



# For Sale or Lease

## Office • Property Highlights

### 111 N Main St | Ann Arbor, MI

- Downtown Ann Arbor Office Building
- +/- 4,666 SF Above Grade
- Sales Price: Undisclosed
- Lease Rate Each Floor +/- 2,333 SF:
  - Main Level @ \$35 PSF MG
  - 2<sup>nd</sup> Level @ \$25 PSF MG
  - Basement @ \$10 PSF Gross
- Prime Location on N Main St, North of Huron St. Surrounded by Established Businesses, Retail, and Multi-Family Developments
- Close to Ample Public Parking, Kerrytown, the University of Michigan, and M-14
- Main Level with Formal Reception and Waiting Area, Private Offices, Conference Rooms, Restrooms, and Large Open Workspace
- 2nd Fl. Offers Reception and Waiting Area, Large Open Workspace, Private Offices, Restrooms, Conference Room, and Kitchen/Break Area
- Basement Provides Additional Storage Space. Up to 6 Rear Parking Spaces Available, with Vehicles Parked no more than Two-Deep

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ANN ARBOR AREA

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## Property Information

- City of Ann Arbor
- Parcel #: 09-09-29-141-003
- 2023 SEV: \$689,100
- 2023 TV: \$602,159
- Winter 2023 Taxes: \$9,089.36
- Summer 2023 Taxes: \$31,449.94
- Legal Description: N 15.5 FT LOTS 1 & 2 AND S 9.5 FT LOT 8 EXC S 2.5 FT OF E 54 FT OF ABV DESC B1N R3E ORIGINAL PLAT OF ANN ARBOR
- Located in D1- Downtown Core District Zoning
- Recorded Grant of Easement Prevents Improvements Obstructing Light, Wind, or Air Through Windows of 101 N Main St, Meaning 111 N Main cannot be Redeveloped Vertically



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## Property Photos



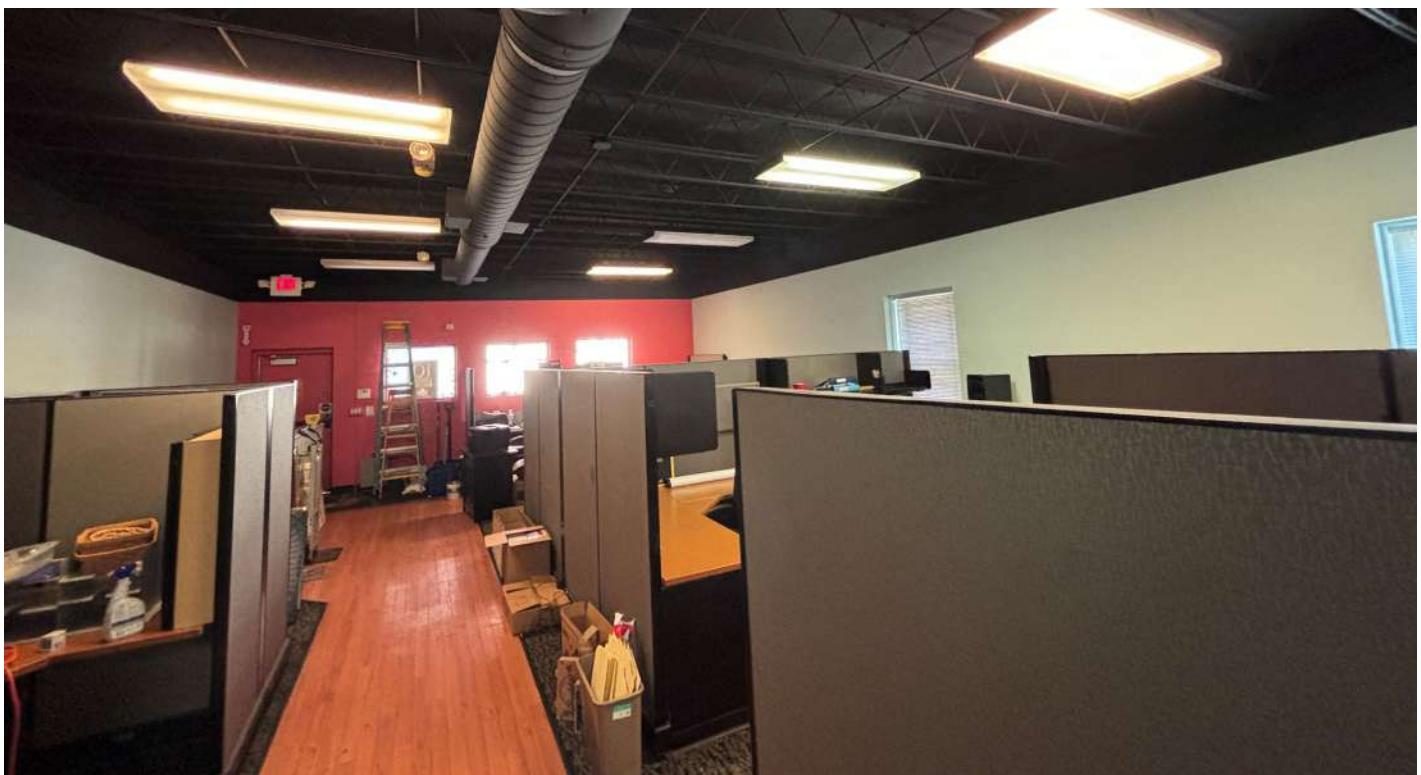
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## Property Photos – Main Level



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## Property Photos – Main Level



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## Property Photos – 2<sup>nd</sup> Level



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## Property Photos – 2<sup>nd</sup> Level

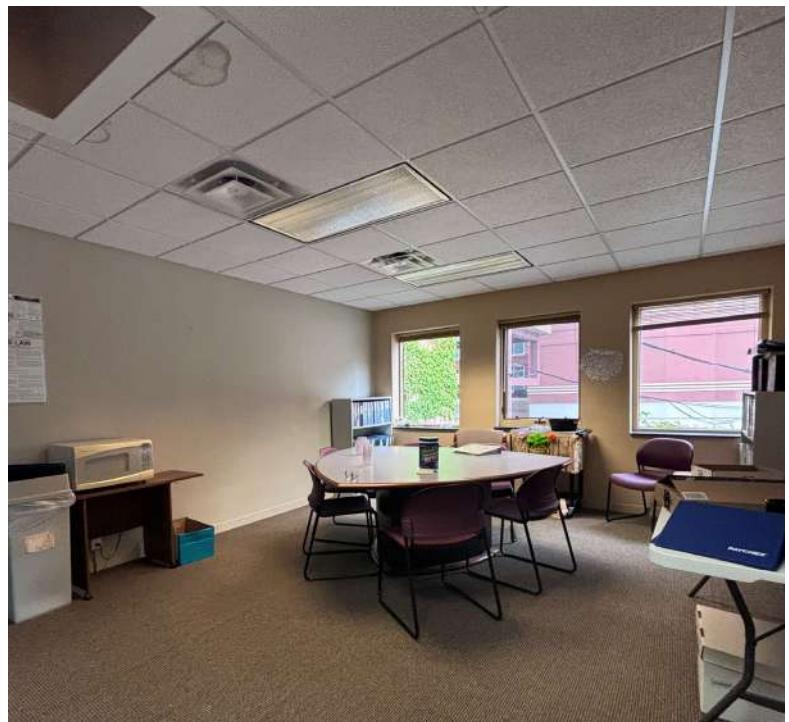


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## Property Photos – 2<sup>nd</sup> Level

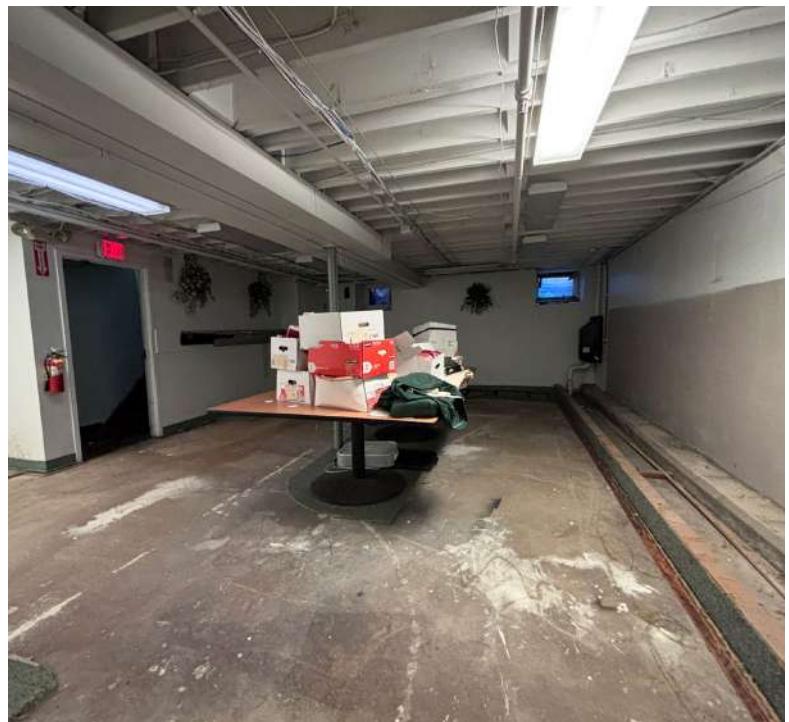


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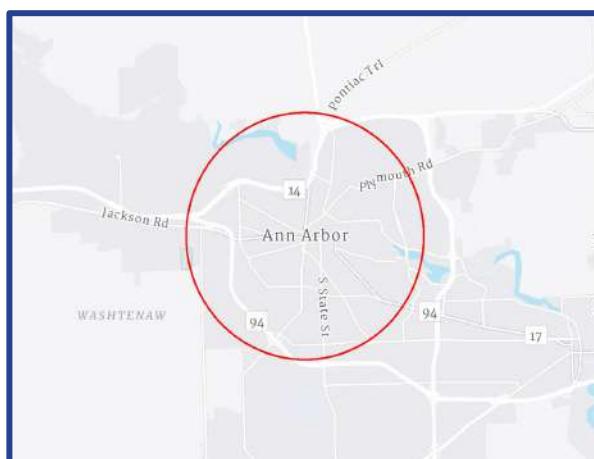
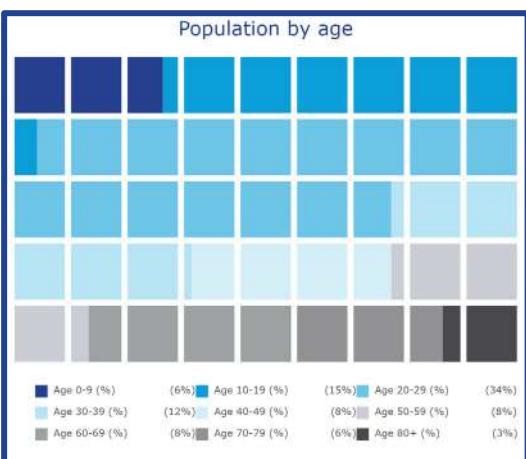
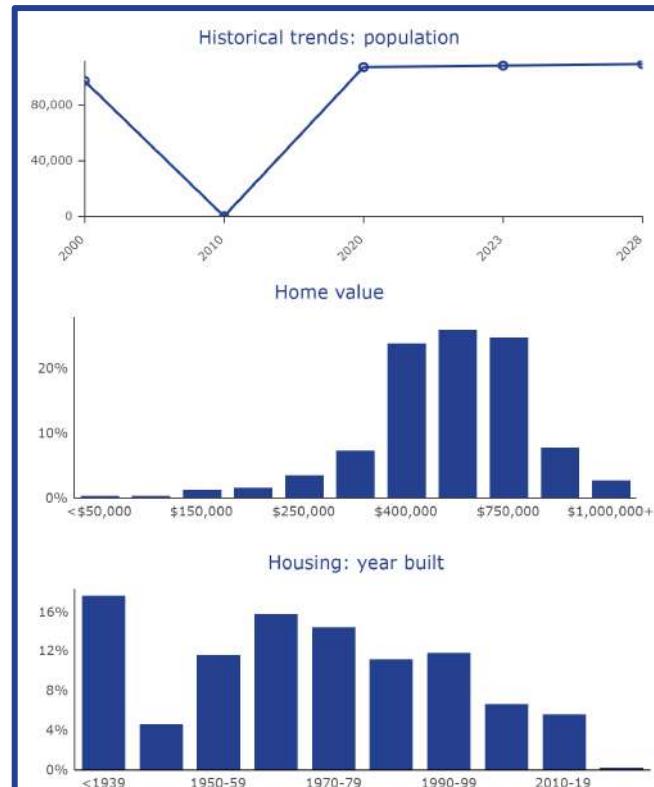
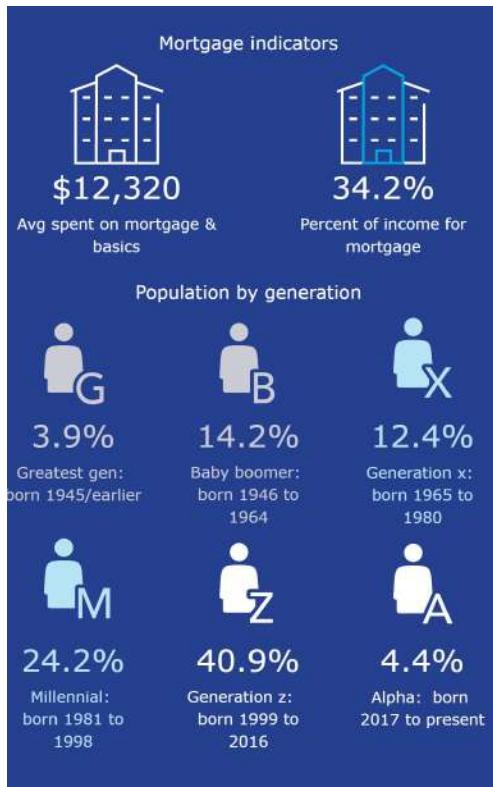
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## Property Photos – Basement



## Demographic Trends – 3 Mile Radius

108,367	43,148	2.16	27.5	\$78,283	\$445,967	118	66	55
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

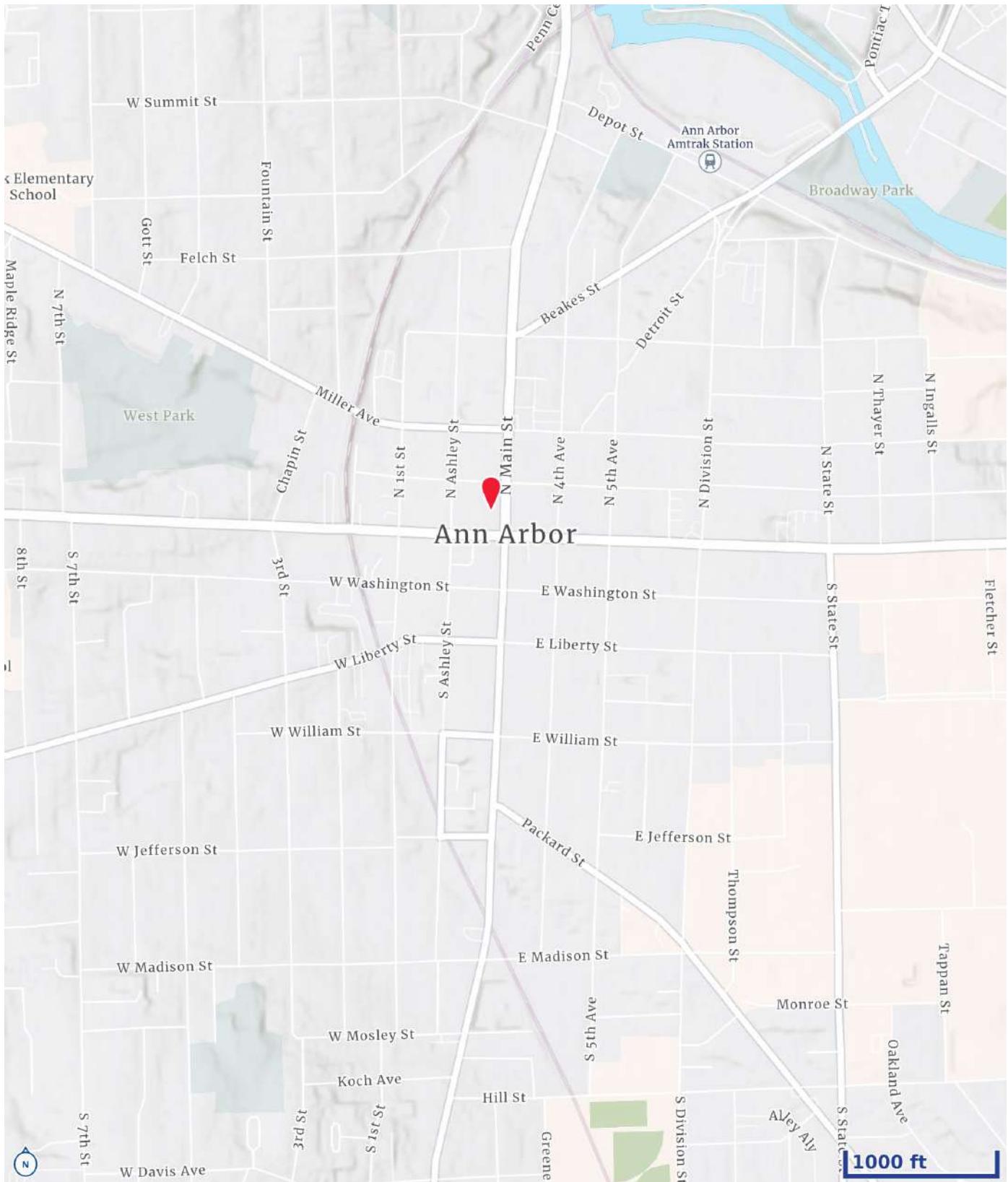


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## Location



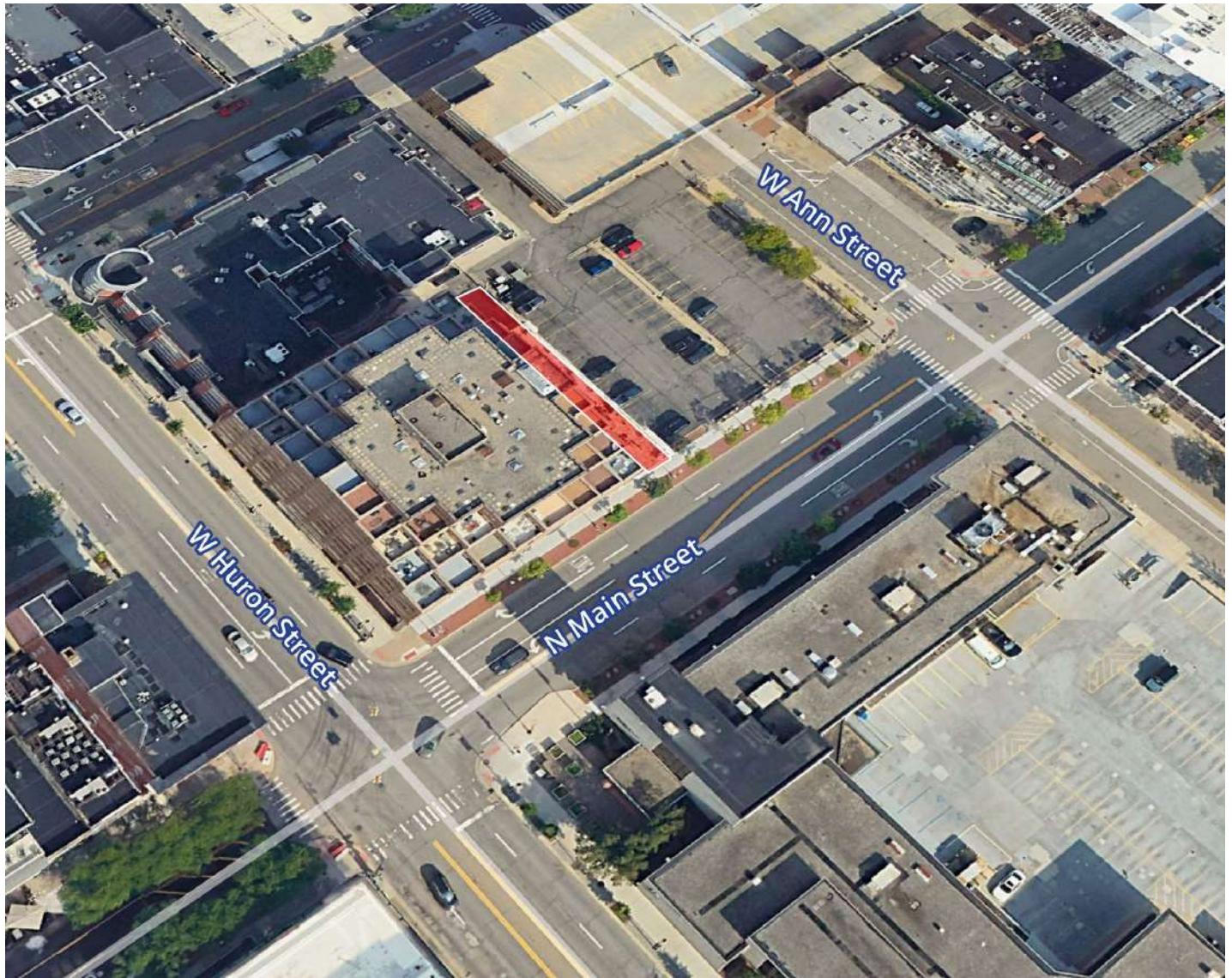
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Aerial



*We have no reason to doubt the accuracy of the information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*

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