



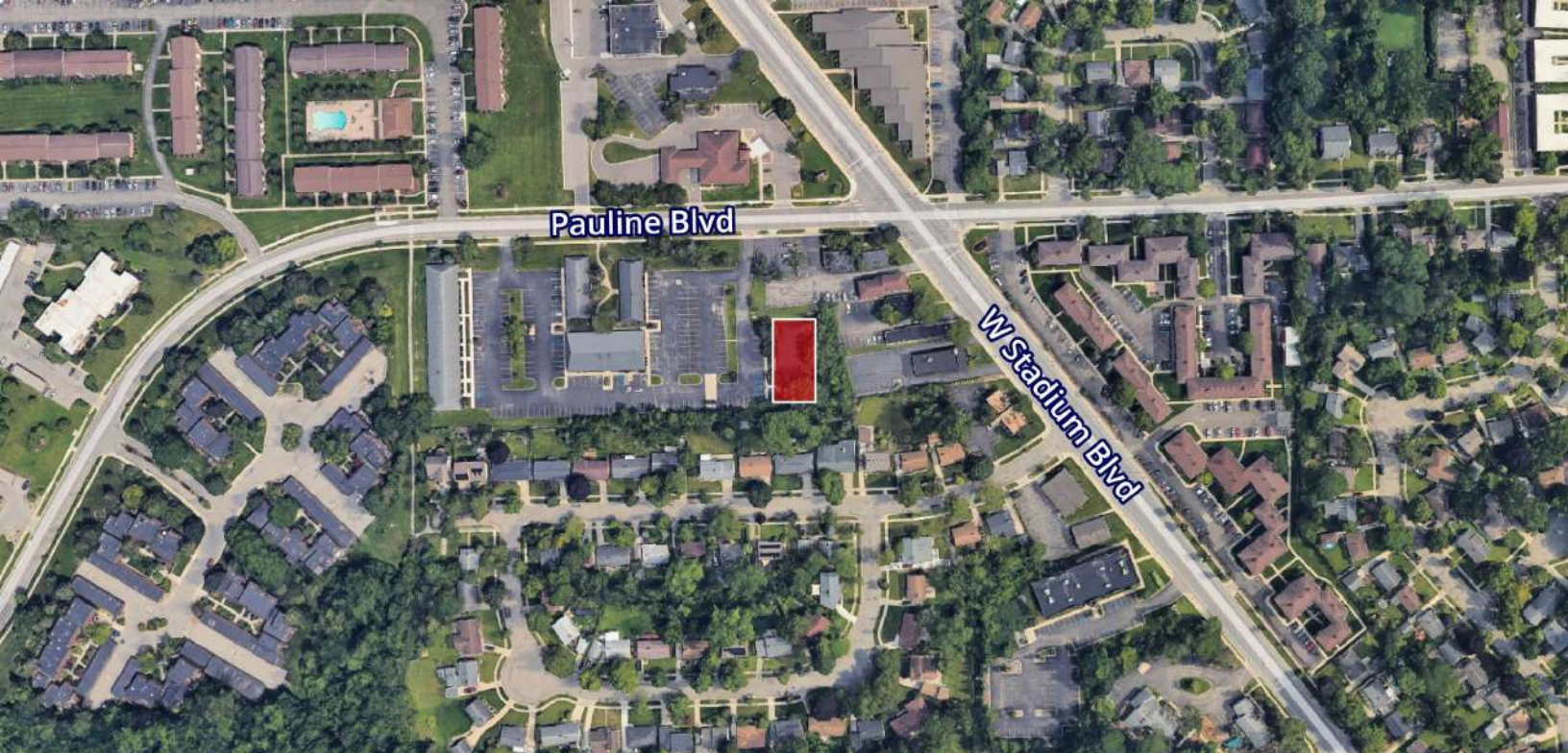
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Standalone medical office for lease



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Plug-and-Play Medical Opportunity

4,909 SF medical office available for lease on the west side of Ann Arbor. Essentially plug-and-play for a medical user, the existing clinical buildout provides an efficient foundation for a new practice with flexibility to modify the space for specific needs.

Designed for Patient Care

The space features a secure entry, large patient waiting room with reception desk, 11 exam rooms, lab area, private offices, central staff work areas with storage, kitchen/breakroom and restrooms. A full basement provides substantial additional storage. Ample on-site parking adds convenience for patients and staff.

Connected Ann Arbor Location

Easy access to W. Stadium Boulevard and I-94 provides excellent connectivity throughout Ann Arbor and the surrounding area. Convenient to downtown Ann Arbor, the University of Michigan campus and Michigan Medicine, the property is also surrounded by established residential and commercial areas and is accessible by car, bicycle and public transportation.

Local Ownership. Hands-On Management

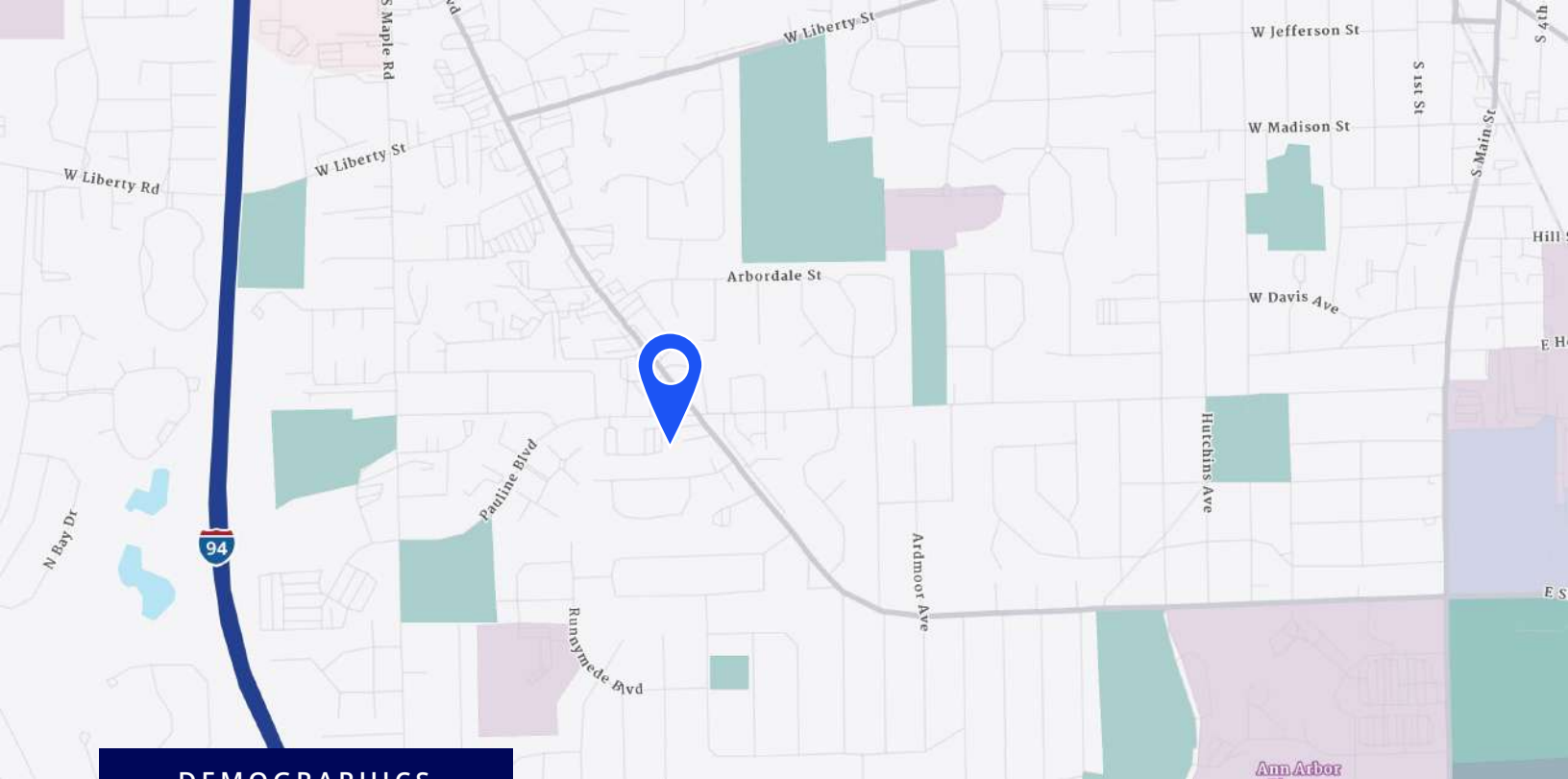
Locally owned and professionally managed, with the owner's own maintenance staff providing hands-on support. Tenants benefit from accessible local ownership and a dedicated team familiar with the property.

Lease Rate

\$28.00 PSF







DEMOGRAPHICS 3 MILE RADIUS

Population	98,152
Median age	36
Estimated # of households	38,887
Families	16,031
Median household Income	\$91,718
Median home value	\$465,272
Average health care expenditures per household	\$8,657

Within a 3-mile radius, the surrounding demographics support a strong market for medical and healthcare services. A substantial residential base, healthy household incomes, established home values and meaningful healthcare spending provide a favorable foundation for practices seeking to serve families, working-age residents and the broader Ann Arbor community.

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