



**SIGNATURE
ASSOCIATES**
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Office For Sale or Lease

Property Name: Cahoots Building
Location: 206 E. Huron Street
City, State: Ann Arbor, MI
Cross Streets: 4th Avenue
County: Washtenaw

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 24,000	Total Available Sq. Ft.: 24,000	Class: A
Typical Floor Plate: 5,822	Min / Max Cont. Sq. Ft.: 5,604 / 24,000	No. of Floors: 2

PROPERTY INFORMATION

Zoning: C2B-R	Parking: 8 - Surface
Exterior Construction: Masonry	Power: 1200 Amps, 120 Volts
Structural System: N/A	Security Systems: Yes
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: Yes
Air-Conditioning: Yes	Delivery Area: Yes
Ceiling Height: N/A	Date Available: Immediate
Year Built: 1858 (Retrofit: 2015)	Acreage: 0.58

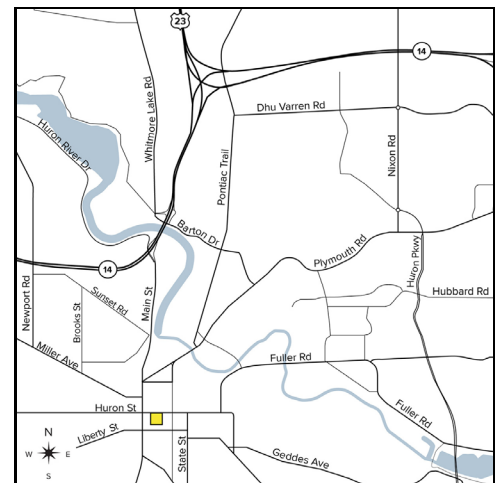
Current Tenants:

PRICING INFORMATION

Lease Rate: \$30.00 NNN	Rentable/Usable: N/A	Lease Term: 5 Year Min
Sale Price: \$9,984,000 (\$416.00/sqft)	Total Taxes: \$151,0606.59 (2025)	Impr Allowance: N/A
Options: N/A	Parcel #: 09-29-127-053	Deposit: N/A

Tenant Responsibility:

Comments: The building offers 5,604 to 24,000 SF of flexible space, including executive and private offices, open workspaces and room for a custom build-out. Completed in 2015, the premium build-out features 400 CAT6 drops, a UniFi network with 14 switches, 28 Wi-Fi access points, electronic access control and 35 surveillance cameras. Amenities include a fitness center with locker rooms, showers, laundry, saun & steam room; kitchen; event space; and coffee shop. Rooftop build-out preparations are complete, with plans for a private rooftop space. Conveniently located near downtown restaurants, retail, entertainment and parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.