

Unique Opportunity to Lease Landmark Downtown Ann Arbor Restaurant / Bar Venue

215 N Main St, Ann Arbor, MI 48104



FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$12,000/MO (NNN)
Available SF:	9,672 SF
Zoning:	D1 (Mixed Use Downtown Core)

LOCATION

The site is positioned near the intersection of Main and Ann Street, with convenient access to the Ann-Ashley parking structure, street parking, Blake Transit Center, and major downtown destinations. The University of Michigan central campus, Kerrytown, municipal offices, courthouses, and downtown employment centers are all within walking distance.

Jeff Evans

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PROPERTY HIGHLIGHTS

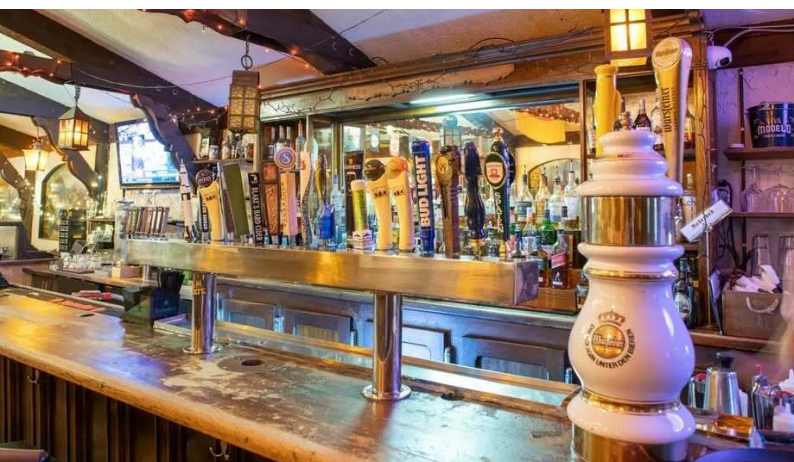
- 9,672 SF restaurant, bar, and entertainment venue
- Three distinctive operating levels
- Landmark downtown Ann Arbor location
- Existing restaurant equipment included
- Furniture, fixtures, liquor license included with lease
- Lower-level bar and entertainment space
- Main-floor restaurant and beer hall
- Upper-level nightclub and event venue
- Stage and live-entertainment capabilities
- Established private-party and group-rental potential
- Surrounded by downtown restaurants, retail, offices, and residences
- Convenient access to public parking and public transit
- Walkable to the University of Michigan campus

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PROPERTY DESCRIPTION

Unique opportunity to lease a landmark restaurant, bar, and entertainment property in downtown Ann Arbor. The 9,672 SF establishment spans three distinctive levels, allowing a new operator to continue the property's longstanding concept or introduce an entirely new restaurant, nightlife, or event-driven operation.

The lease includes the existing furniture, fixtures, restaurant equipment, and liquor license, offering a substantially equipped opportunity for an experienced operator. Each floor provides a different atmosphere: a lower-level bar and entertainment space, a main-floor restaurant and beer hall, and an upper-level nightclub and private-event venue.

Known for decades as The Heidelberg, the property has operated at its current location since 1964 and is one of downtown Ann Arbor's longest-standing restaurant destinations. The building has evolved from a traditional German restaurant into a multifaceted hospitality and entertainment venue serving downtown residents, professionals, students, visitors, private groups, and University of Michigan organizations.

Located along Ann Arbor's established Main Street restaurant and entertainment corridor, the property is surrounded by restaurants, bars, retail businesses, offices, residential developments, and public parking. Its central downtown location offers strong pedestrian activity and convenient access to the University of Michigan campus and the surrounding Ann Arbor market.

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PROPERTY DESCRIPTION

ONE ESTABLISHMENT, THREE DISTINCTIVE LEVELS
LOWER LEVEL – THE RATHSKELLER

The lower level offers the atmosphere of a classic neighborhood bar and entertainment space. The Rathskeller includes room for bar service, games, live entertainment, DJs, private parties, and large-group rentals. Its established character provides an opportunity to continue a casual bar concept or reposition the space for events, entertainment, or a complementary food-and-beverage operation.

MAIN FLOOR – THE ALPINE ROOM

The main level features a spacious restaurant and beer hall configuration with long communal tables, rustic wood finishes, and decorative German-inspired elements. The open layout is designed to accommodate dining, bar service, social gatherings, and large groups while maintaining the character of a traditional European beer hall.

Several original murals commissioned by the restaurant's founder are incorporated into the walls of the Alpine Room. The artwork was concealed for decades, rediscovered during a 2005 renovation, and subsequently restored.

UPPER LEVEL – CLUB ABOVE

The upper level provides a sizable open nightclub, live-entertainment, and private-event space. Club Above includes stage amenities, performance infrastructure, and acoustics suited for DJs, live music, dancing, private functions, and University-affiliated events. The flexible layout can support recurring nightlife programming as well as group and event rentals.



The Rathskeller



Alpine Room



Club Above

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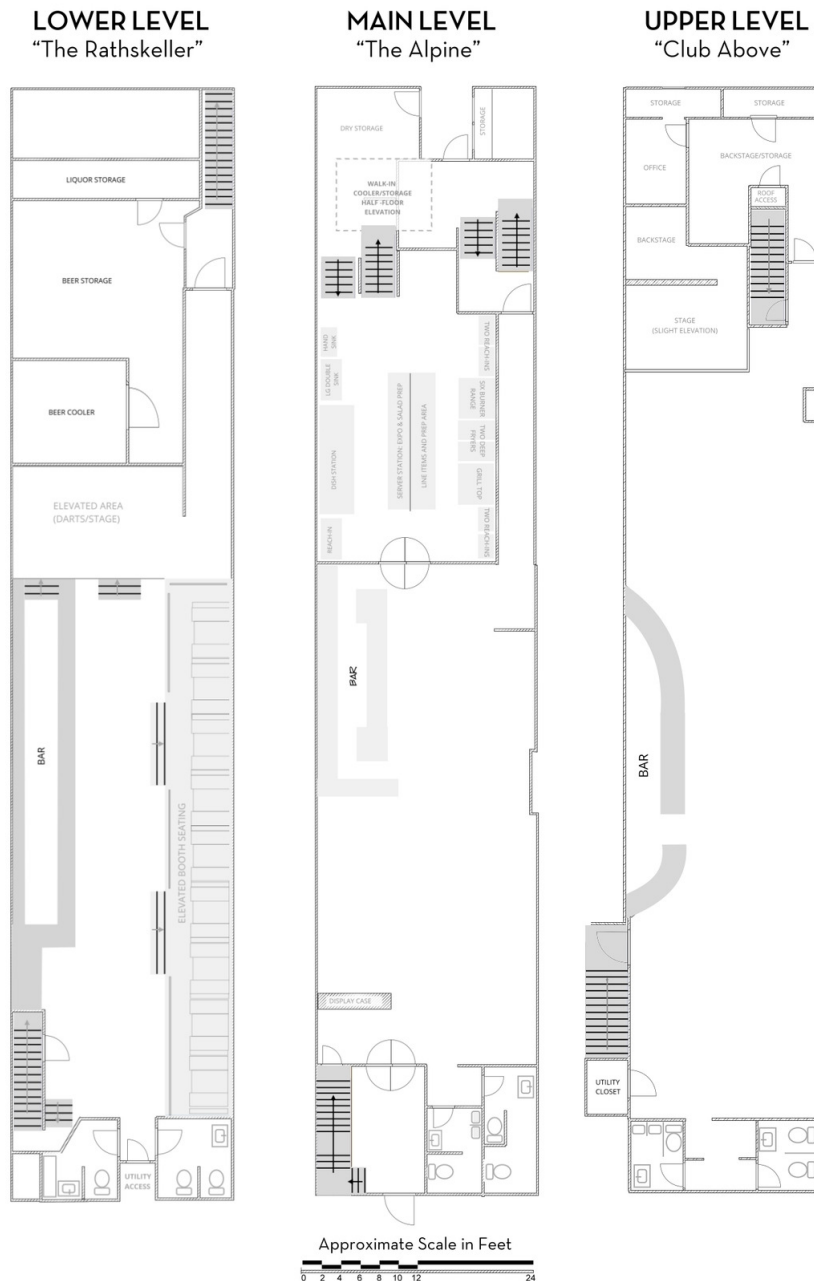
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These diagrams are generally accurate to approximately 6 inches, but not perfectly to scale. Some features omitted for clarity. Overall building dimensions conform to standard downtown Ann Arbor single storefront location, i.e.: approx 24' x 122'



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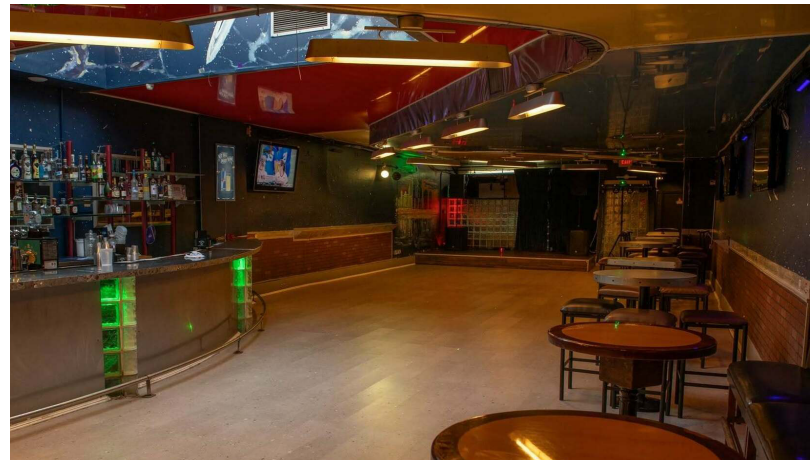
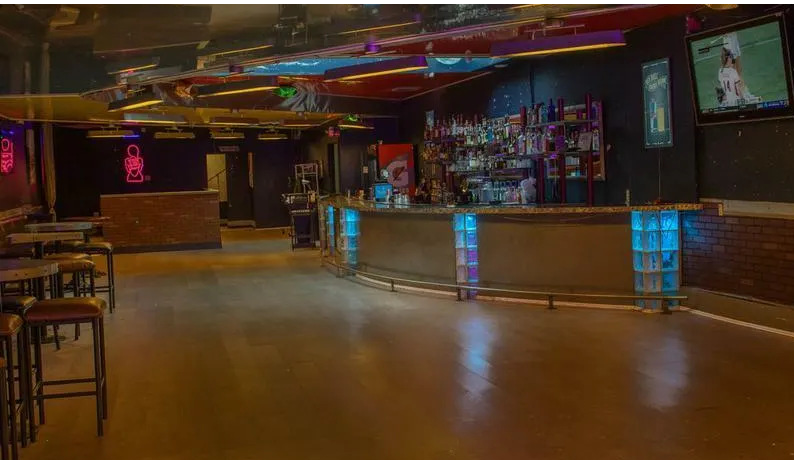
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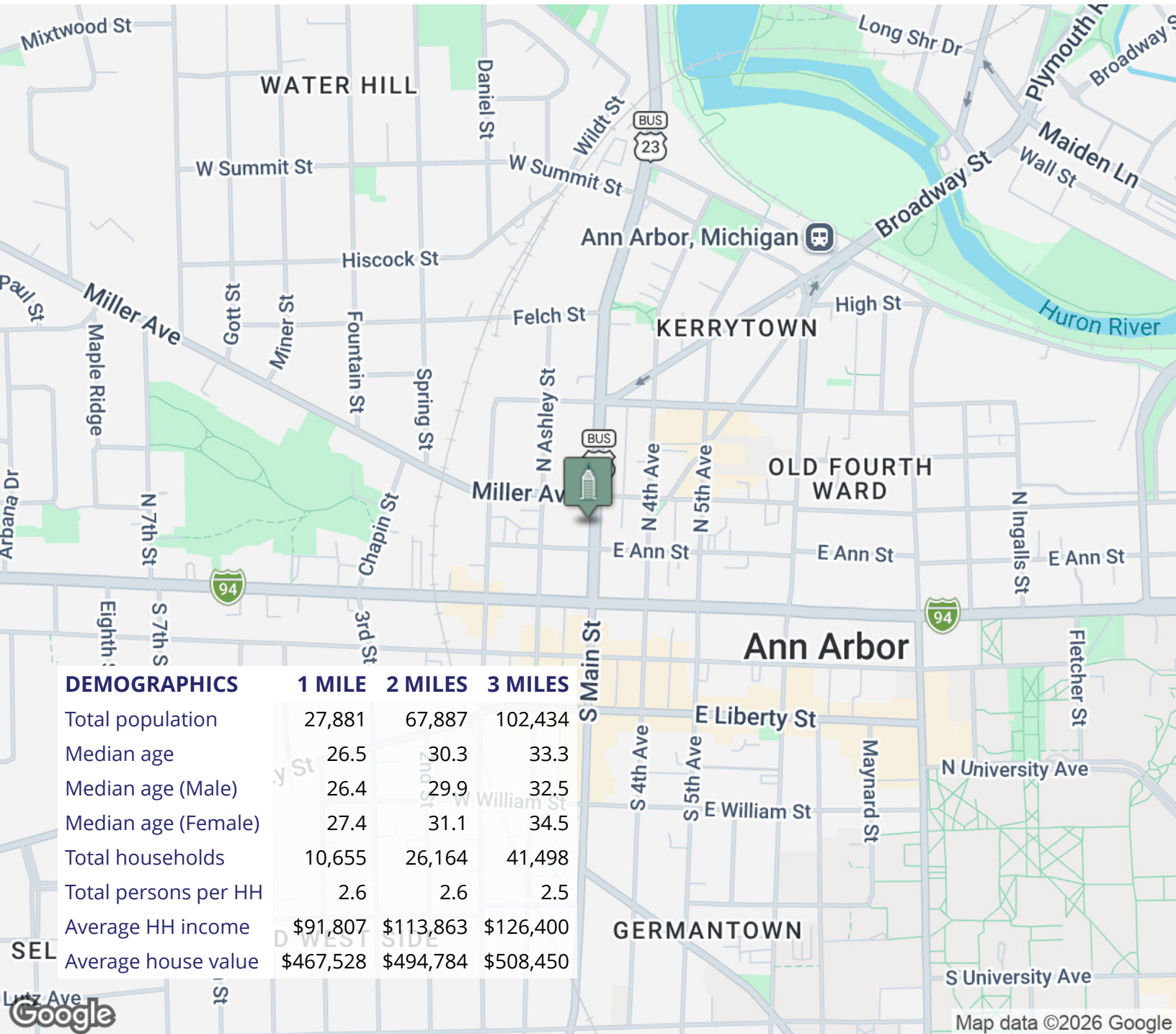
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