



**AVAILABLE
FOR SALE
OR LEASE**

700 KMS Place
Ann Arbor, Michigan

OFFICE & LAB SPACE

Available SF: up to 125,277
Expansion SF: up to 50,000

CONTACT

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EXECUTIVE SUMMARY

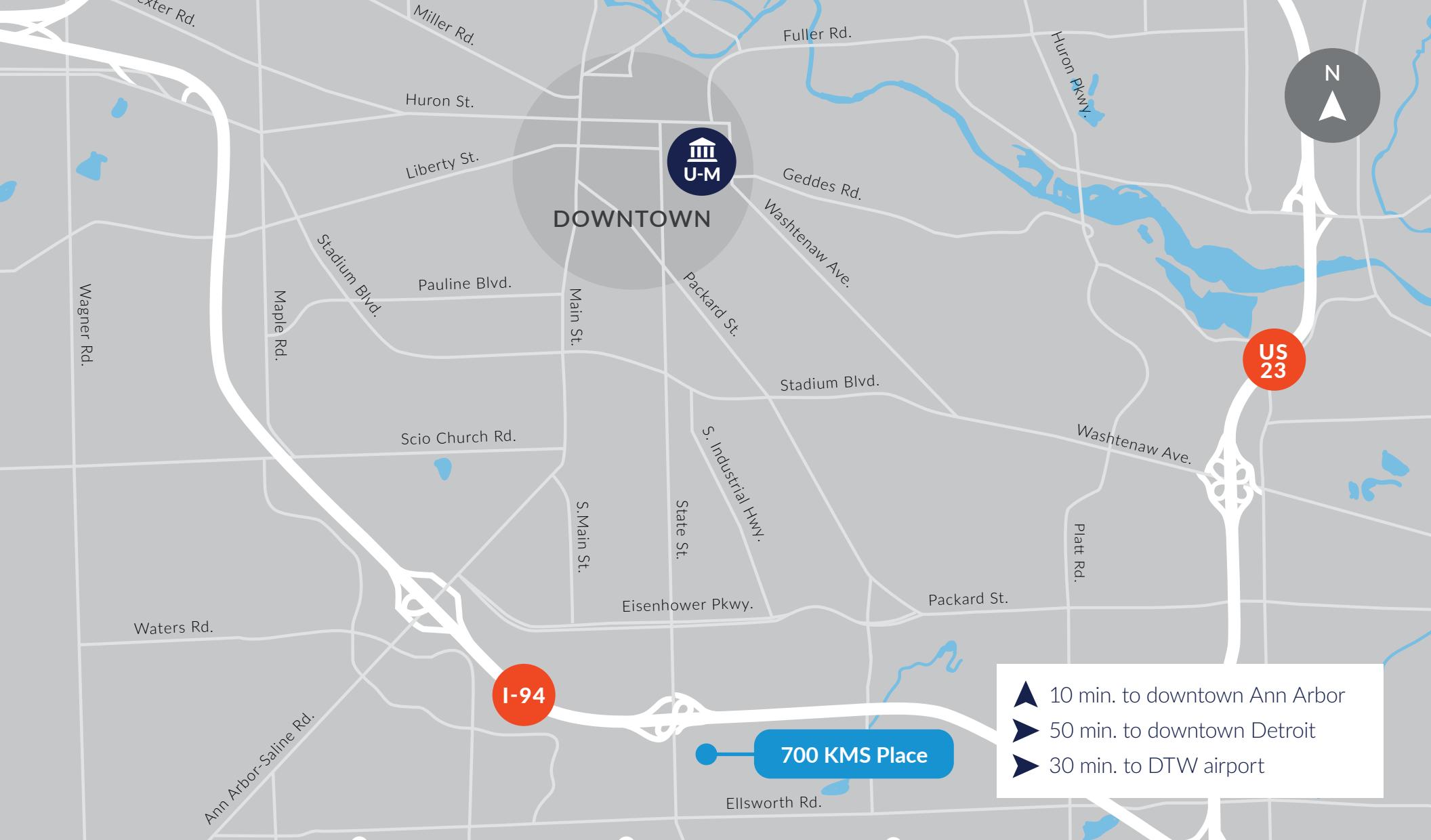
This premier flex space represents a unique opportunity in Ann Arbor's Southside corridor—the hub of the city's thriving research and technology industries.

OPPORTUNITY HIGHLIGHTS

- ▶ Parcel comprised of 11.89 acres
- ▶ M1 zoning allows for flexible use such as office or lab
- ▶ Adjacent to I-94 at the State St. entrance
- ▶ Minutes from downtown Ann Arbor and U-M campus
- ▶ Owned transformers (2,750 KVA total across 3 transformers), providing greater control over power quality and reliability
- ▶ Locally-owned and professionally managed
- ▶ 24/7 on-call emergency maintenance
- ▶ Potential expansion up to 50,000 sf on 3.5 acres

With the area undergoing transformation through major mixed-use developments, this asset lies at the center of the region's most dynamic growth corridor.





ANN ARBOR LOCATION

Ideal Ann Arbor location with direct access to I-94

M1 zoning allows for flexible industrial use

Minutes from downtown and U-M central campus

Convenient to Detroit and Detroit Metro Airport

SITE PLAN

- ▶ 11.89 acres
- ▶ Adjacent 3.5 acre parcel also available
- ▶ 458 parking spots
- ▶ Pond and natural features

ZONING

Zoned: M1, adjacent parcel zoned RE

Master planned: transition to flexible mixed-use

Rezoning available: PUD - Planned Unit Development

More info on zoning: a2gov.org/planning/general-zoning-information/

OPPORTUNITY ZONE

Michigan Opportunity Zones offer powerful tax advantages, including deferred and potentially eliminated capital gains taxes on long-term holdings.

More info on Opportunity Zones: michigan.gov/opportunityzones



FLOOR PLAN

Office
Common Area
Restrooms

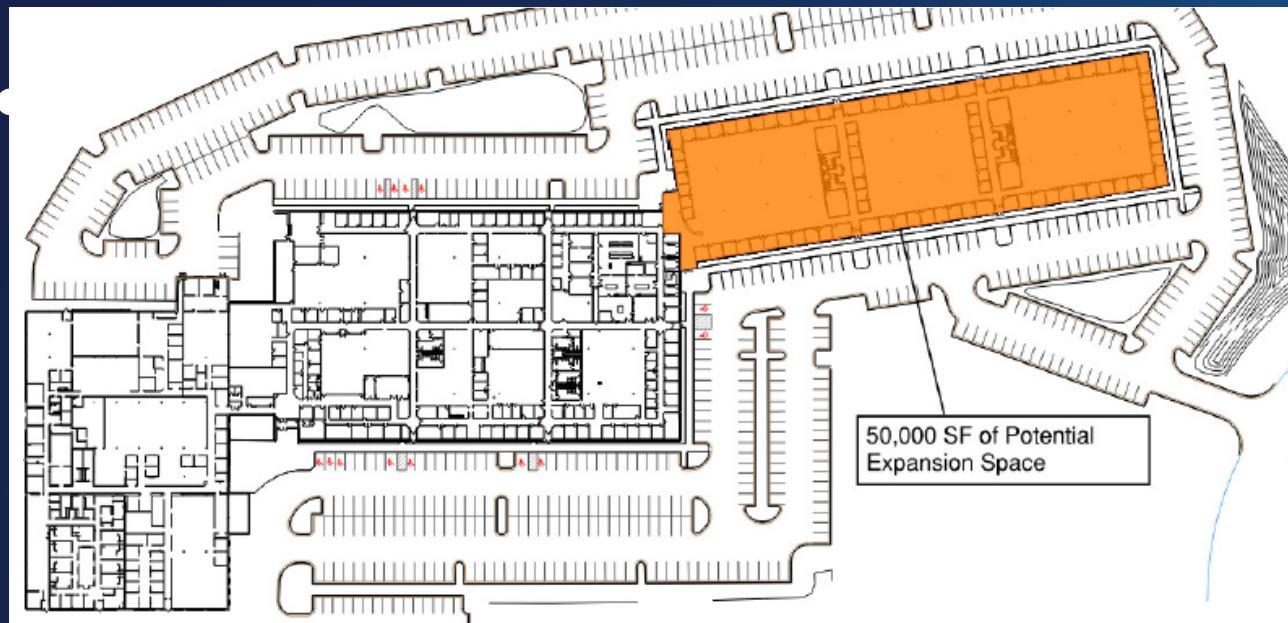


- ▶ Permitted building code classifications for both Group F-1 (moderate hazard) and Group H-4 (high hazard) allow for a range of industrial uses.
- ▶ HVAC supports controlled formation & pack assembly areas to ensure product integrity and operational efficiency.
- ▶ Domestic hot and cold water with recirculation provides instant hot water throughout and saves on water usage.
- ▶ Natural gas supply ≥ 5 psi allows for high-demand industrial or commercial operations.
- ▶ Space is available for new foundations/footings for heavy equipment or cranes.
- ▶ Medium voltage service (13.2 kV) provides efficiency, stability, and versatility for diverse operational needs.
- ▶ Concrete floor slab supports $\geq 5,000$ lb. fork truck wheel loads and $\geq 5,000$ lb. equipment/rack post loads.
- ▶ Wet pipe sprinklers are located in general areas.

EXPANSION OPPORTUNITY

The property includes an 11.89-acre main lot with a 125,000 sf facility, plus a strategic 50,000 sf expansion opportunity that would create significant long-term growth potential for your organization.

- ▶ Adjacent 3.5-acre parcel available for purchase, offering 50,000 sf of additional development capacity
- ▶ Combined development potential of 175,000 sf, allowing the facility to be tailored to your organization's long-term vision
- ▶ Strategic acquisition opportunity that positions your business for sustainable growth while maintaining operations on a single, integrated campus

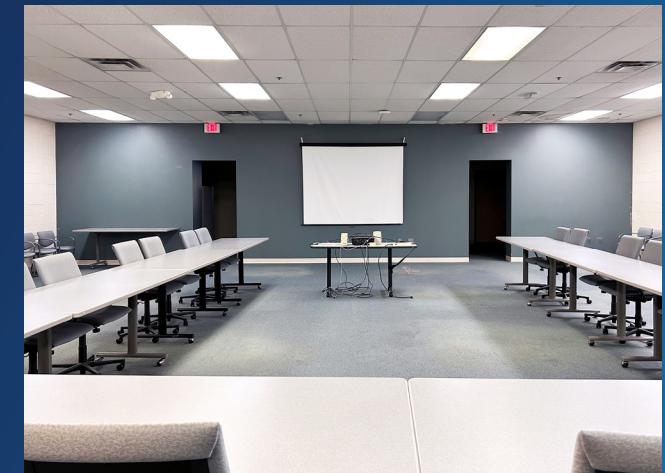


EXTERIOR PHOTOS



INTERIOR PHOTOS

Photos represent previous tenant's configuration.



SELECT AMENITIES

TRANSIT STOPS

● RETAIL

- 1 Whole Foods
- 2 Briarwood Mall
- 3 Costco

● RESTAURANTS

- 4 Anna's House
- 5 Mediterrano
- 6 Sweetwaters Coffee & Tea
- 7 Texas de Brazil
- 8 California Pizza Kitchen
- 9 Zingerman's
- 10 Black Rock

● HOTELS

- 11 Homewood Suites
- 12 Extended Stay America
- 13 Courtyard by Marriott
- 14 Sheraton
- 15 Hyatt Place
- 16 Hilton Garden Inn
- 17 Staybridge Suites



GROWING SOUTHSIDE

Ann Arbor's Southside is experiencing a surge of development and growth.



SOUTHSIDE BIZ

- Neighborhood beautification
- Wayfinding and welcome signage
- Landscaping and public art

WOLVERINE TOWER

- 52-year-old U-M structure
- Set for demolition in 2026
- Site to be redeveloped for use by Michigan Medicine

ARBOR SOUTH

- 1,000+ residential units
- A 150-room hotel
- 93,500 sf of commercial space

SARTORIUS

- \$100M facility opened in 2024
- 130,000 sf bioanalytics manufacturing center
- LEED gold certified, solar-powered

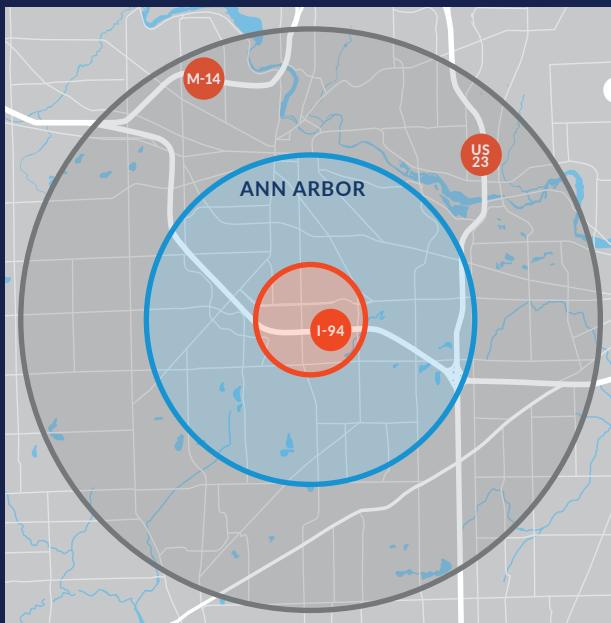
ANN ARBOR REGION

Located just 45 miles west of Detroit, Ann Arbor is celebrated for its world class education, vibrant downtown, and rich cultural scene. The city boasts a diverse array of art, award-winning restaurants, and outdoor activities. Ann Arbor is an urban business hub with a reputation for outstanding quality of life and a thriving innovation ecosystem.

Home to the University of Michigan, a world-renowned institution with a student body of 53,000, Ann Arbor offers an unparalleled blend of academic excellence and dynamic campus culture. The presence of the university contributes to a highly skilled and diverse talent pool.

Supported by a steady stream of STEM graduates, Ann Arbor's business base is focused on technology and engineering. The city is a leader in advanced industries such as automotive, information technology, biotech and life sciences, advanced manufacturing, and research and development. Additionally, the region is recognized for its exceptional healthcare systems, including Michigan Medicine, Trinity Health St. Joseph Mercy Ann Arbor, and the VA Ann Arbor Healthcare System.

Ann Arbor boasts a strong economic environment due to its diverse mix of industries, startup culture, and heavy concentration of local businesses.



DEMOGRAPHICS

POPULATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,703	78,834	179,149
Average Age	31.8	32.1	32.7
Total Households	3,684	30,948	69,994
Number of Persons Per Household	2.1	2.5	2.6
Average Household Income	\$ 60,525	\$ 79,904	\$ 79,099
Average House Value	\$ 117,144	\$ 322,214	\$ 318,144

DOWNTOWN ANN ARBOR

Just minutes away from 700 KMS Place, the historic, vibrant, and eclectic downtown area is home to:

- ▶ 100+ unique shops
- ▶ 200+ cafes, restaurants and bars
- ▶ 50+ museums and cultural attractions

Highlights of the downtown Ann Arbor area include the University of Michigan Museum of Natural History, the historic Michigan Theater, the Ann Arbor Hands-On Museum, and Zingerman's Deli.

ANN ARBOR ACCOLADES

Ann Arbor is frequently recognized for its one-of-a-kind culture and livability. In 2025 U.S. News and World Report ranked Ann Arbor as:

- ▶ The best place to live in Michigan
- ▶ #1 most educated city in America
- ▶ The best quality of life in the U.S.
- ▶ #7 startup city in America





CONTACT & QUESTIONS

Contact Karen O'Neil with questions
and to schedule a tour.

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