

# Office / Medical / Service Condo - End Unit

510 S Maple, Ann Arbor, MI 48103



## FOR SALE & LEASE



### OFFERING SUMMARY

Sale Price:	\$975,000
Lease Rate:	\$21.50 SF/yr Plus Utilities
Available SF:	1,625 - 4,258 SF
Zoning:	C3 (Fringe Commercial)

### PROPERTY HIGHLIGHTS

- Prime location on Maple Road between W Liberty and Stadium
- End-unit office/medical/service space with exceptional visibility
- Ample free on-site parking
- Landlord willing to subdivide; minimum suite size of 1,625 SF
- 15-20 private offices with conference rooms
- Reception area
- Two ADA-compliant restrooms

### Jeff Evans

734.926.0222

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### PROPERTY DESCRIPTION

This well-maintained office/medical/service unit is available for sale or lease in a prime location just minutes from downtown Ann Arbor. Situated between Liberty and Stadium on Maple, this end-unit office space offers exceptional visibility and convenience with free on-site parking. The unit is ideal for businesses seeking a professional space with an abundance of private offices and a range of amenities to support productivity and client interactions.

#### Key Features:

**Private Offices:** 15-20 private offices, perfect for a variety of team sizes or individual workspaces

**Conference Rooms:** Features both large and smaller conference rooms, providing flexible meeting and collaboration spaces

**Reception Area:** A spacious entry reception area with a vestibule for added convenience and privacy

**Restrooms:** Two ADA-compliant restrooms to accommodate visitors and staff

**Kitchenette:** Large kitchenette for employee use, fully equipped for meal prep and breaks

**Windows:** End-unit location with abundant natural light from numerous windows throughout

**Parking:** Free on-site parking, easy access in and out

#### Location Highlights:

High visibility on Maple Road, located between Liberty and Stadium.

Close proximity to downtown Ann Arbor, making it ideal for businesses that need easy access to the city's amenities while offering a quiet and professional space.

Whether you're looking to expand or relocate your business, this office unit offers flexibility, ample space, and an excellent location in the vibrant West Ann Arbor area.

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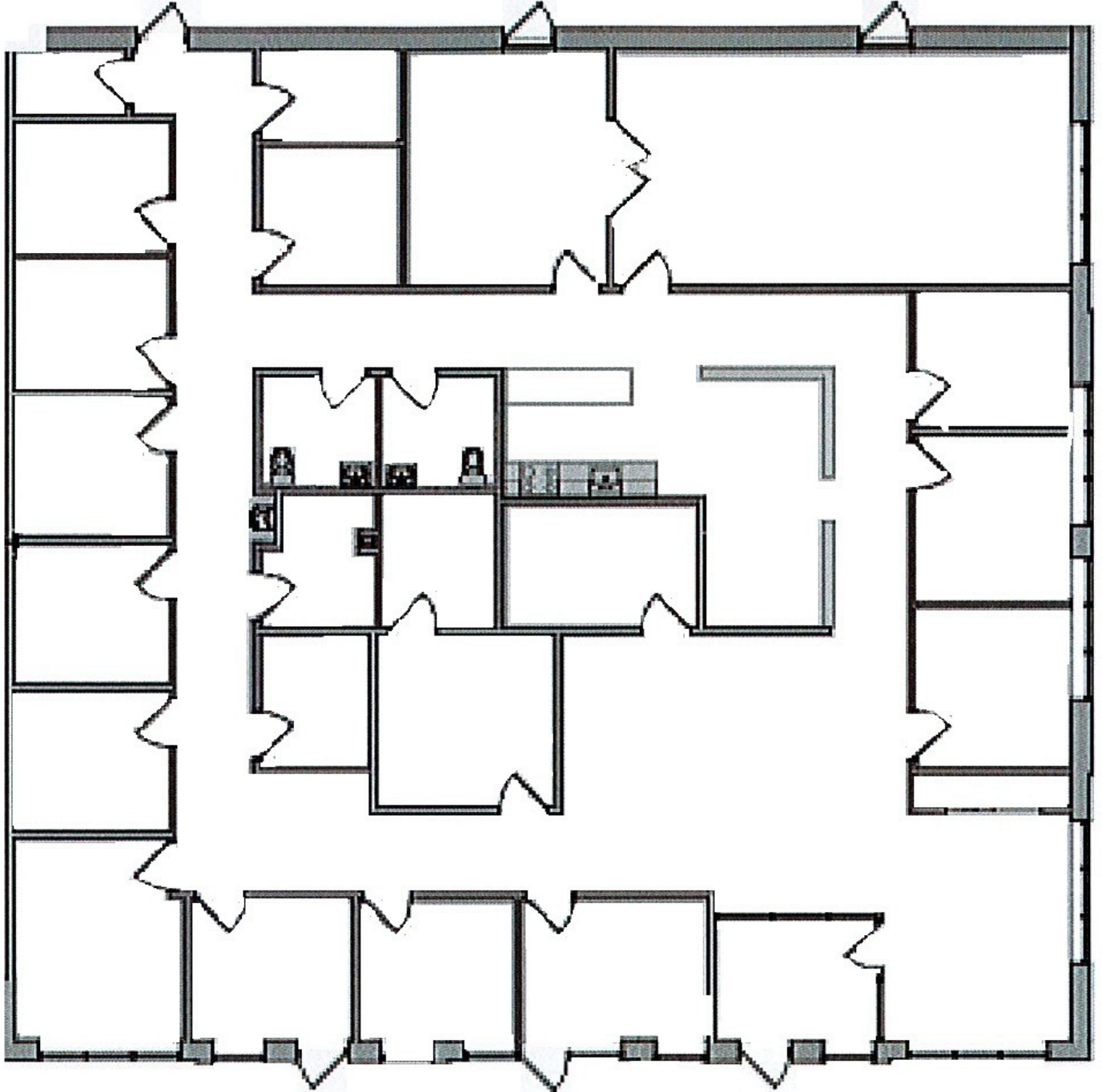


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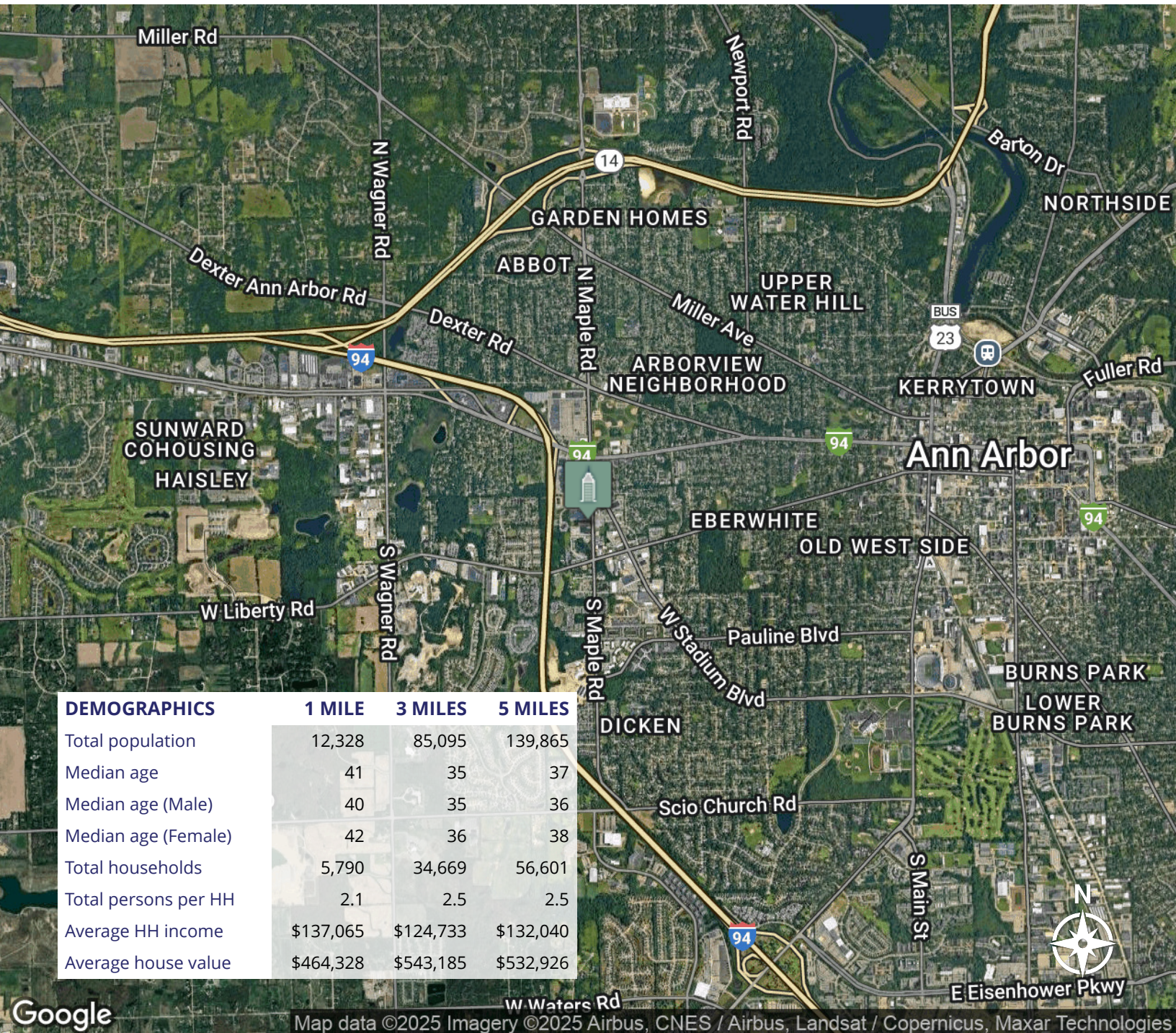


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