

CORPORATE TECH OFFICE FOR SALE OR LEASE

24,000 SQUARE FEET AVAILABLE

PLUG & PLAY MOVE-IN READY HQ IN DOWNTOWN ANN ARBOR

LEASE RATE: $30/SF | SALE PRICE: $9,984,000 ($416/SF)

206 E. HURON STREET

ANN ARBOR, MI

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SIGNATURE ASSOCIATES
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PROPERTY OVERVIEW

Offered at $9,984,000, or for lease at $30.00/SF NNN, 206 E Huron Street is a rare chance to secure a turnkey corporate headquarters or satellite office in the heart of downtown Ann Arbor, one of the Midwest's leading hubs for technology, research and innovation. Steps from the University of Michigan's Central Campus, the building puts startups and established tech companies with Ann Arbor ties next to one of the nation's top engineering programs and a steady pipeline of engineering, computer science and research talent.

Completed in 2015, the premium build-out was designed for a modern tech workforce. The infrastructure is already in place: 400 hard-wired CAT6 drops, a UniFi enterprise network with 14 switches, 28 Wi-Fi access points, electronic access control throughout, and a 35-camera surveillance system. A tenant can move in, plug in and be productive on day one, without the cost and delay of rewiring a space.

The building offers 5,604 to 24,000 SF with flexible options: the East Building (10,782 SF), the West Building (5,604 SF), or the entire second floor (10,816 SF). Executive and private offices, modern open workspaces and room for a custom build-out let a growing team scale in place.

The amenities give a company a real edge in recruiting and keeping talent. They include a fully equipped fitness center with locker rooms, showers, laundry room, a sauna, and steam room; a large second-floor kitchen; first-floor event space for meetups, demo days and team gatherings; and a coffee shop included with the sale of the building. Prep work is complete for a rooftop build-out, with existing plans available, giving a buyer the chance to create one of downtown Ann Arbor's few private rooftop spaces.

With immediate access to downtown's restaurants, retail, entertainment and parking, a premier location, and a move-in-ready technology backbone, 206 E Huron is a strong opportunity for an owner-user or a tenant looking to plant its flag in Ann Arbor's innovation economy.

The property also features a rich commercial history dating to 1858, the original brick building housed various local businesses, including Jacob Haller’s jewelry store, Washtenaw Post-Tribune newspaper office, and Kleinschmidt insurance agency. The property also represents Ann Arbor’s longstanding retail traditions, including locally operated markets such as Quality Market and nearby Eschelbach’s Market.

Additional property information is available to qualified parties upon request. For more information, contact Mark Woods, Drake Filippis or Jane Borenstein at Signature Associates.



PROPERTY FEATURES



5,604 - 24,000
SQUARE FEET AVAILABLE

- Multiple Leasing Options Available

  OPTION ONE: Entire Building
  24,000 Square Feet Available
  (FURNISHINGS AVAILABLE)
  OPTION TWO: East Building
  10,782 Square Feet Available
  OPTION THREE: West Building
  5,604 Square Feet Available
  OPTION FOUR: Entire Second Floor
  10,816 Square Feet Available
  (PRIVATE ACCESS TO ALL OPTIONS)

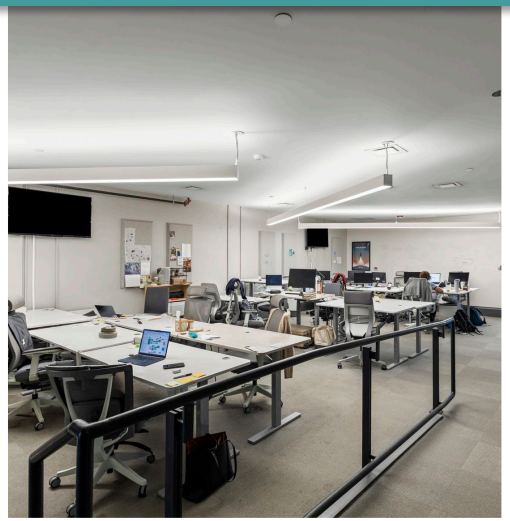
- Electronic access control throughout
- Walking distance to University of Michigan central campus
- Access to top engineering talent
- Parking options available
- Four-tier elevator access
- Comprehensive surveillance system with 35 security cameras
- Prime downtown Ann Arbor location

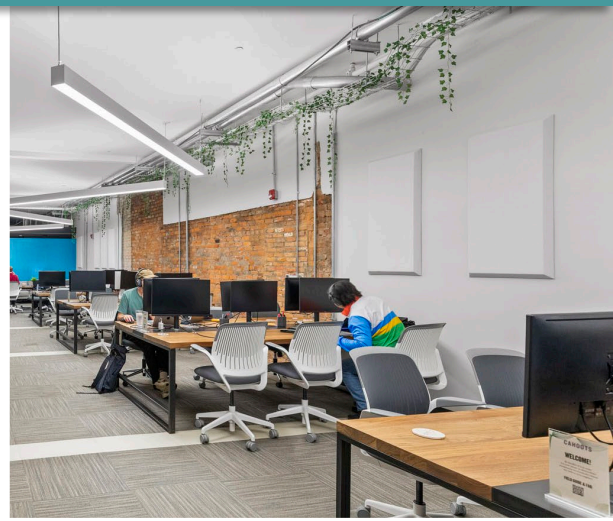
LEASE RATE: $30.00/sq. ft. NNN

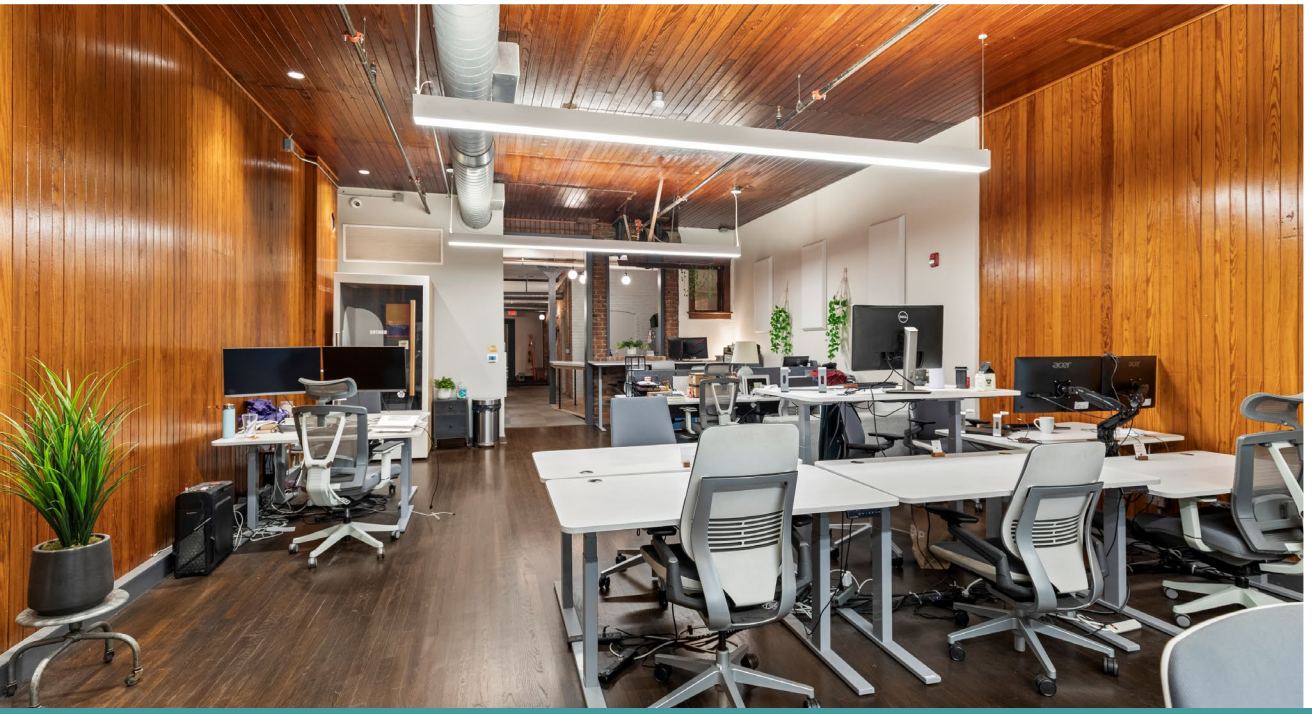
SALE PRICE: $9,984,000 ($416.00/sq. ft.)

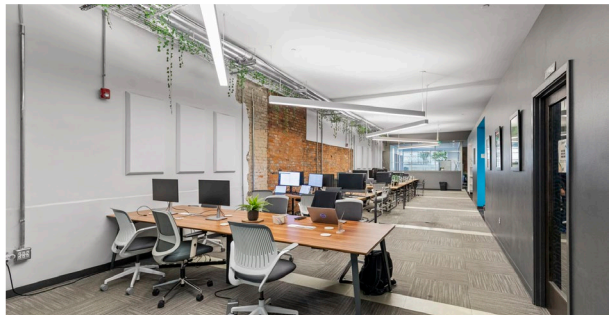
OFFICE SPACE





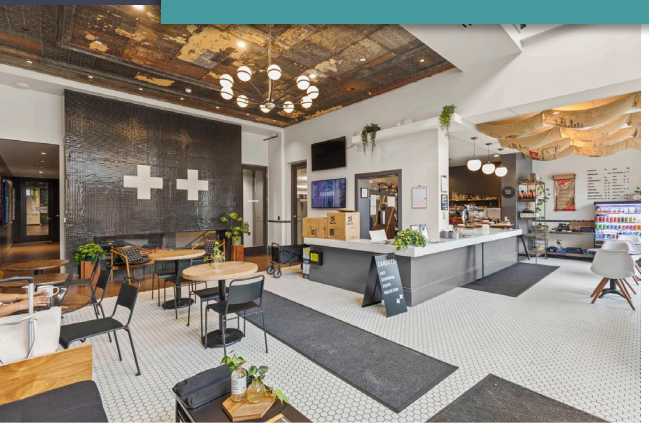


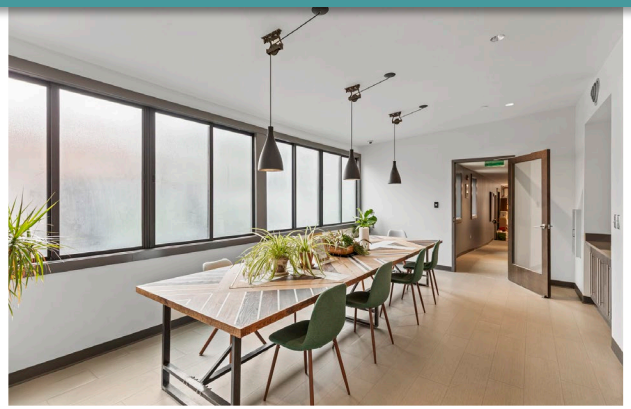


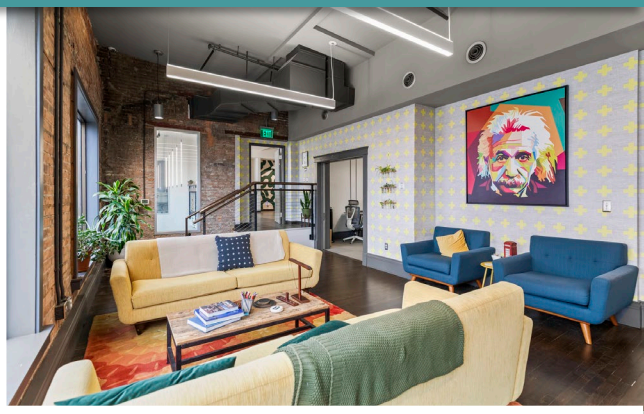


- Premier office space with flexible build out opportunities
- Executive & private offices to-suit
- Modern & creative workspaces

PROPERTY AMENITIES











- Coffee shop included with the sale of the building
- Premier first floor event space
- Fully equipped fitness area with locker room, showers, laundry room, sauna, and steam room located on the lower level
- Large full kitchen located on the second floor



ROOFTOP BUILD-OUT OPPORTUNITY

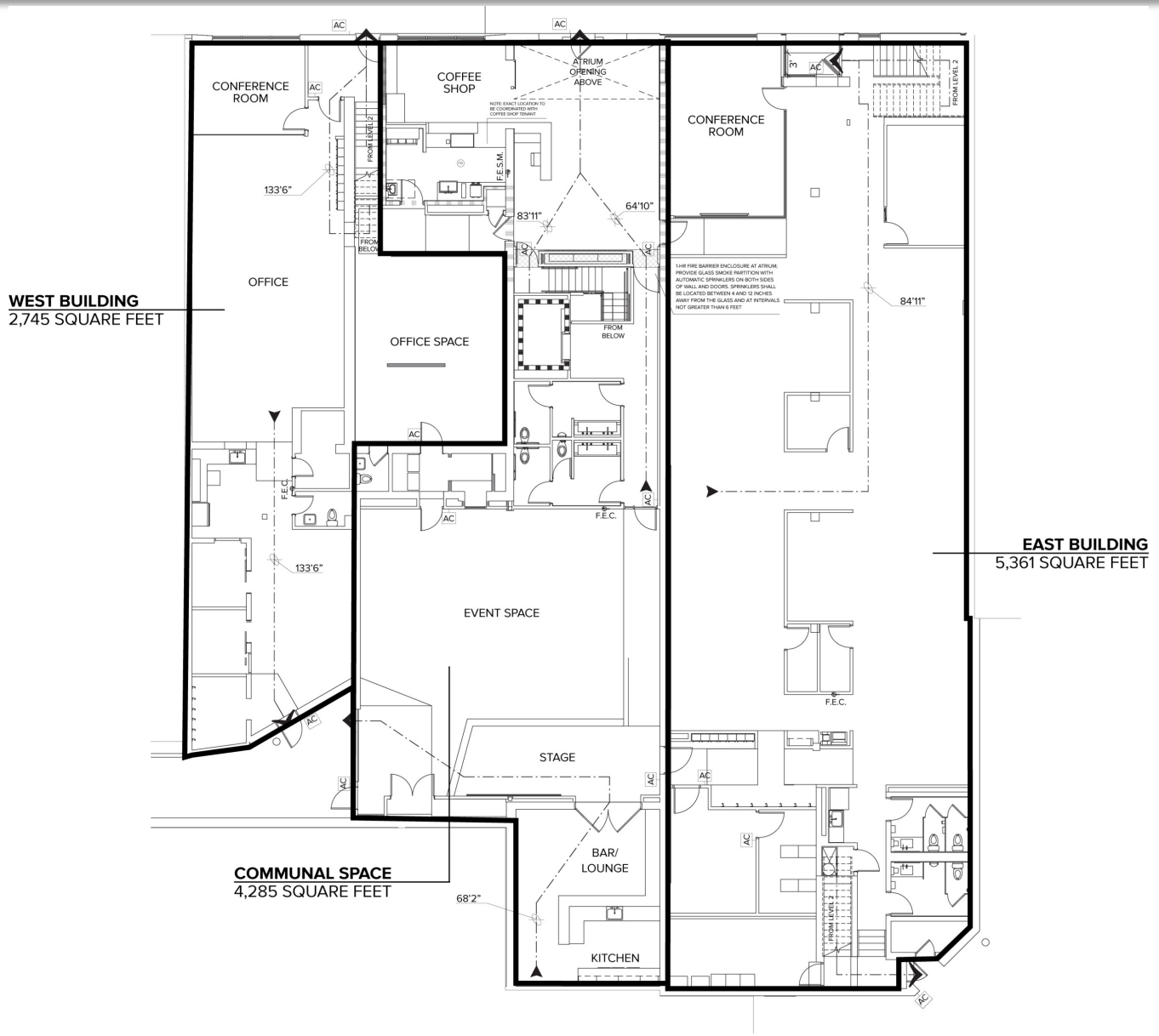
- Opportunity for a beautiful rooftop in downtown Ann Arbor
- Existing structural plans available upon request
- Steel beam prep work has been completed ready for a buyer to finish
- Make this Ann Arbor's #1 rooftop





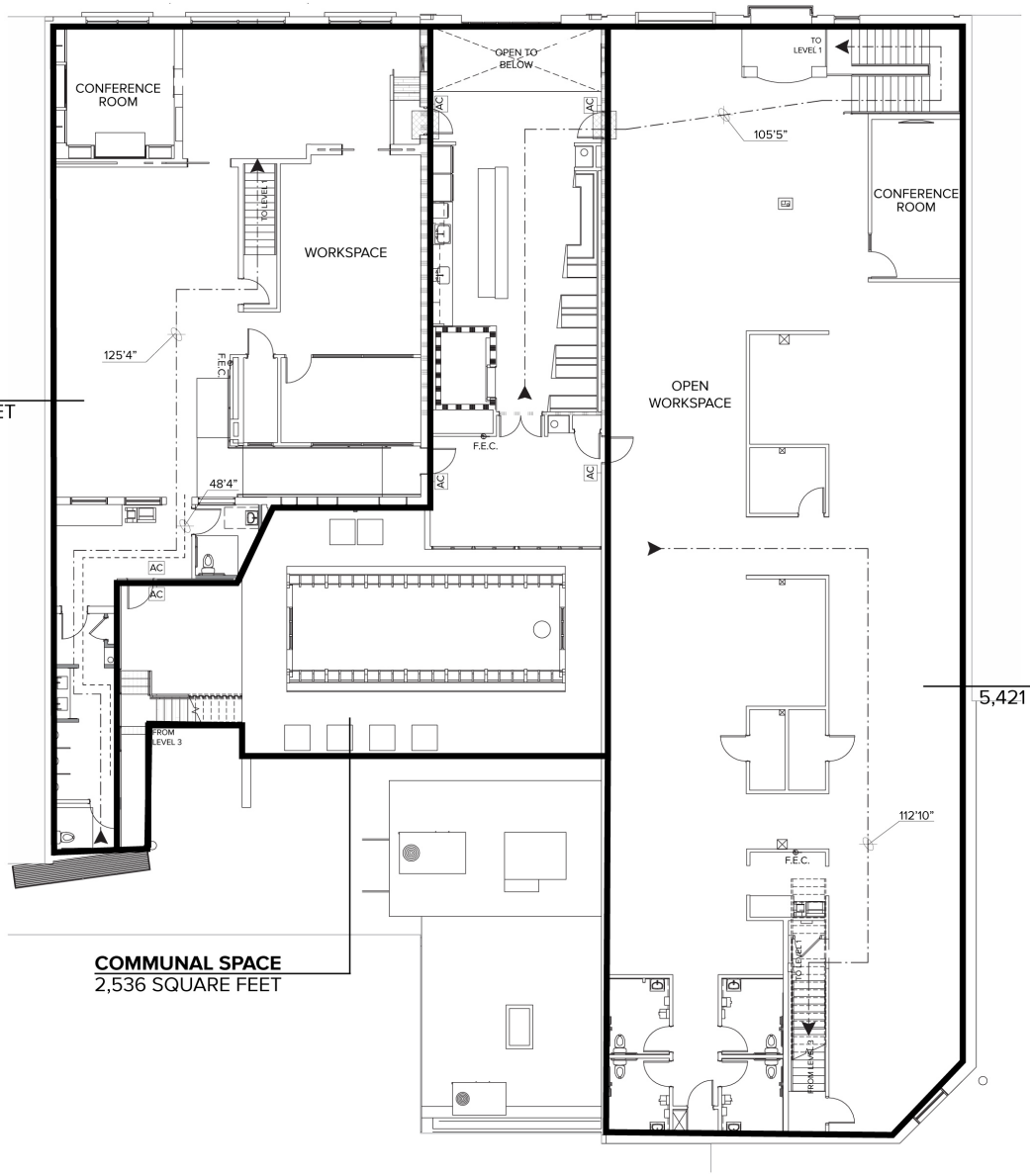


FIRST FLOOR PLAN



NORTH

SECOND FLOOR PLAN



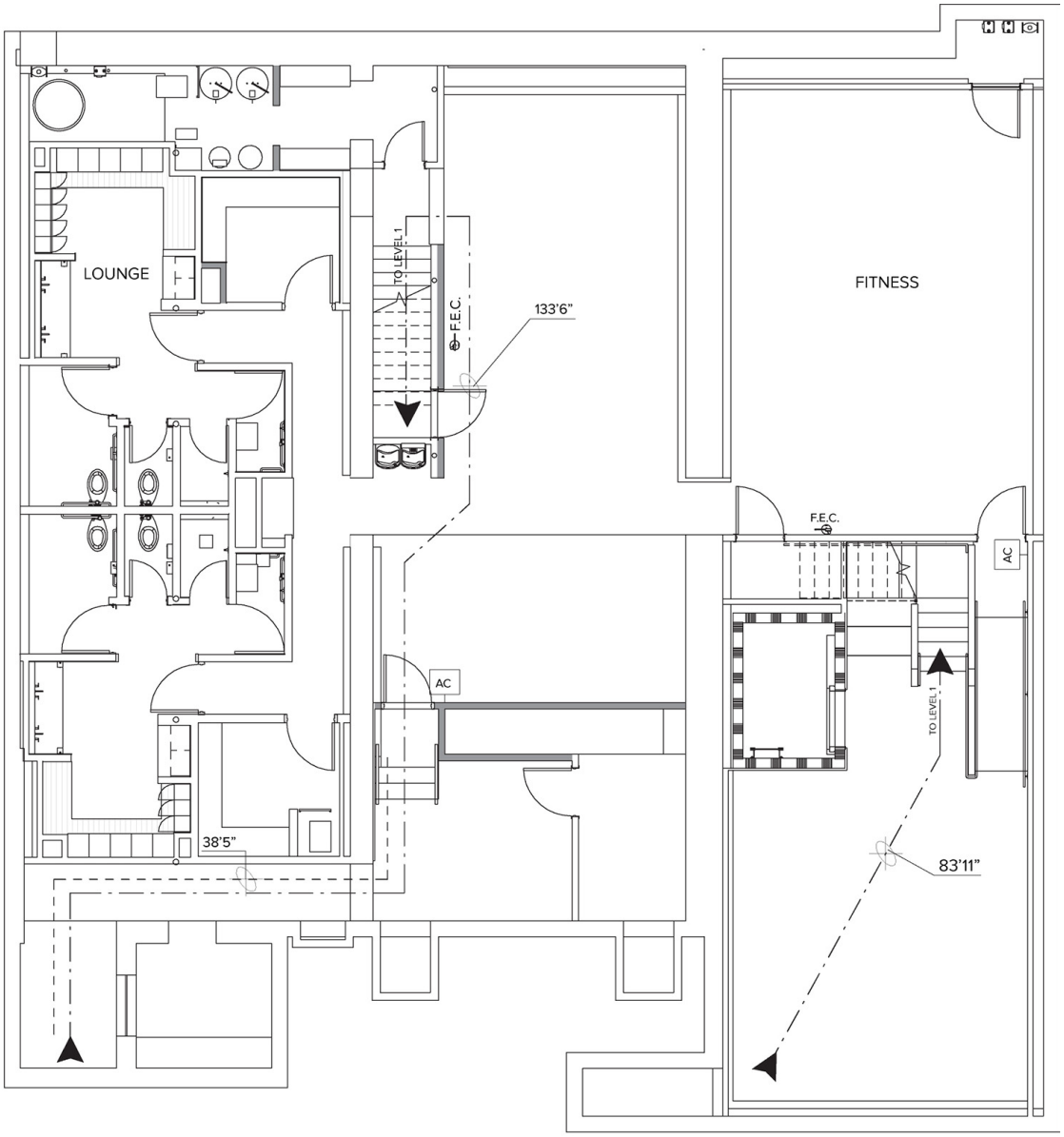
WEST BUILDING
2,859 SQUARE FEET

EAST BUILDING
5,421 SQUARE FEET

COMMUNAL SPACE
2,536 SQUARE FEET

NORTH

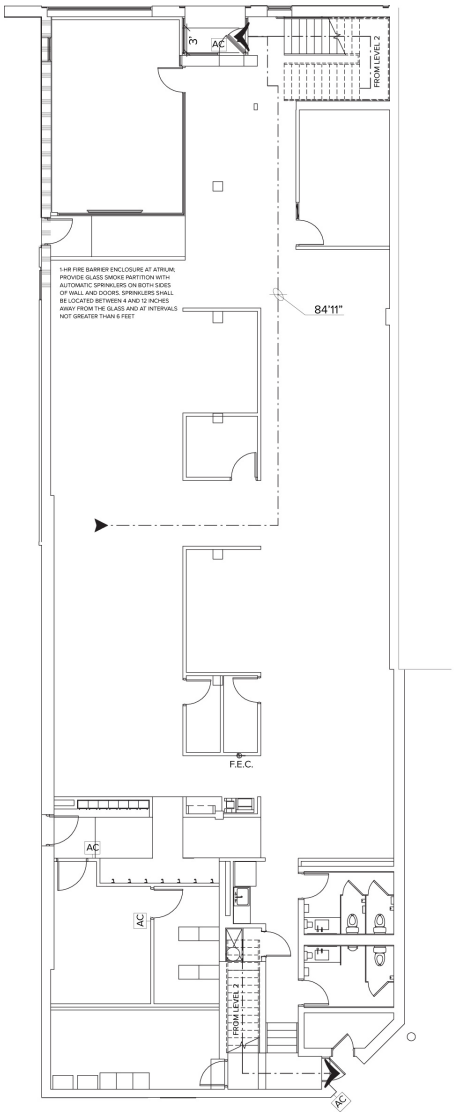
LOWER-LEVEL FLOOR PLAN



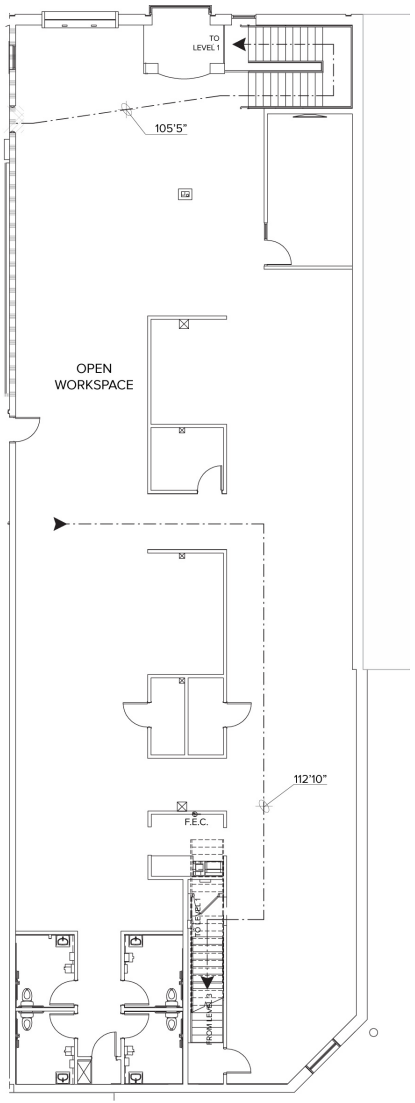
NORTH

OPTION 2: EAST BUILDING 10,782 SF

FIRST FLOOR – 5,361 SF



SECOND FLOOR – 5,421 SF



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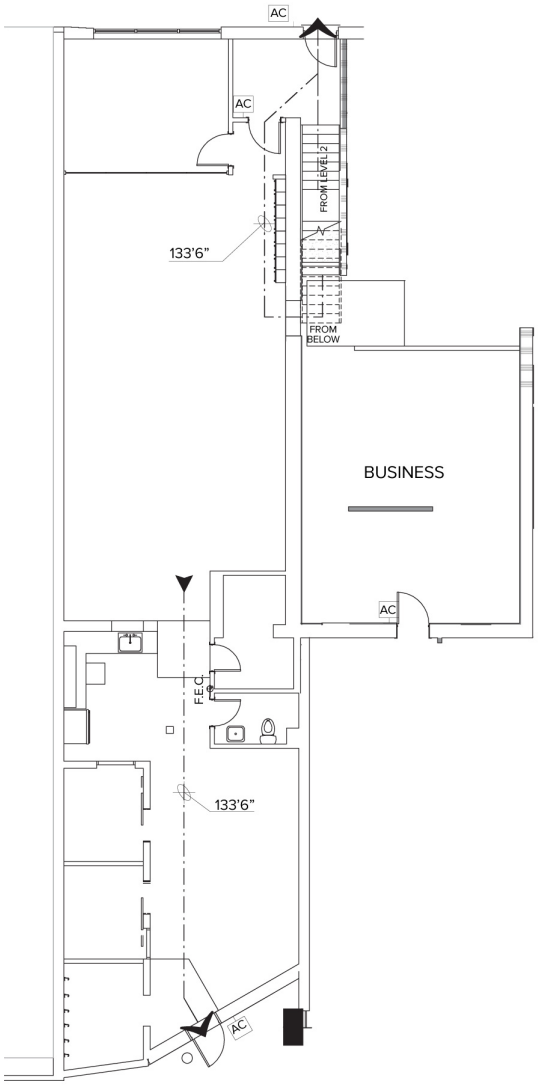
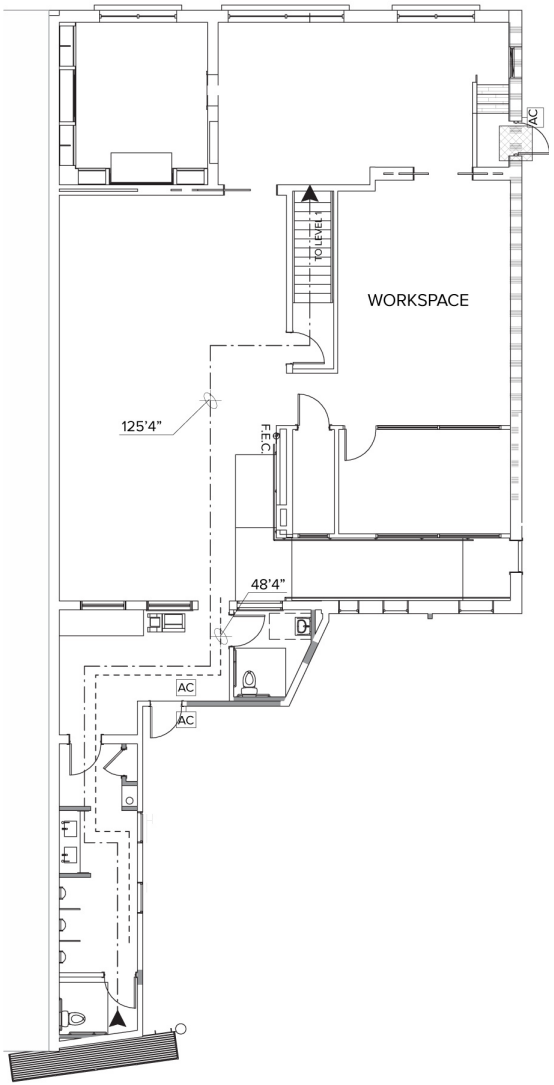
OPTION 3: WEST BUILDING 5,604 SF

FIRST FLOOR – 2,745 SF



SECOND FLOOR – 2,859 SF



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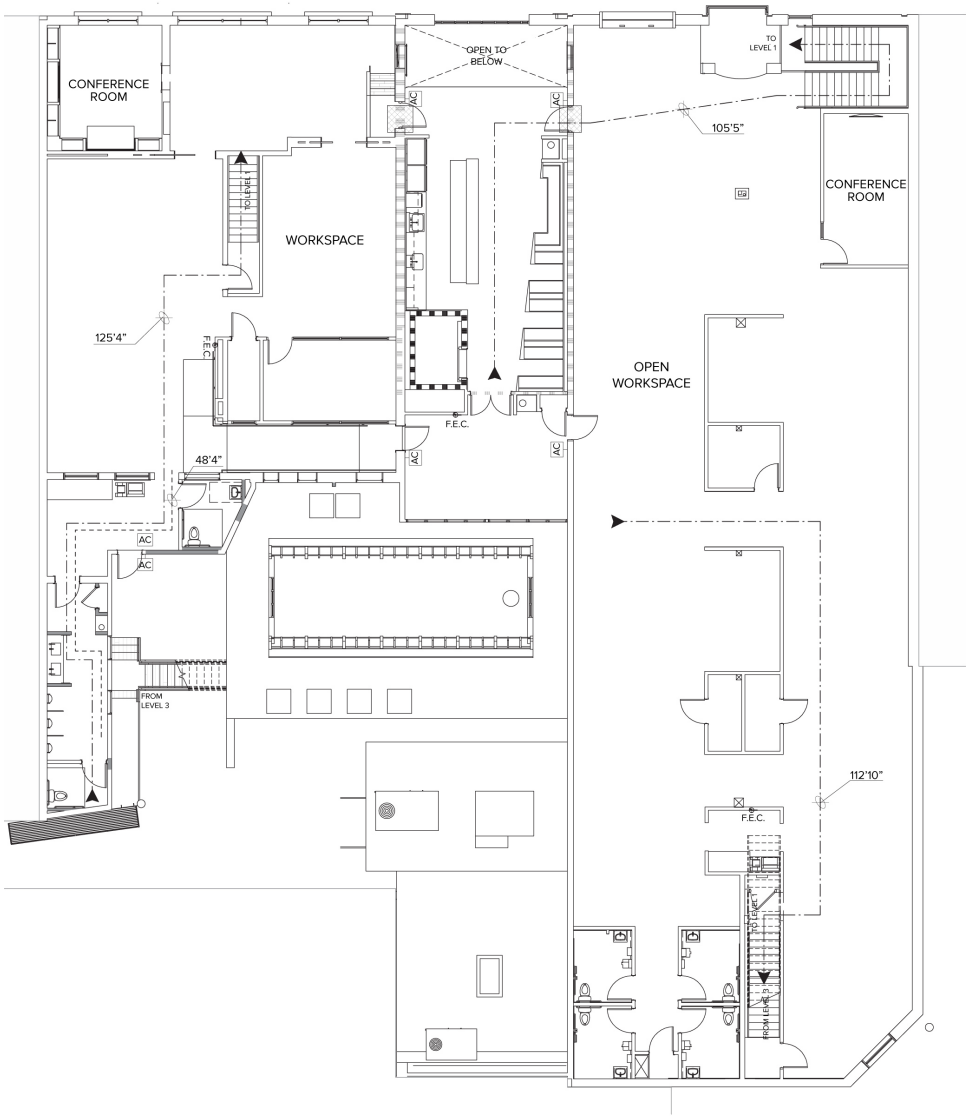
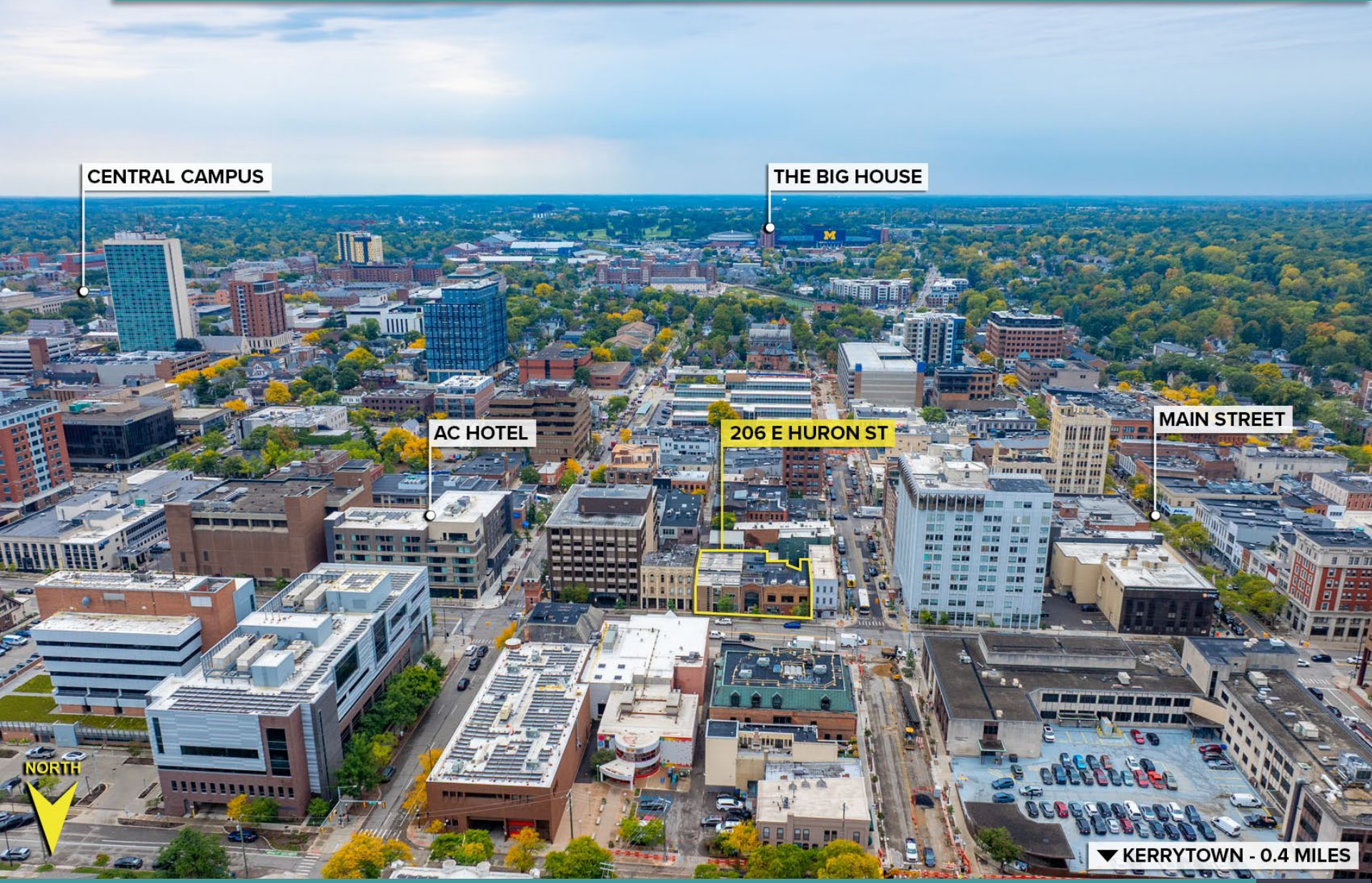
OPTION 4: ENTIRE SECOND FLOOR

ENTIRE SECOND FLOOR – 10,816 SF

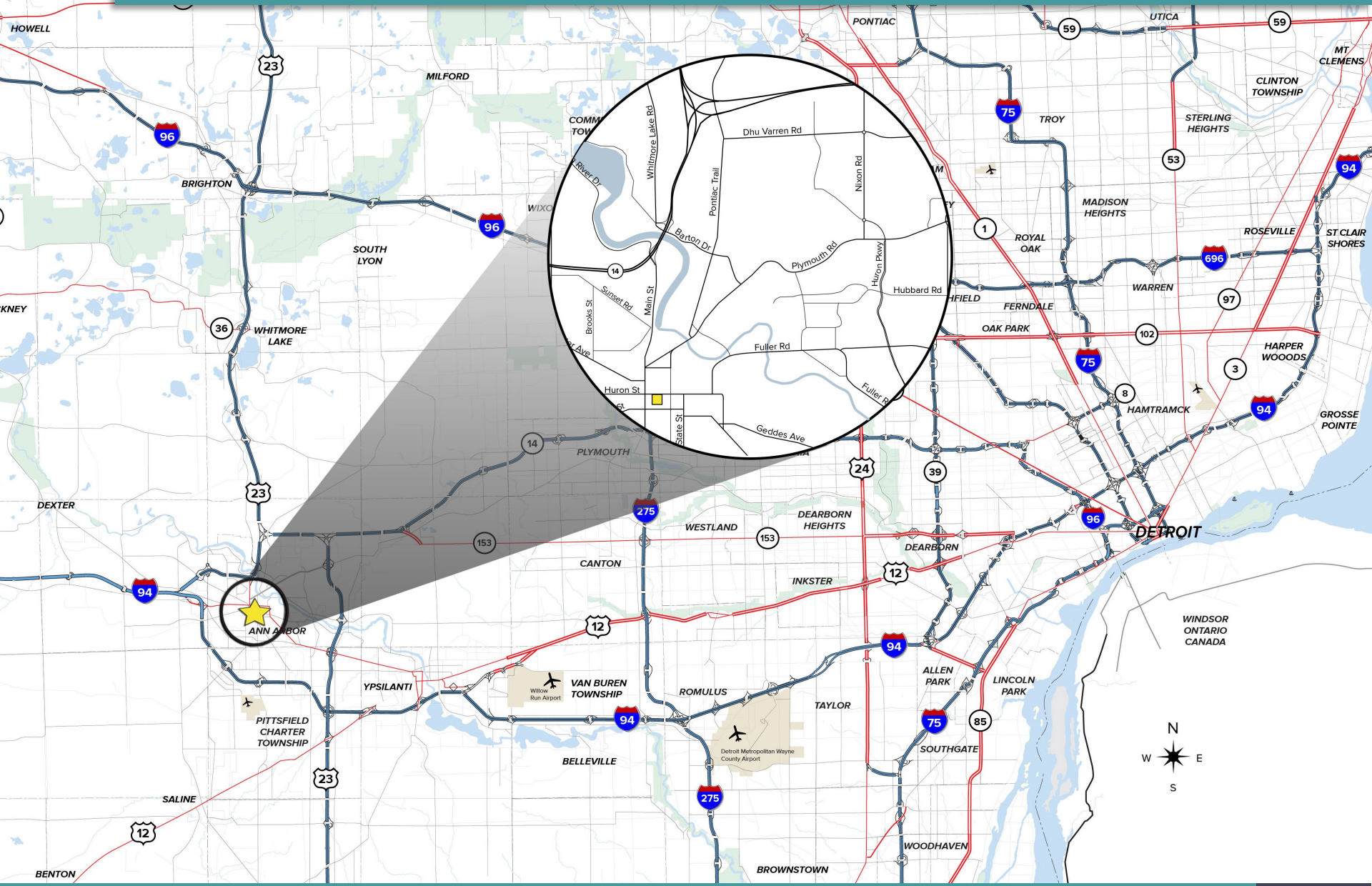


NORTH

AERIAL VIEW


CENTRAL CAMPUS
THE BIG HOUSE
AC HOTEL
206 E HURON ST
MAIN STREET
NORTH
KERRYTOWN - 0.4 MILES

AREA MAP


HOWELL
MILFORD
PONTIAC
UTICA
MT CLEMENS
CLINTON TOWNSHIP
STERLING HEIGHTS
TROY
MADISON HEIGHTS
ROYAL OAK
ROSEVILLE
ST CLAIR SHORES
BRIGHTON
SOUTH LYON
WHITMORE LAKE
WARREN
FERNDALE
OAK PARK
HARPER WOOODS
HAMTRAMCK
GROSSE POINTE
PLYMOUTH
DEXTER
WESTLAND
DEARBORN HEIGHTS
DEARBORN
DETROIT
CANTON
INKSTER
ANN ARBOR
YPSILANTI
VAN BUREN TOWNSHIP
ROMULUS
TAYLOR
ALLEN PARK
LINCOLN PARK
SOUTHGATE
PITTSFIELD CHARTER TOWNSHIP
BELLEVILLE
SALINE
BENTON
BROWNSTOWN
WOODHAVEN
WINDSOR ONTARIO CANADA
Willow Run Airport
Detroit Metropolitan Wayne County Airport
Dhu Varren Rd
Whitmore Lake Rd
Pontiac Trail
Nixon Rd
Barton Dr
Plymouth Rd
Huron Pkwy
Hubbard Rd
Sunset Rd
Brooks St
Main St
Fuller Rd
Huron St
State St
Geddes Ave
N
W
E
S

206 E. HURON STREET

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MOVE-IN READY HEADQUARTERS



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