

Executive Suites For Lease

St. Arnold Commercial

P.O. Box 971069 Ypsilanti, MI 48197 | 800-830-7011

265 S Harris - Building B Office

265 S Harris Rd, Ypsilanti, MI, 48198

Executive Suites/Coworking For Lease

Prepared on October 17, 2023

1 of 1 Listings



Listing Details | Executive Suites For Lease

Suite	205	Rent Esc. Type	Annual Percentage
Sublease	No	Divisible	1071
Total Available Space	1,071 SF	Vacant	Yes
Min Div/Max Contig	1071/1,071 SF	Available Date	11/16/2021
Asking Rate	\$1,600 - \$1,865 Monthly	Days On Market	700 days
Lease Type	Full Service	Date Listed	11/16/2021
Expenses	-	Last Modified	10/17/2023
Lease Terms	2-5 years	Listing ID	28028070
Show Instructions	Call broker	Parking Spaces	45

Description

This 3,000 s.f. office building has been completely renovated inside and outside. The interior was removed to the exterior walls and 11 new office suites ranging in size from 180 - 378 s.f. built out inside. The suites can be leased separately or combined for up to 3,000 s.f. . There is also potential warehouse space at this property. The lease rate includes all NNN costs and utilities. 2-5 year leases are available. . Rates are reduced for longer leases.

INTERIOR - Everything in the interior is new including walls, ceiling, lights, floor covering, doors, windows, electrical and HVAC.

EXTERIOR - The exterior of the building also has a new exterior façade, new windows and doors. The parking lot was increased to provide 50% more parking for 45 cars/ New landscaping and an irrigation systems were added.

The property is in close proximity to Michigan Ave, I-94 and US-23. It is 2.5 miles from Willow Run Airport and 17 minutes from Detroit Metro Airport.

Utilities and NNN costs are included in the monthly rent. Monthly rent is the total paid each month by the tenant with a 2-5-year lease.

This space can be used as office and-or showroom and or warehouse space. The space is finished space throughout and is air conditioned. It has a (3) overhead doors and is next to a loading dock.

Property Features

Location Details

Address	265 S Harris Rd, Ypsilanti, MI, 48198	Parcels	K -11-11-271-004
Zoning	B1, OS1 + CLASS A NON-CONFORMIN...	In Opportunity Zone	Yes
Submarket	Washtenaw E of 23	Name	Airport Building A, B & C
County	Washtenaw	Nearest MSA	Ann Arbor

Building Details

Sub Type	Mixed Use	Ceiling Height	18 ft
Building Status	Existing	Dock High Doors	1
Building Size	25,800 SF	Grade Level Doors	1
Land Size	1.5 Acres / 65,340 SF	Sprinklers	-
Number of Buildings	3	In Opportunity Zone	Yes
Number of Floors	1	Water	Yes
Year Renovated	2017	Sanitary Sewer	Yes
Occupancy Type	Single Tenant	Rail Service	No
Yard	-	Rentable Space	25,800 SF
Electricity	Yes		

Owner Contact Information

Legal Owner

Not Available

True Owner

Not Available

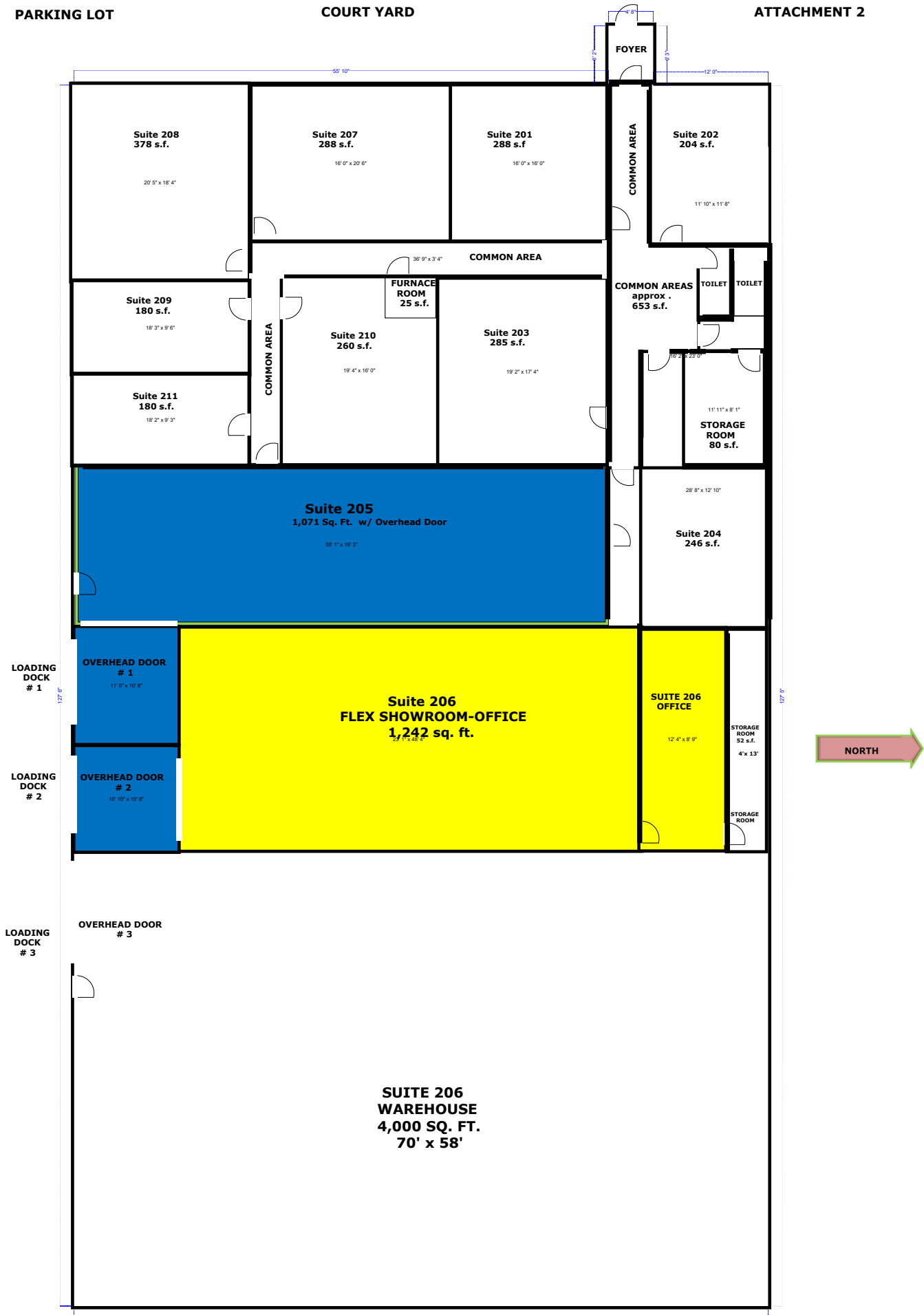
Property Listings

2 Listings | 1,071 - 10,800 SF | \$1,865 Monthly/Total

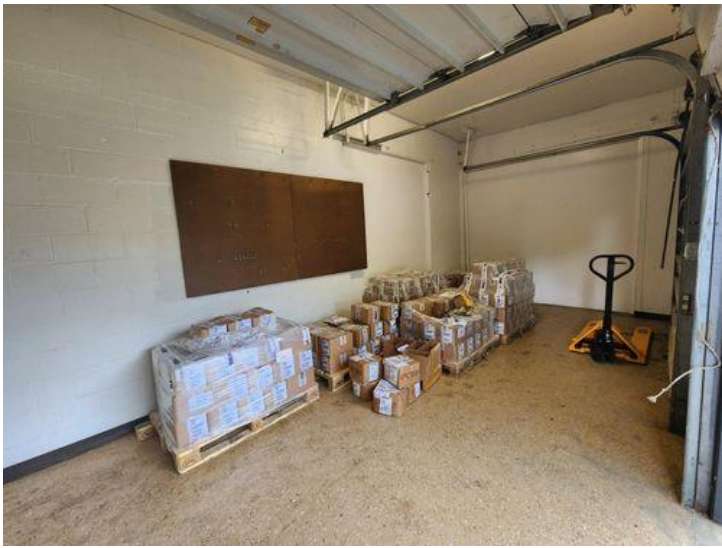
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Office Bui...	205	1,071 SF	\$1,600-\$1,865 Month Full...	11/16/2021	-	-	-	-	-/-/-
For Lease	Industrial	Airpor...	10,800 SF	\$8.95-\$10.95 Annual/SF ...	10/28/2015	9-12 ft	1 GD, 1 DH	-	-	-/-/-

Additional Photos





**265 SOUTH HARRIS ROAD
 BUILDING # B
 YPSILANTI, MICHIGAN, 48198**
 Measurements approximate to outside of wall



Contact

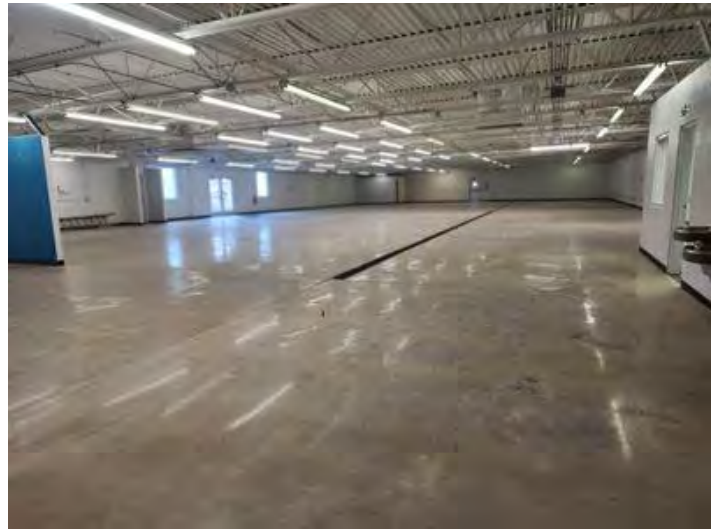


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St. Arnold Commercial



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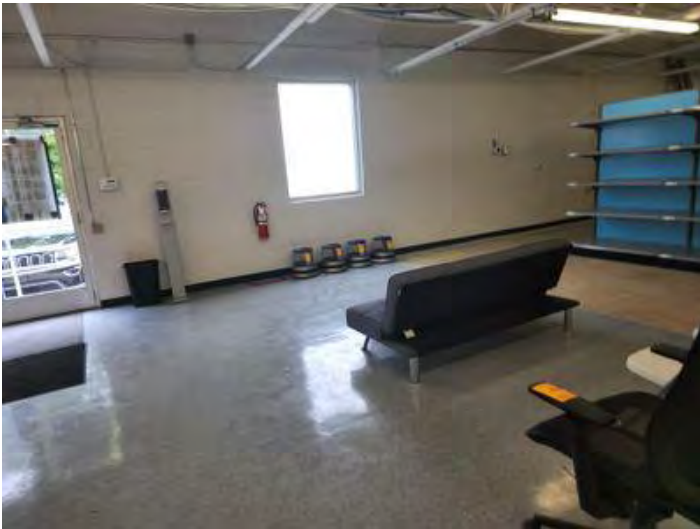
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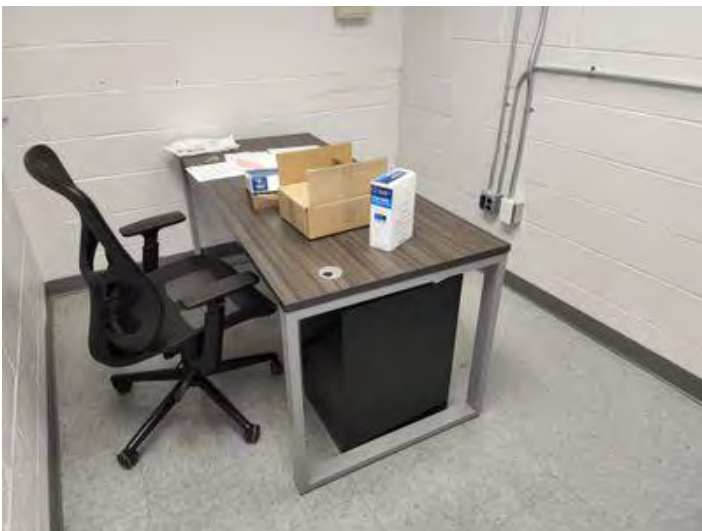
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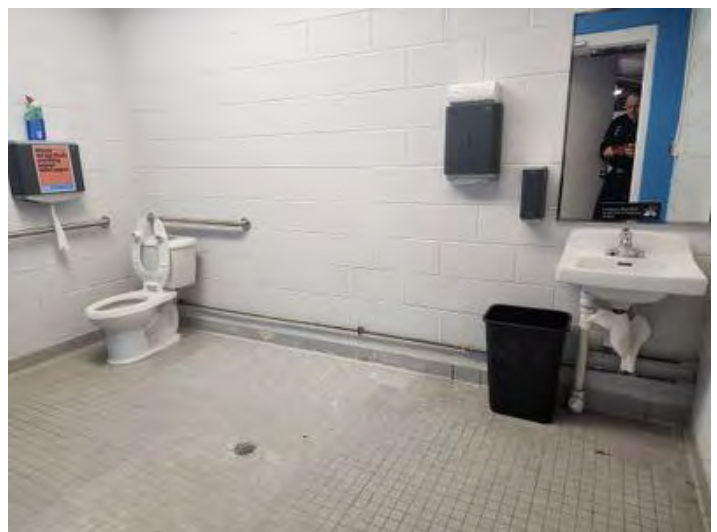
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265 S Harris Rd - Airport Building B



Ypsilanti, MI 48198 - Washtenaw E of 23 Ind Submarket
10,500 SF Available for lease with Avg Asking Rent of \$5.49/sf/yr
10,500 SF Class C Industrial Warehouse Building Built in 1994

Sale

Date Mar 2000
Sale Type Owner/User

Building

Type 2 Star Industrial Warehouse

RBA	10,500 SF	Year Built	1994
Stories	1	Tenancy	Multi
Typical Floor Class	10,500 SF C	Owner Occup	No
Docks	1 ext	Ceiling Ht	10'
Drive Ins	1 tot./10'w x 7'9"h	Columns	None
Cross Docks	None	Elevators	None
Levelators	None	Sprinklers	None
Construction	Masonry	Rail Spots	None
Building Ht	14'	Cranes	None
Truck Wells	1		

Power 550a/240v 3p

Utilities Gas - Natural, Heating, Lighting - Fluorescent, Sewer, Water

Parking 30 free Surface Spaces are available; Ratio of 2.86/1,000 SF

Taxes \$0.20/SF (2012)

Walk Score[®] Car-Dependent (47)

Transit Score[®] Some Transit (30)

Land

Land Acres	1.37 AC	Land SF	59,677 SF
Bldg FAR	0.18	Dimensions	100' x 374'

Zoning B1

Parcel 11-11-271-004

Tenants

Name	SF Occupied
NAPA Auto Parts	5,500 SF

Features

Bus Line Fenced Lot

For Lease

Smallest Space	5,500 SF	Industrial Avail	10,500 SF
Max Contiguous	10,500 SF		
# of Spaces	1		
Vacant	10,500 SF		
% Leased	0%		
Asking Rent	\$5.49/SF Triple Net		
CAM	None		

Space

Floor	SF Available	Use	Rent
E 1st	5,500 - 10,500 SF	Industrial	\$5.49/NNN

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Mar 2012	4,551 SF	Industrial	\$2.50/MG	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	0.5%	↑ 0.1%
Market Overall	2.3%	↓ 0.3%

Asking Rents Per SF

Current Building	\$5.49	↑ 13.9%
Submarket 1-3 Star	\$7.04	↑ 6.1%
Market Overall	\$6.80	↑ 14.5%

Submarket Leasing Activity

12 Mo. Leased SF	648,320	↑ 574.1%
Months on Market	2.6	↓ 23.6 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.4	\$24.9
12 Mo. Price Per SF	\$29	\$44

Property Contacts

Recorded Owner	Web Enterprise Properties, LLC
Primary Leasing	GLOBAL Realty Group, LLC

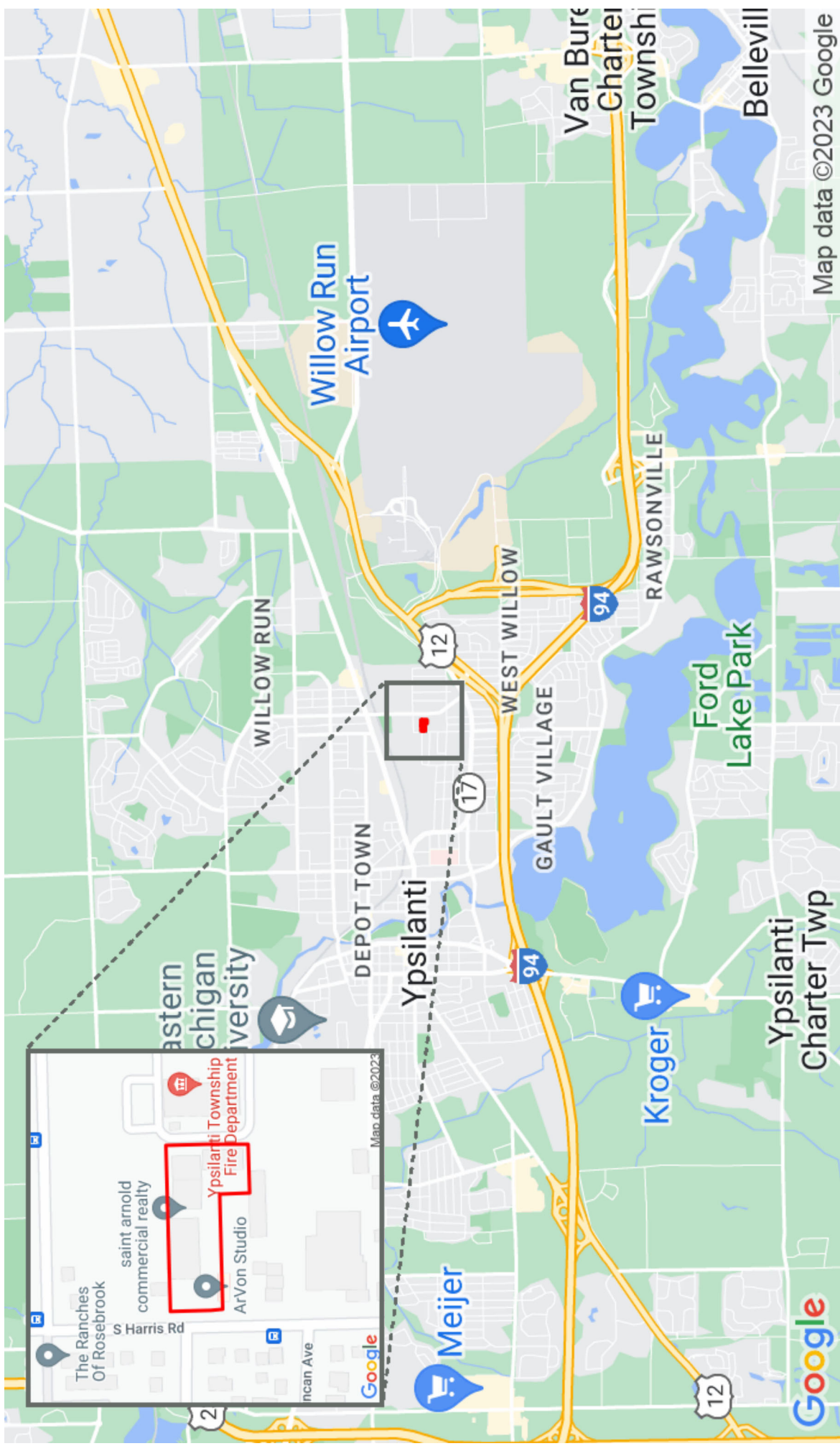
Documents

Property
 Marketing Brochure/Flyer

Airport Building A, B & C

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Map data ©2023 Google



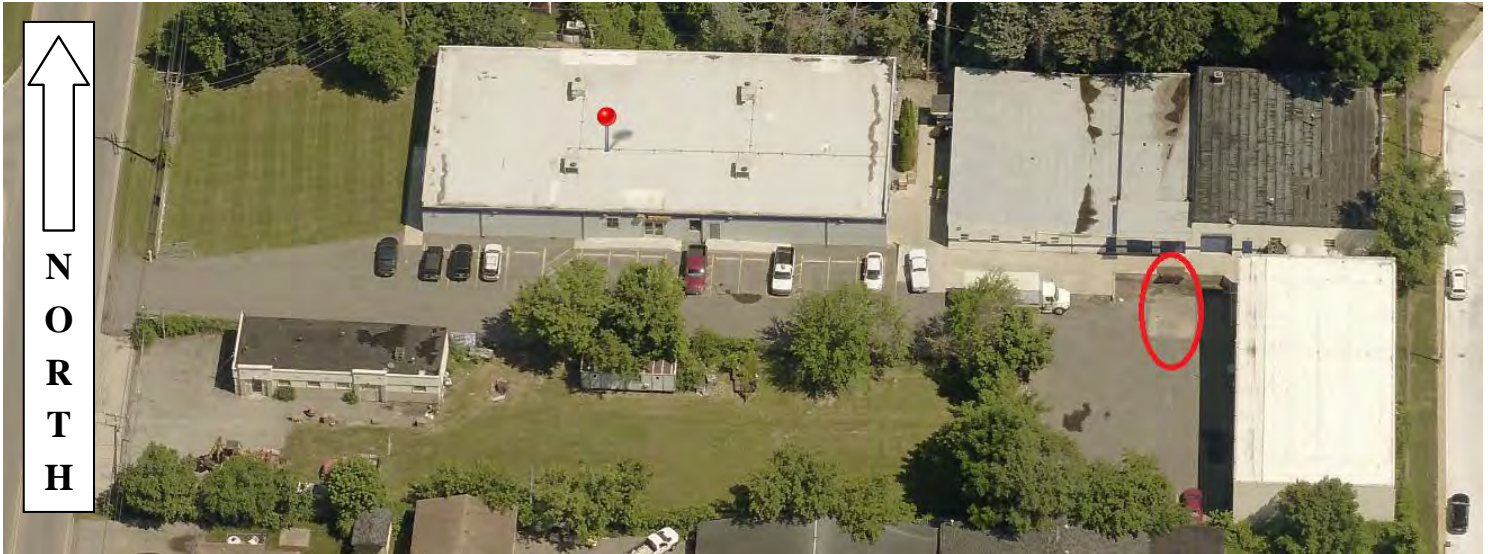
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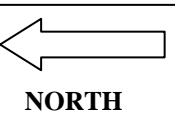


265 S. Harris Road

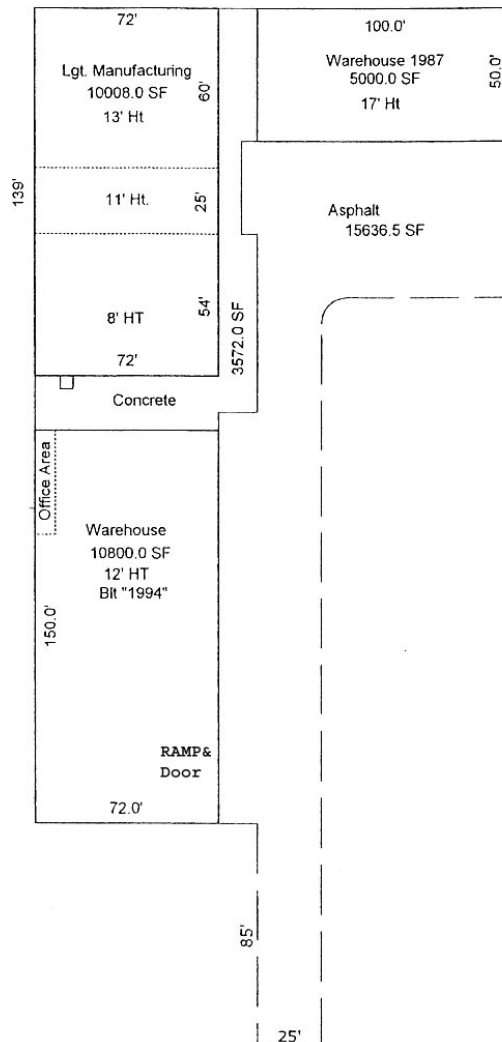
ATTACHMENT 1



**265 S. Harris
BUILDING # B**



**263 S. Harris
BUILDING # A**



**267 S. Harris
BUILDING # C**


DENOTES LOADING DOCK AREA

Joe Arnold

St. Arnold Commercial Realty

Professional Profile



Joe Arnold, CCIM Designee and member of the Commercial Board of Realtors (CBOR), is a licensed Commercial Broker and President of Saint Arnold Commercial Realty. St. Arnold Commercial Realty specializes in Deferred Sales Trusts and 1031 Tax Deferred Exchanges. We focus on the leasing and sale of industrial, hi-tech, and office facilities in Southeastern Michigan.

In 2019, Joe earned the distinguished Certified Commercial Investment (CCIM) designation, which represents proven expertise in financial, market, and investment analysis, in addition to negotiation. CCIM designees are recognized as leading experts in commercial investment real estate.

Joe holds an MBA degree from Michigan State University with a concentration in Marketing, Finance and Accounting and also has a BS degree in Law from Eastern Michigan University. Throughout his career, Joe has been responsible for the acquisition, disposition and leasing of office, hi-tech and industrial properties. Joe has over 20 years of experience in Property Management as a landlord and building owner. He has managed numerous commercial build out and renovation projects. He has provided consulting services, landlord and tenant representation services, and buyer – seller representation as well as having experience in commercial and industrial sales.

When people see the company name and founders name, they may wonder if this guy thinks he is a Saint. For the record, he does not. But he would like to be. 😊 Actually, the name St. Arnold Commercial Realty was selected in memory of St. Arnold of Metz, (582-644A.D.) **Joe's 45x Great** Grand Father. Joe is active doing Family Tree research, with some family branches dating back to 150 B.C.

Joe is also a Licensed Builder with 30+ years of experience with commercial and industrial build out / renovation projects for hi-tech data centers, hospital labs and industrial process control projects as well as building residential homes.

In addition to Joe's real estate related experience, Joe brings over 35 years of electrical and mechanical engineering, construction and marketing experience to the table as the President of Computer Environments in Ypsilanti, MI. He has specialized in TURN-KEY, design-build infrastructure solutions for mission critical applications with projects ranging from Computer Rooms to Hospital Laboratories to Industrial Process Control applications. Joe has implemented design criteria to ensure the highest levels of uptime for Hi-Tech applications involving microprocessor-controlled devices. He has also received a patent as the inventor of a hybrid electrical power panel that mitigates electrical power disturbances. He has been a featured guest speaker at trade shows and seminars throughout the United States and internationally.



Michigan Real Estate Broker's License: 417051
Michigan Builders License: 127544

SAINT ARNOLD COMMERCIAL REALTY

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Joe raised 5 children in Northville, MI & resides in Ann Arbor. Joe has over 20 years of involvement with the Boy Scouts of America as a member and adult leader. He is a member of the Knights of Columbus. He is an avid whitewater kayaker, archer and bow hunter, has a lifelong passion for music and as an audiophile. His hobby is photography.

Education - Credentials

Masters – MBA

Michigan State University, 1976
Marketing, Finance & Accounting

Bachelors - B.S.

Eastern Michigan University 1974
Law, Marketing, Finance & Accounting

Associations

Member - Commercial Board of Realtors

Michigan Association of Realtors

National Association of Realtors

Designee - Certified Commercial Investment Member - CCIM

Achievements

U.S. Patent & Trademark Office Developed advancement in power quality protection equipment.
Awarded US Patent 7,633,772 B2.

Guest Speaker

Numerous appearances internationally as a guest speaker on power quality and protecting mission critical facility equipment for numerous associations, conferences and companies including;

Society of Hospital Engineers, Wisconsin Public Power, Great Lakes Broadcasting Association, Bio-Med Tech Association Data Processing **Manager's Association, Plant Engineering** Conference, Power Quality E: Conference, Information Technology Expo Conference & many Consulting Eng. firms.

Expertise – Credentials

Specializations

Deferred Sales Trust

CCIM Designee

Awarded CCIM Designee (Certified Commercial Investment Member - Designation # 23567). CCIM designees are recognized Globally as leading experts in commercial investment real estate. There are over 31,000 licensed Real Estate Brokers and Agents in Michigan, but less than 1%, have qualified to earn the CCIM Designation to meet the needs of commercial clients that desire to lease or own commercial real estate and maximize their after-tax return on investment".

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WHAT IS A CCIM ???



Recognized Leaders in Commercial Investment Real Estate

The Designation

CCIM stands for Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Investment Expertise

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry. With this real-world education, CCIM designees are able to help their clients:

- Minimize risk
- Enhance credibility
- Make informed decisions
- Close more deals

Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses and ultimately apply to receive the distinction. Current designees include:

- Brokers
- Leasing professionals
- Investment counselors
- Asset managers
- Appraisers
- Corporate real estate executives
- Property managers
- Developers
- Institutional investors
- Commercial lenders
- Portfolio managers (loan servicing)
- Attorneys
- Bankers



A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of 8,600 professionals across North America who hold the CCIM designation.

Recognized for its preeminence within the industry, the CCIM curriculum which represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. Following the course work, candidates must submit a resume of closed transactions and/or consultations showing a depth of experience in the commercial investment field. After fulfilling these requirements, candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

With such a wide range of subjects to be mastered and in a dynamic business such as real estate, the **educational process doesn't end once the designation** is earned; there is a strong commitment among CCIMs to continuing education.

Less than 1% of the over 30,000 Real Estate Agents and Brokers in Michigan are a CCIM Designee. Only 6 percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry. The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers and other allied professionals. Through this business network and through enhanced communication with the CCIM electronic network, CCIMs successfully complete approximately 156,000 transactions annually, representing more than \$400 billion.

Certified Commercial Investment Members are in more marketplaces in North America — 12 CCIM regions representing 1,000 cities — than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the CCIM Institute, the CCIM designation was established in 1969. Courses leading to the designation are offered throughout the world. For information, call the CCIM Institute @ (800) 621-7027.



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Brokers License # 417051 ● Builders License # 127544 ● B.S., M.B.A.. & CCIM Designee

Who is Saint Arnold....? Click On; [Arnulf of Metz](#) ● Feast Day – July 18