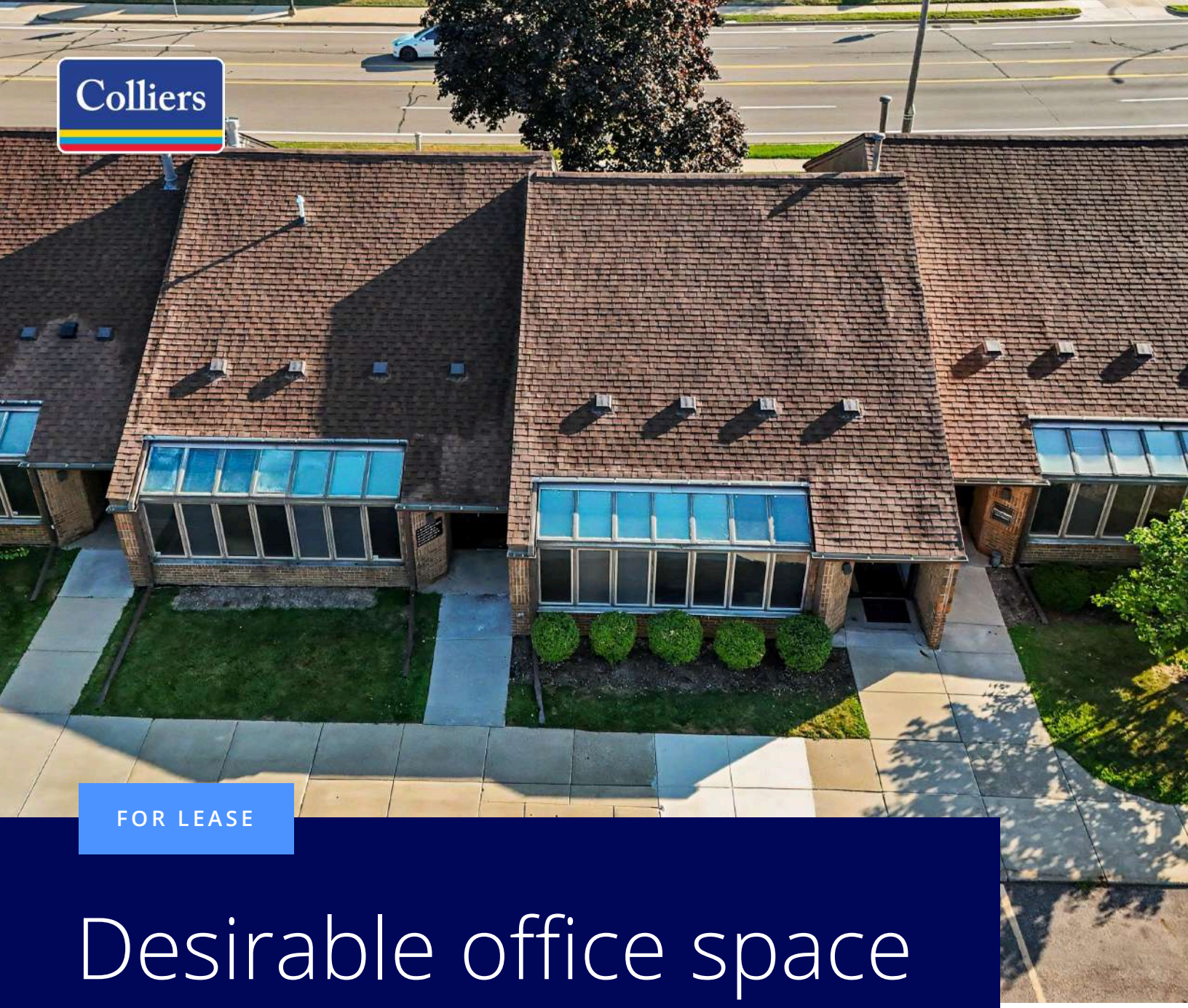


FOR LEASE

Desirable office space available for lease

A centrally-located environment for your growing business

View online at colliersannarbor.com

Jim Chaconas
734 994 3100
jim.chaconas@colliers.com



Asking:

$22.00 PSF

Address	**2330-2360 E Stadium Blvd**	
Location	Ann Arbor, MI	
Parking	Ample on-site parking. 4.8 Spaces per 1K SF	
Total Available Main Level SF	5,200 SF	
Available Suites:	Building	Unit
	2340	8
	2350	12
	2360	15
	2360	16
Basement Storage	Each suite includes 1,300 SF of basement storage. Lease Rate is $5.00 PSF gross.	
Location	Prominent E Stadium Blvd location with frontage and signage opportunities Convenient access to downtown Ann Arbor, US-23, and I-94 Surrounded by major employers, healthcare provides and education institutions	
Lease Type	Triple net (NNN)	







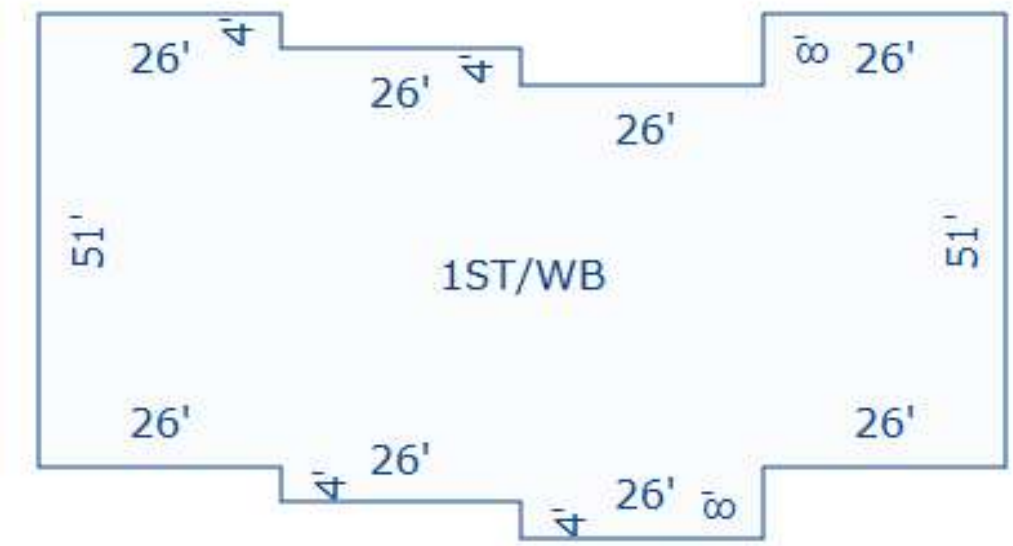




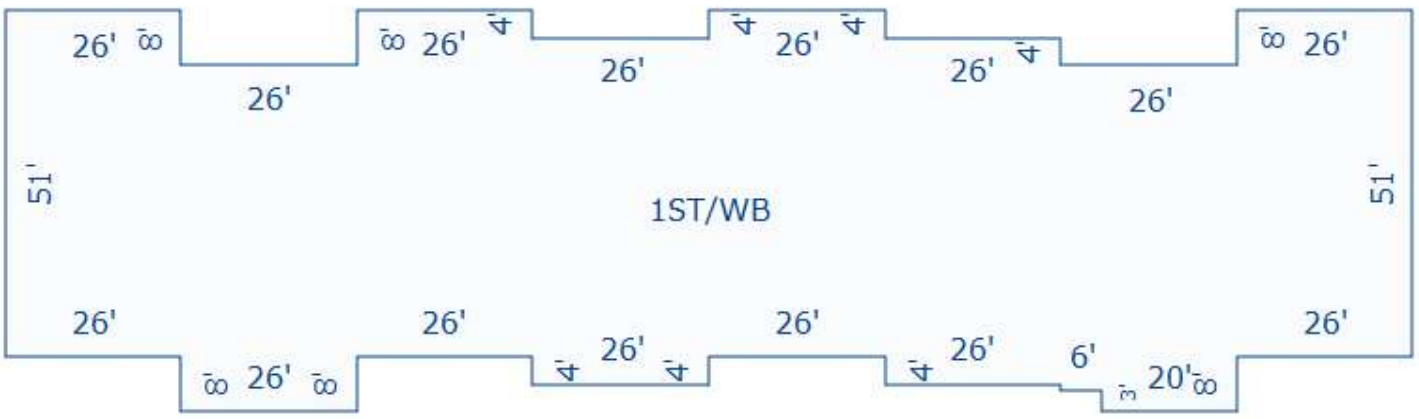


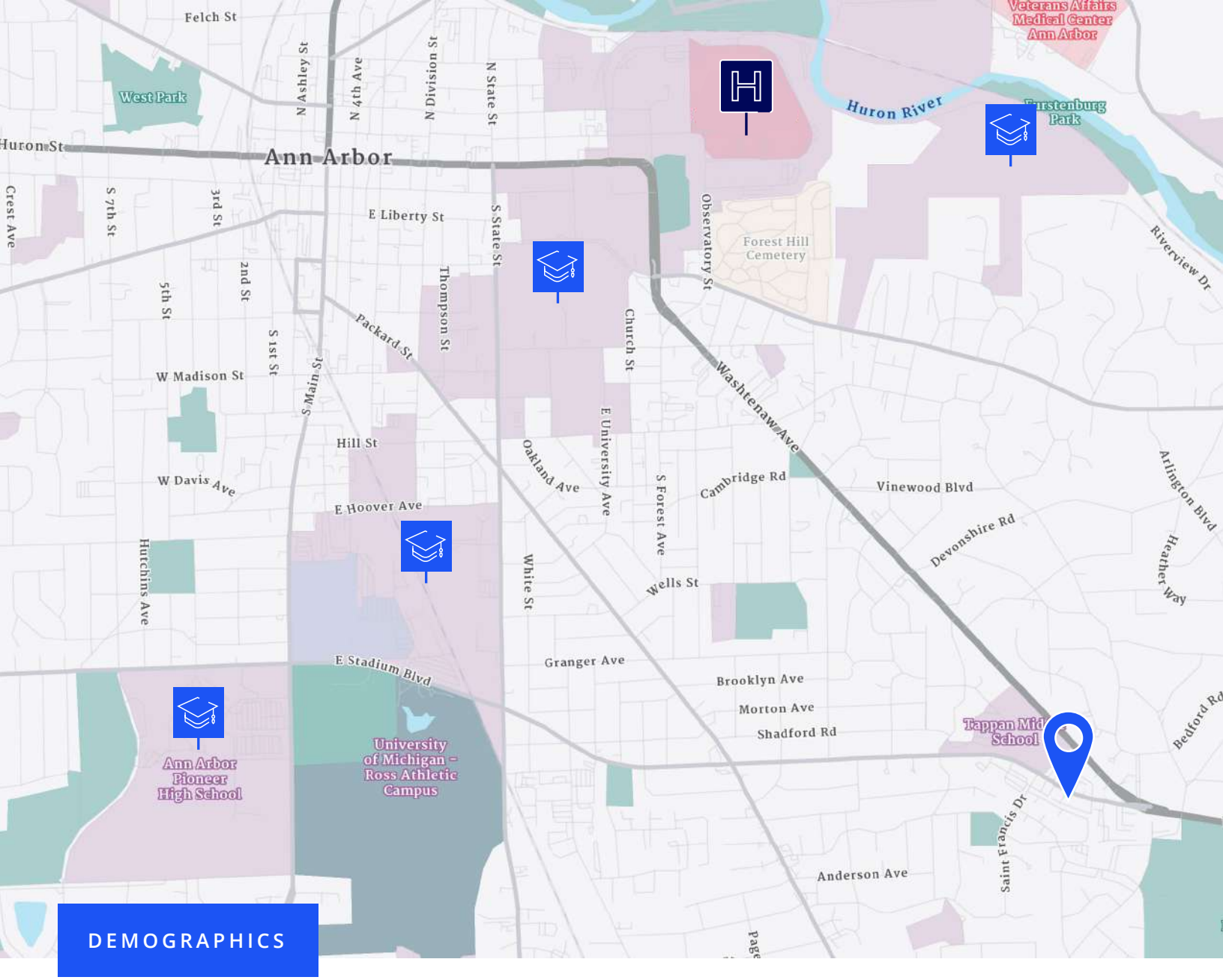
2350 E Stadium Blvd | Suite 12

Buildings 2330 & 2360 5,200 SF each



Building 2340-2350 10,400 SF



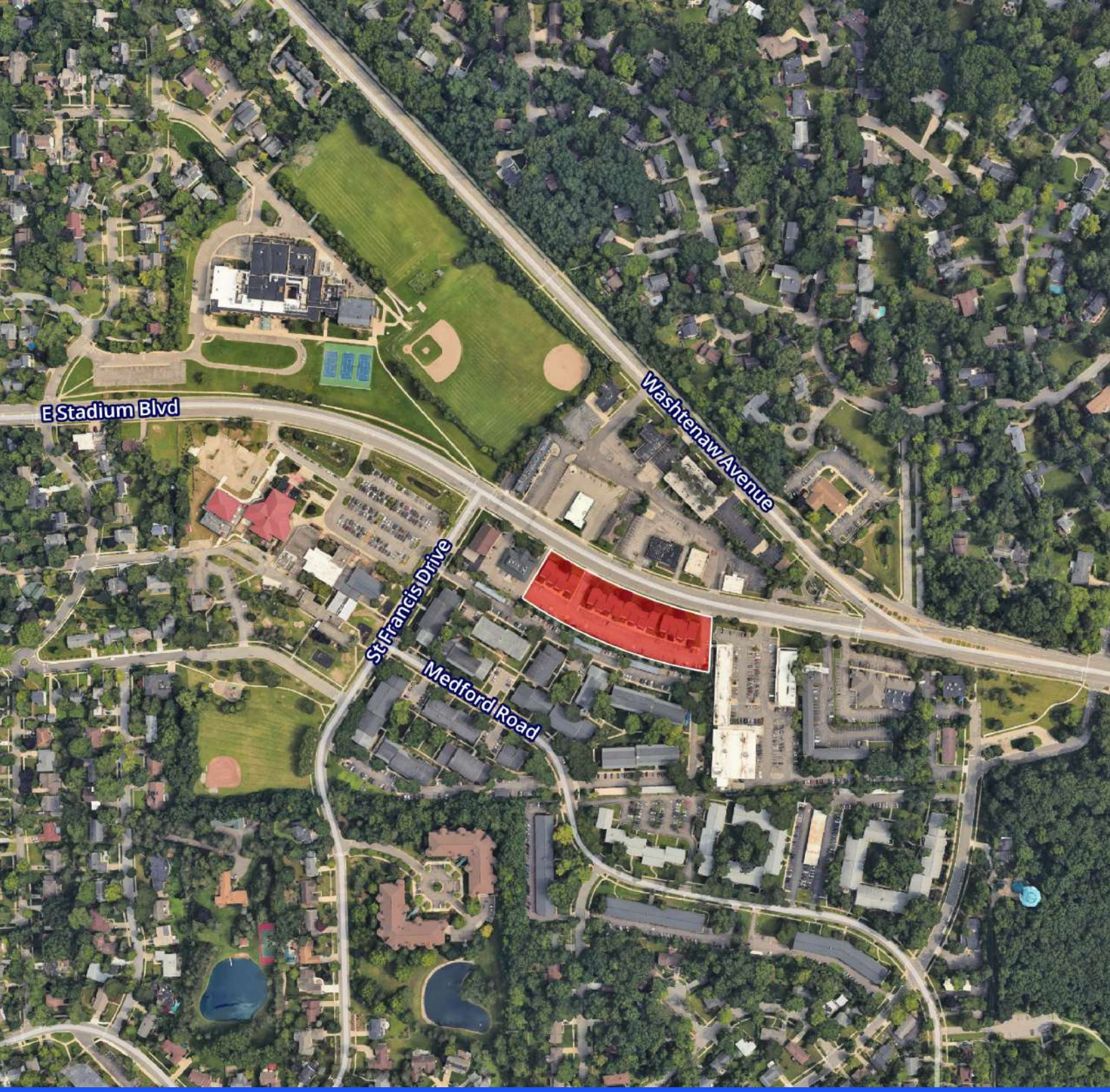


DEMOGRAPHICS

Population	11,437
Median household Income	$138,176
Median age	41.3
Average home value	$670,936
Traffic count	20,987
Bike score	84/100
Transit score	40/100

Tenants will benefit from a location in a highly desirable Ann Arbor submarket, surrounded by established residential neighborhoods, strong household incomes, and a stable population base.

The property's visibility along E Stadium Blvd., combined with traffic counts approaching 21,000 vehicles per day, offers excellent exposure for professional office users seeking a convenient and recognizable location.



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