

Downtown Office

206 E Washington St, Ann Arbor, MI 48104



FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$18.00/SF Plus Utilities
Available SF:	1,070 SF
Zoning:	D1 (Downtown Mixed Use Core)

PROPERTY HIGHLIGHTS

- 1,070 SF second-floor office suite
- 3 private offices with openable windows
- Conference room/large shared workspace
- Open reception/waiting area
- Shared restrooms
- Modern finishes with natural light & skylight
- Unique open-air covered entry stairs
- Amidst downtown restaurants, shops, and services
- Easy access to M-14, I-94, and US-23
- ½ block to Fourth & Washington city parking structure
- In-suite heating/cooling control
- Possible street-level signage at entry

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	13,071	43,067	65,142
Total Population	35,619	106,511	156,485
Average HH Income	\$77,630	\$121,099	\$125,739

Joe Palms, CCIM

734.662.3676

jpalms@swishercommercial.com

Downtown Ann Arbor Office

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PROPERTY DESCRIPTION

Second-floor office suite located in the heart of downtown Ann Arbor, on E. Washington between Fourth and Fifth Ave. This 1,070 square foot office space features three private offices, a conference room or large shared workspace, open reception / waiting area, openable windows, and shared restrooms. Interior finishes include LED lighting, large skylight in the conference room.

Located in a walkable downtown setting surrounded by restaurants, retail, professional services, and cultural amenities. Just a couple of miles from both M-14 and I-94, with convenient access to US-23, this location combines visibility, accessibility, and professional image.

Highlights

- 1,070 SF office suite – efficient floor plan
- Three private offices
- Reception/waiting area for clients and visitors
- Conference room or workstation area
- Shared restrooms conveniently located within the suite
- Second-floor location with covered open-air entry stairs
- Walkable to downtown Ann Arbor dining, shopping, and services
- Easy access to M-14, I-94, and US-23

Location Advantage

This suite offers intimate access to downtown Ann Arbor's much-acclaimed community of businesses and restaurants. Only steps from public parking, major employers, and campus-area activity, this office is ideal for professional services, creative firms, or small businesses looking for a central downtown presence.

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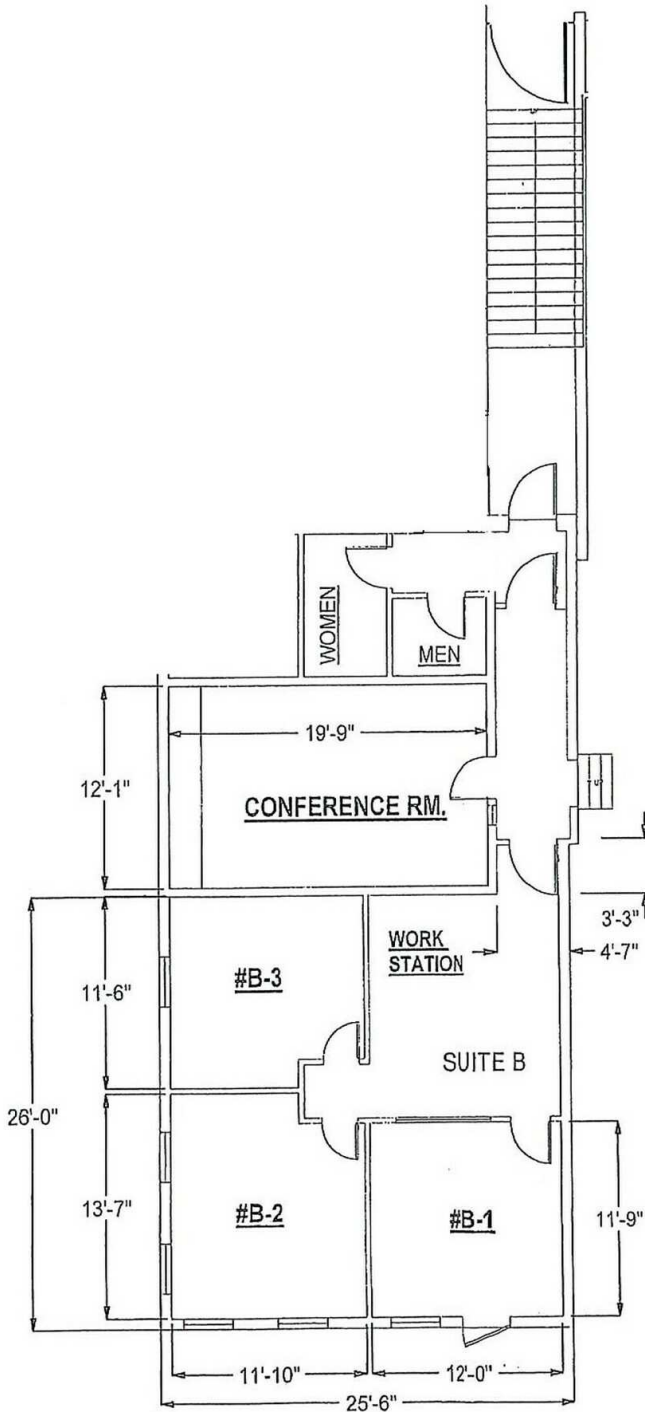
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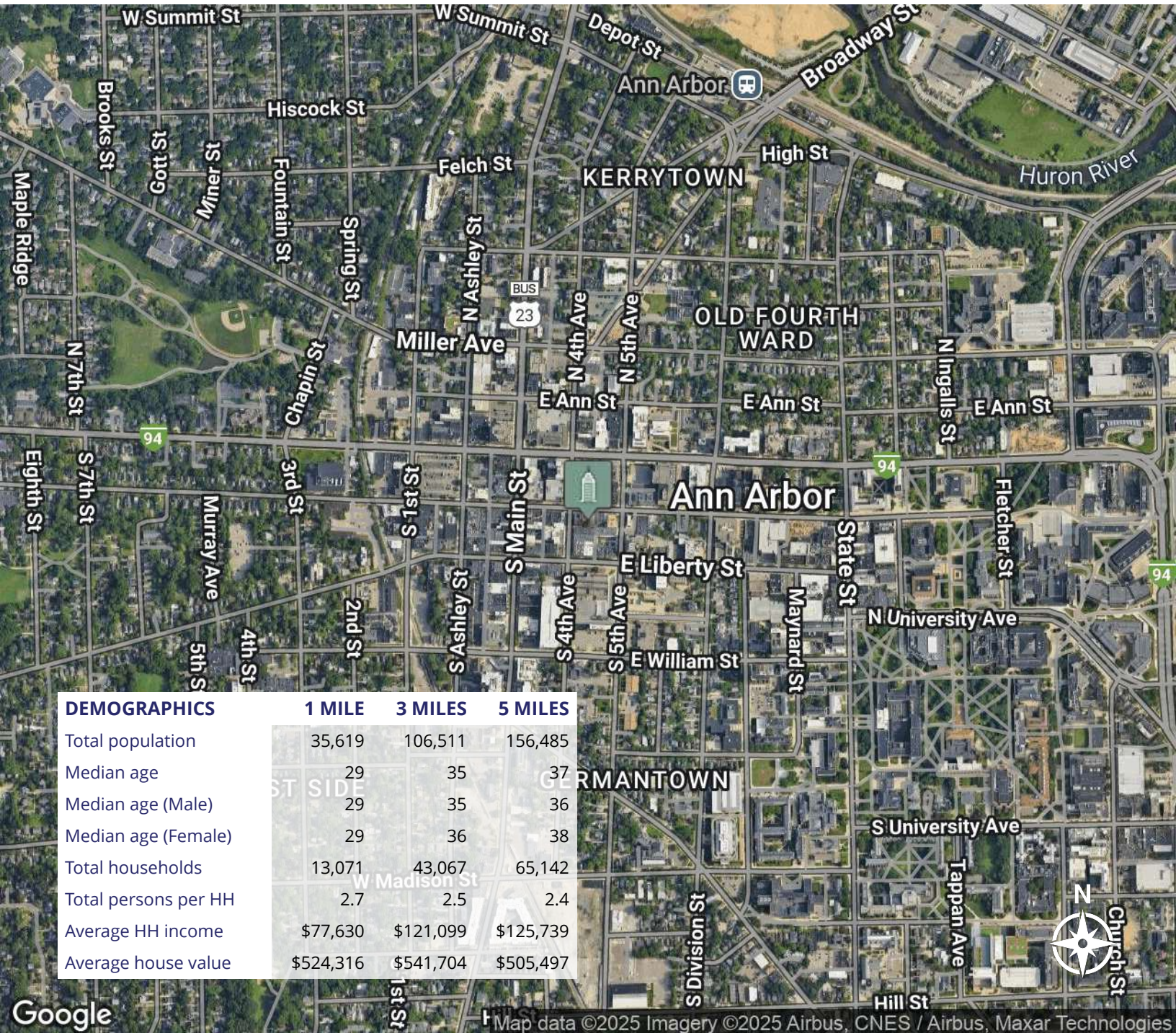
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