

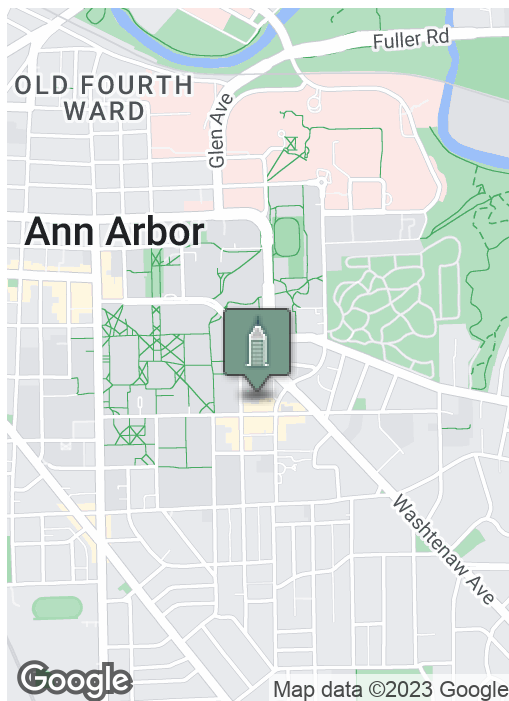
New Construction Downtown Retail/Office Space

1215 S. UNIVERSITY, ANN ARBOR, MI 48104



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FOR LEASE



SUMMARY

Available SF:	6,000 - 12,000 SF
Average Floor Size:	3,000 SF
Zoning:	D1
Lease Rate:	\$45.00 SF/yr NNN

PROPERTY HIGHLIGHTS

- New Construction - Retail or Office Space
- High visibility on South University on the U of M campus
- Exceptional foot traffic
- Next to South University Towers
- Adjacent to many Downtown Ann Arbor businesses, retail, restaurant and banks.
- Parking available: municipal lots and streets

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

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PROPERTY OVERVIEW

Retail or office space for lease. From 6,000 sq. ft. up to 12,000 sq. ft. - Available for occupancy October 2017. Next to South University Towers. Exceptional foot traffic. Street and S. Forest structure parking.

LOCATION OVERVIEW

New downtown/campus construction on S. University in the heart of the University of Michigan campus.

AREA OVERVIEW

The Ann Arbor area is a friendly community with big-city sophistication; a world-class educational and high-tech research center nestled in a quintessential college town; a close-knit community of charming neighborhoods with a rich mix of cultures. The Ann Arbor campus has plenty to inspire and entertain.

Ranked as the #2 Best College Town in America, Ann Arbor and the University of Michigan go together like Maize and Blue! With more than 43,000 undergrad and graduate students, campus life is interwoven with city life. Although geographically small, the area is perhaps most renowned for its entertainment, athletics, cultural offerings, dining experiences and nightlife.

On almost any given weekend, a visit to Ann Arbor will coincide with one of the many festivals and special events hosted in Ann Arbor. Two of the most recognizable traditions are the Ann Arbor Art Fair and University of Michigan football. Every July, the award-winning Ann Arbor Art Fair transforms the downtown streets into an art gallery featuring thousands of juried artists. In the fall, each football Saturday brings more than 100,000 people to town for tailgating and fill "The Big House" to watch the University of Michigan Wolverines. In the winter, holiday light festivals and the Ann Arbor Folk Festival are always crowd pleasers. April brings the thaw and a weekend unlike any other as we celebrate whimsy during FoolMoon and FestiFools.

Described as an urban oasis, the Ann Arbor area is also the perfect four season destination for outdoor enthusiasts. You'll discover golf courses, trails groomed for hiking and cross-country skiing, some of the best canoeing and kayaking in southeastern Michigan along the twelfth nationally recognized water trail — the Huron River



ZONING OVERVIEW

5:10.19. - D1 and D2 downtown districts.

(1) Intent. These districts, in coordination with the downtown character overlay zoning districts, are designed to support the downtown as the city's traditional center. The downtown serves both the region and local residents as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and a compatible and attractive mix of historic and contemporary building design. Development in these districts is designed to be accessible by a variety of modes of transportation.

(a) D1 - Downtown Core District. This district is intended to contain the downtown's greatest concentration of development and serves as a focus for intensive pedestrian use. This district is appropriate for high-density mixed residential, office and commercial development.

(b) D2 - Downtown Interface District. This district is intended to be an area of transition between the Core and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use development.

Relationship to downtown character overlay zoning districts. The D1 and D2 downtown zoning districts shall be further regulated by the downtown character overlay zoning districts. Unless otherwise specified in this chapter, regulations identified for both the downtown district and the applicable downtown character overlay zoning district shall apply.

• 5:10.20. - Downtown character overlay zoning districts.

(1) Intent. The purpose of these overlay zoning districts is to supplement the regulations for zoning districts in the downtown to reflect the diversity of historical and built environments within the downtown. These character overlay zoning districts account for differences in the existing street pattern, density, massing and design features that exist throughout the downtown, in addition to the intent of the city for the future development of each area.

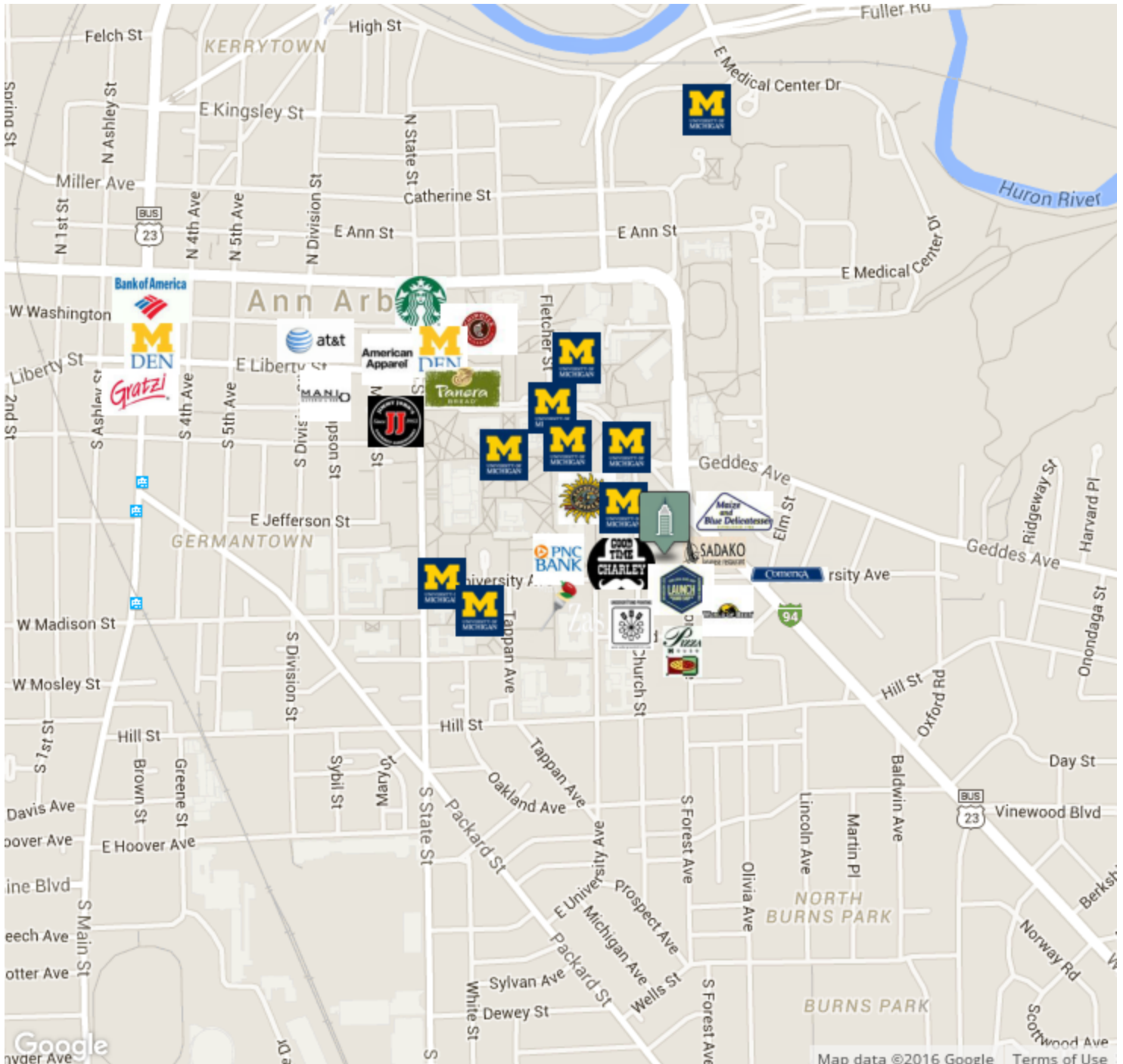
(a) South University. The South University character district lies along the southeastern edge of the University of Michigan Central Campus, which separates it from the other mixed use districts of downtown. This is an area characterized by a mix of building types and sizes, with retail uses at the street level and relatively narrow lot widths. The intent for this district is to maintain a variety in scale, with design that reflects the small-scale widths and heights of buildings in the area at the streetwall and locates taller portions toward the interior of the lot. The south university D2 character district lies just outside the DDA boundaries, adjacent to nearby residential neighborhoods. The intent for this district is to maintain a variety of small-scale commercial and retail enterprises mixed with some residential uses, minimizing the impact on nearby residential streets.

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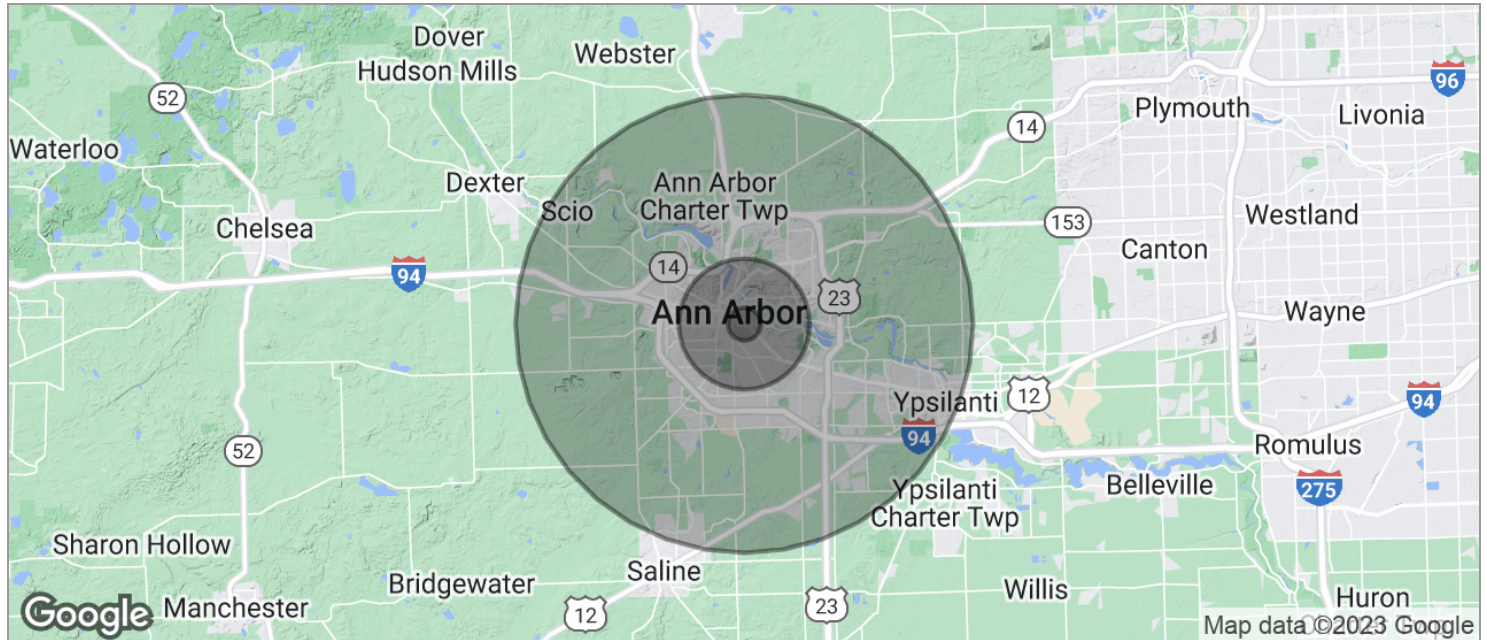
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POPULATION	0.5 MILES	2 MILES	7 MILES
TOTAL POPULATION	11,327	72,818	238,495
MEDIAN AGE	20.4	26.9	33.6
MEDIAN AGE (MALE)	20.5	26.8	33.2
MEDIAN AGE (FEMALE)	20.5	27.0	34.1
HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	7 MILES
TOTAL HOUSEHOLDS	1,871	24,574	95,377
# OF PERSONS PER HH	6.1	3.0	2.5
AVERAGE HH INCOME	\$45,010	\$67,248	\$81,429
AVERAGE HOUSE VALUE	\$452,261	\$364,719	\$317,126

* Demographic data derived from 2020 ACS - US Census

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