

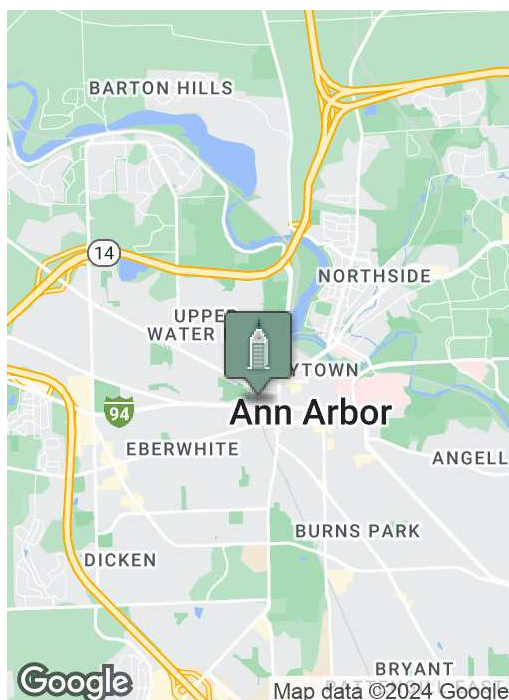
# Downtown Redevelopment Opportunity

315 W. HURON, ANN ARBOR, MI 48104



**Swisher**  
COMMERCIAL

**FOR SALE**



## SUMMARY

Sale Price:	\$6,800,000
Lot Size:	0.74 Acres
Zoning:	D-2 (Downtown Interface District)

## PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Heart of downtown Ann Arbor
- Currently Arbor Atrium - Class A office building
- 39,818 SF building
- Walking distance to cafes, restaurants, retail, & businesses
- On-site parking
- Municipal street and lot parking available within one block

***Building  
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Randy Maas

734.222.7525

RMAAS@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM





### PROPERTY DESCRIPTION

An exceptional redevelopment opportunity or chance to own prime office space in the heart of downtown, the Arbor Atrium is a Class A office building featuring a stunning three-story atrium. With a total of 39,818 square feet on a .74-acre lot, this property is zoned D2 (Downtown), making it ideal for a variety of professional and commercial uses.

#### Key Features:

**Prime Location:** Situated in downtown, the Arbor Atrium is within easy walking distance to a wide range of restaurants, cafes, retail shops, and businesses.

**Three-Story Atrium:** The building's impressive atrium brings in natural light and offers a welcoming environment for tenants and visitors.

**On-Site Parking:** A rare find in downtown, the property includes on-site parking spaces. Additionally, municipal street and lot parking are available within one block.

**Spacious Layout:** With 39,818 square feet of flexible office space, the building can accommodate a variety of office configurations and business needs.

#### Additional Details:

Lot Size: .74 acres

Zoning: D2 (Downtown Interface District)

Parking: On-site parking, with additional municipal options nearby

#### Why You'll Love It:

Ideally situated with frontage on W. Huron, S. First Street and W. Washington makes for an exceptional redevelopment opportunity or the Arbor Atrium, as is, offers a perfect blend of modern amenities and historic charm, providing a professional setting that can enhance your business's image. Its central location ensures convenient access for employees and clients alike, while the unique architectural design sets it apart from other office buildings.

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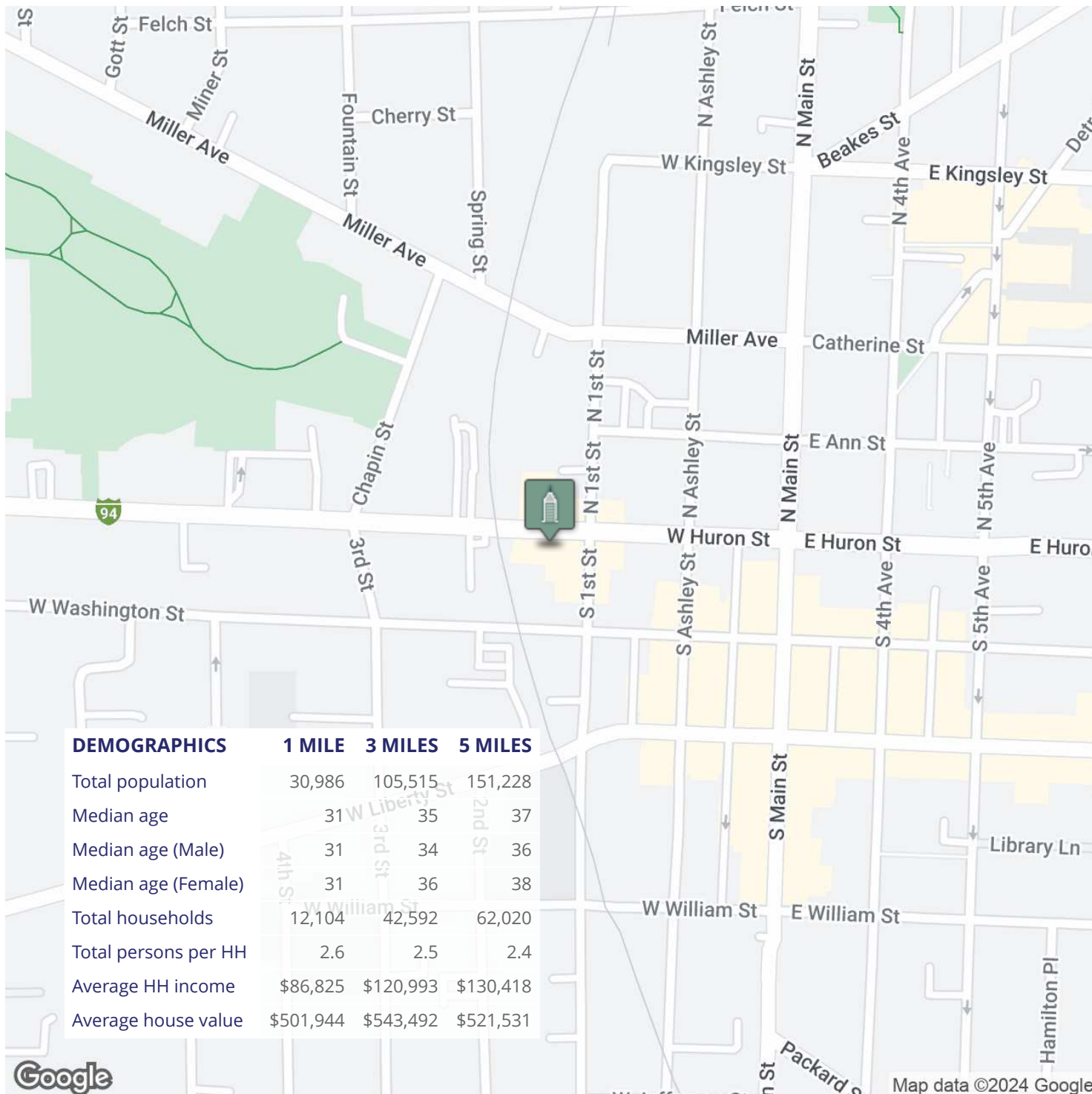
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