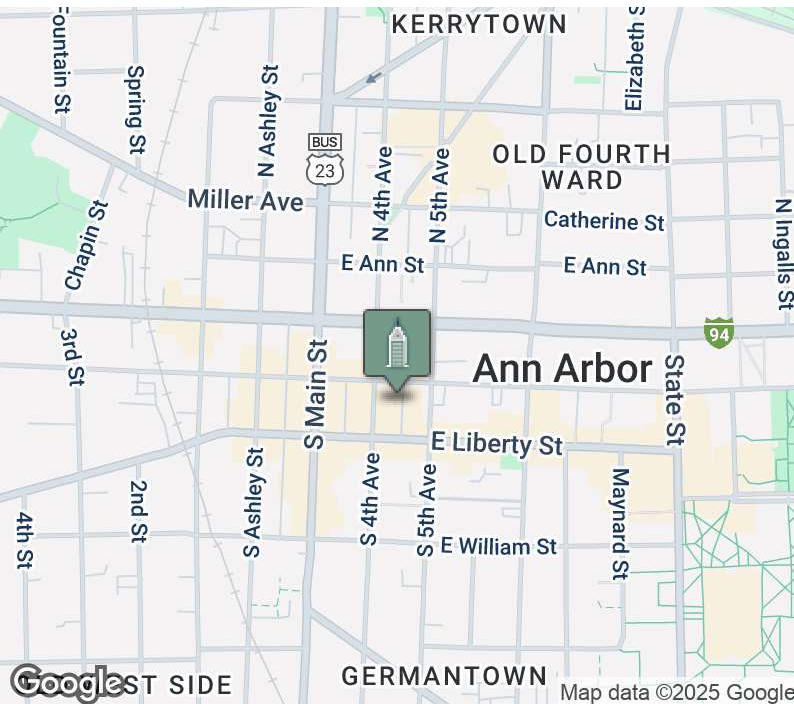


Downtown Ann Arbor Office | Service Suite

208 E Washington St, Ann Arbor, MI 48104



FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (\$3,200/mo) Plus Utilities
Available SF:	1,600 SF
Zoning:	D1 (Mixed Use Downtown Core)

PROPERTY HIGHLIGHTS

- 1,600 SF second-floor office suite
- Additional 1,150 SF adjacent office/conference room space could be available
- Prime downtown Ann Arbor location
- 1/2 Block from municipal parking structure/street parking
- Steps from restaurants, shopping, and cultural attractions

Bart Wise

734.358.0354

bartw@swishercommercial.com

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bartw@swishercommercial.com

PROPERTY DESCRIPTION

Prime Downtown Ann Arbor Office Suite – Just off Main Street, Between Fourth and Fifth Avenue

Suite Size: 1,600 SF second-floor office space in a prominent 2-story building. An additional 1,150 SF of adjacent office space could be available.

Zoning:

D1 zoning allows for flexible professional, creative, or service-based office use in a mixed-use setting.

Unbeatable Accessibility:

Located in the heart of downtown, surrounded by top-tier dining, shopping, and cultural destinations.

Convenient parking in a public structure located just half a block away.

LOCATION DESCRIPTION

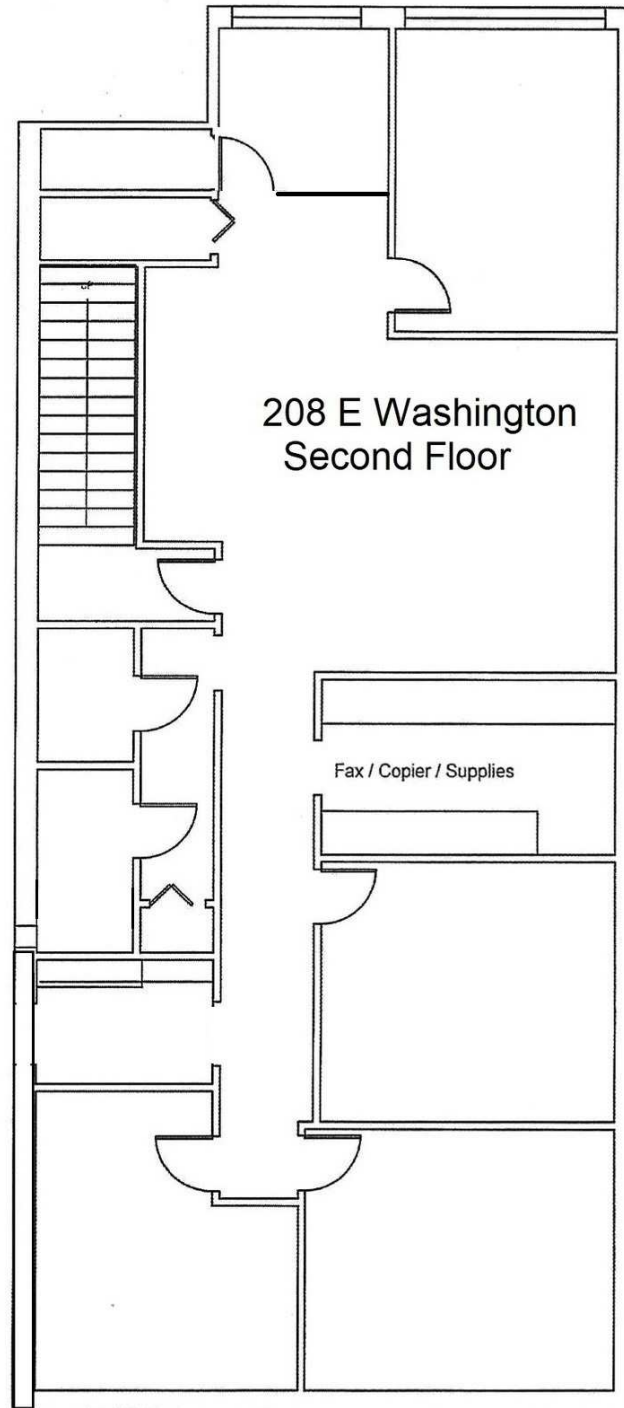
208 East Washington is ideally situated in Downtown Ann Arbor, just steps from Main Street and nestled between Fourth and Fifth Avenues. This prime location offers unparalleled access to the city's vibrant cultural and commercial hub, surrounded by popular restaurants, shops, and entertainment venues. With excellent walkability, proximity to public transportation, and convenient access to major roadways, the property is perfectly positioned to serve as a dynamic destination for business or residential use.

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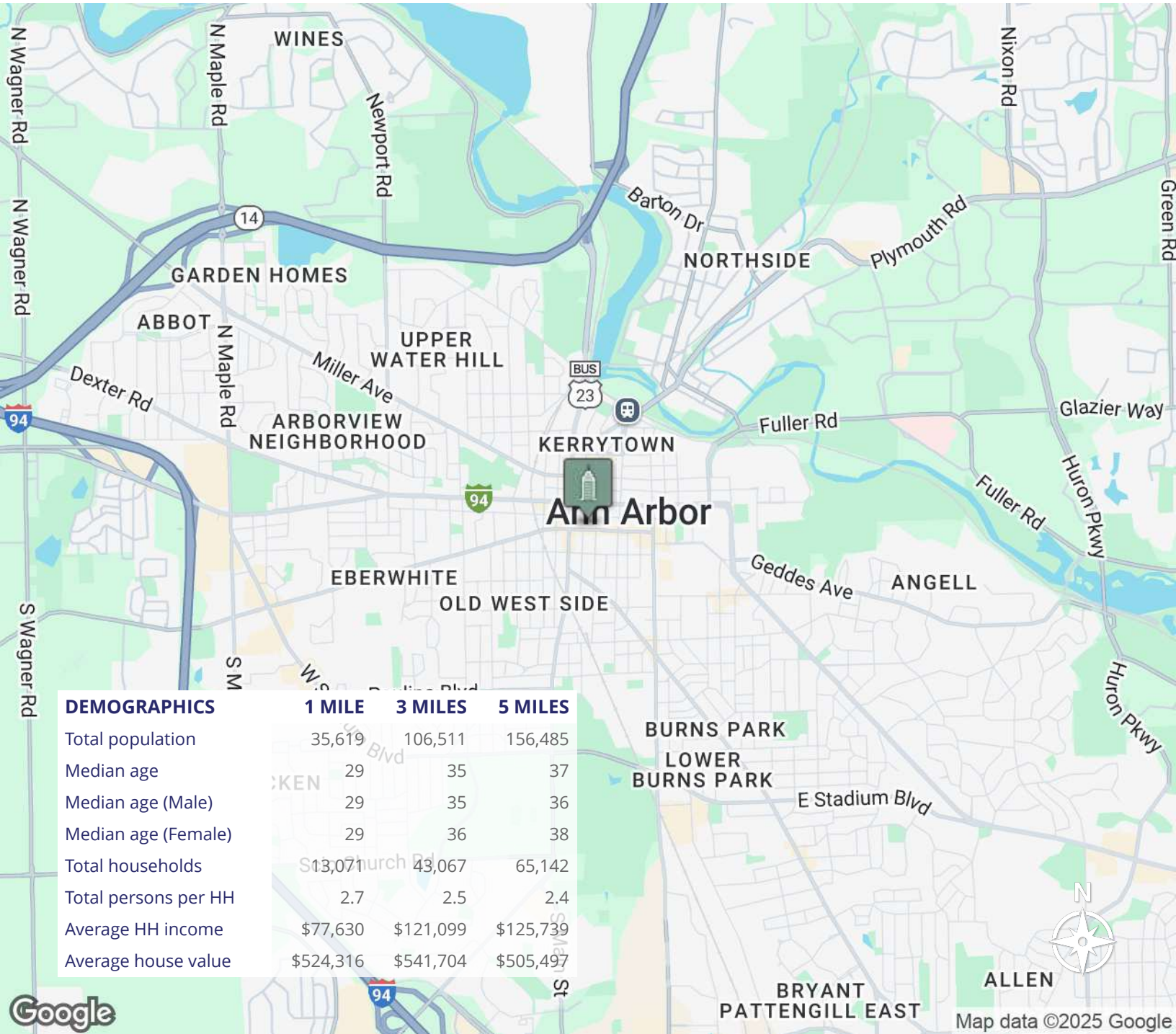
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