERIT, CAR, IRIS, AND NAMC LOVE THEIR OUTDOOR PATIO AREAS
AND SO WILL YOU!



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ROBUST POWER AND INTERNET

4,000 amps

3,500kVA 3-phase
480/277v Available
& Redundant
Backup Generators



100 Gbps Bandwidth



AT THE BUILDING

PLUS, INTERNET SERVICE PROVIDER REDUNDANCY



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SITE, BUILDING & SUITE HIGHLIGHTS

- **Innovation Location:** Along South State Street's innovation corridor with world-class mobility, software, MedTech, lab, sustainability, aerospace, engineering, automotive, pharma, and other R&D neighboring companies. Convenient access to I-94 expressway, airports, and surrounding communities with top talent.
- **Surroundings:** Avis Innovation Park offers a beautiful, natural park setting with ponds and wildlife, with sidewalks, and Park Association events.
- **Building Amenities:** Outdoor patio spaces, 10' x 10' overhead door for larger shipping and receiving (expandable too). Lawn and hard surface space, perfect for recreation activities and company events. 100-person conferencing center.
- **Abundant Parking:** 413 spaces! That's five spaces per 1,000 sq. ft.
- **Internet Speed and Reliability:** Multiple fiber internet service providers with 100 Gbps bandwidth already at the building. AT&T, Comcast/Xfinity, 123net, and Zayo have existing terminals.
- **Robust and Critical Power:** 480/277v, 3-phase, 3500kva 4,000amp electrical available and ability to utilize redundant backup diesel generators.
- **You're covered:** Building fully fire sprinkled and video monitored.
- **Showcase Your Brand:** Building façade signage and directional signage capability. Plus, EXCLUSIVE monument signage possibility.
- **Space Comfort:** multiple, exclusive rooftop HVAC units fully controlled, 24/7, by you.
- **All About Customization:** Clear space ready for custom designed buildout with uninterrupted window line and 16' 8" ceiling heights.



OUR SIMPLE PROCESS

1

Tour property and meet our team
Is it the right location, space and host for you?

2

We work with you to formulate suitable deal terms

3

We work with you to create and deliver a floorplan based
on your requirements

4

We deliver a preliminary construction budget and
schedule

5

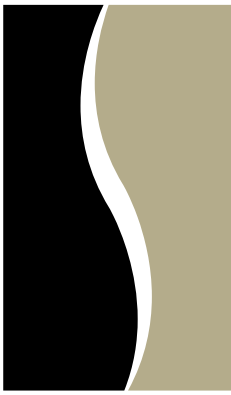
Finalize basic deal terms in a letter of intent

6

Finalize a lease agreement

7

Construct your new space and
welcome you to 880 Tech!



ABOUT US, YOUR HOST

The Surnow Company is a family-owned developer, owner and property manager headquartered in Birmingham, Michigan.

Known for attention to detail and white-glove approach, we provide quality space and services for our customers and communities to thrive.

OUR VALUES

Family

- We are loyal to our team, tenants, and community
- We hear from tenants that we are the only landlord they've had who cares and responds like this
- We're not build-and-flip, we are long-term hold

Teamwork

- Individual initiative is funneled into a bigger picture
- When the chips are down, we each ask how we can help
- The sum of everyone's contribution is greater than the parts

Dependability

- Tenants can count on us
- Response time
- We can count on each other

Raising the bar

- Includes the concept of Quality
- Best in class
- Detail oriented
- Everything is thought out carefully
- Excellence: We take the extra step

Not afraid of a challenge

- Roll up our sleeves and take it on
- Resourcefulness
- We don't shy away from complicated projects
- Do things others aren't doing, others can't do
- We deal with projects others wouldn't take on because they're tough