

# Downtown Office / Retail

111 S. Main Street, Ann Arbor, MI 48104



**FOR LEASE**



## OFFERING SUMMARY

Street Level (2,780 SF):	\$18.00/SF NNN
Lower Level (2,620 SF):	\$10.00/SF NNN
Total Available SF:	5,400 SF

## PROPERTY HIGHLIGHTS

- Located in the heart of downtown Ann Arbor between Huron and Washington St
- Street retail or office available
- Hardwood floors and high ceilings
- Private restrooms and kitchenette
- Zoned D1 (Downtown Core)
- Exclusive Cannabis zoning on South Main

**Randy Maas**

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# Downtown Ann Arbor Retail for Lease

111 S. Main Street, Ann Arbor, MI 48104



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## PROPERTY DESCRIPTION

Exclusive Cannabis Zoning on South Main

This beautifully finished retail space in downtown Ann Arbor features wood floors, high ceilings, and an inviting atmosphere. The 2,780 SF first floor includes an open retail area, two private offices, a kitchenette, and two private restrooms (\$18.00/SF NNN).

The 2,620 SF basement provides ample storage, additional workspace, and two private restrooms (\$10.00/SF NNN). This suite benefits from specialized zoning for exclusive cannabis use, offering a rare opportunity in a prime downtown location.

Now offering three months of free rent for qualified tenants.

Located in the heart of downtown Ann Arbor, surrounded by a diverse mix of retail, businesses, fitness centers, bars, cafes, and restaurants. The area is highly walkable with a vibrant nightlife, arts, and music scene. Close to Kerry town, the Ann Arbor Farmers Market, the Ann Arbor YMCA, and the historic Michigan and State Theaters. Minutes from the University of Michigan's Central Campus, ensuring a steady flow of foot traffic.

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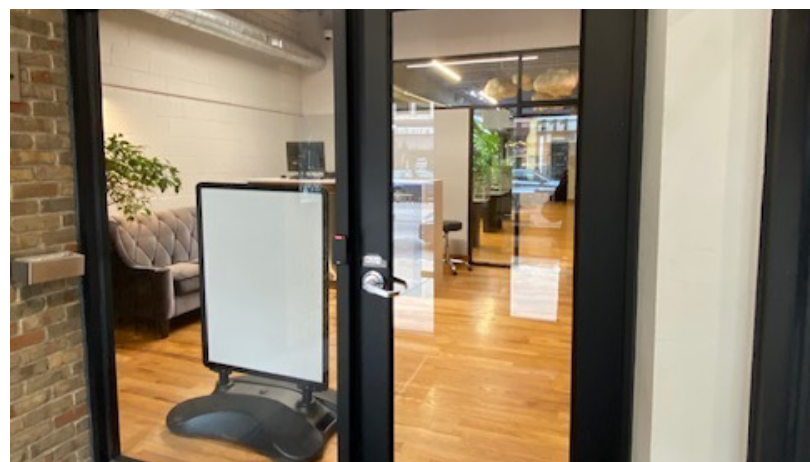
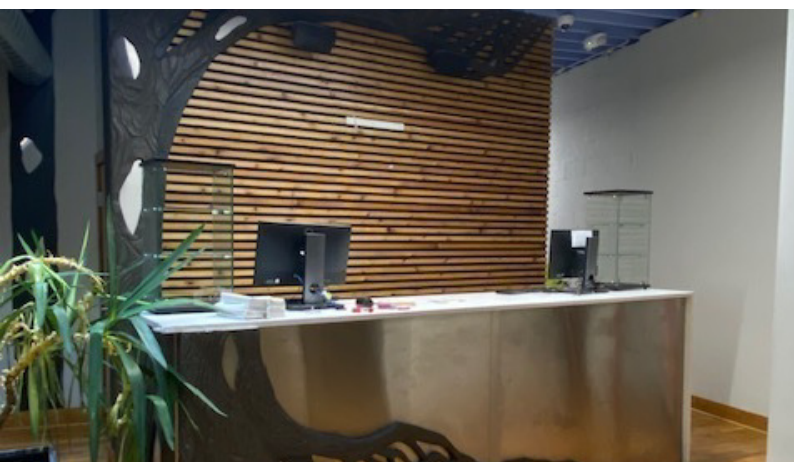
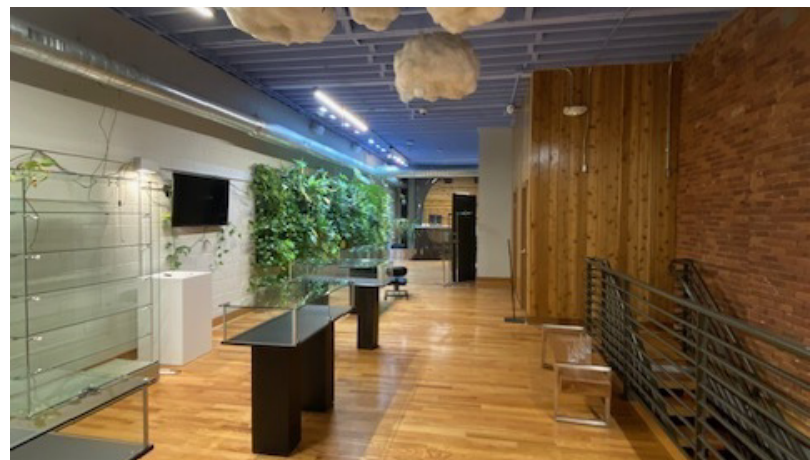
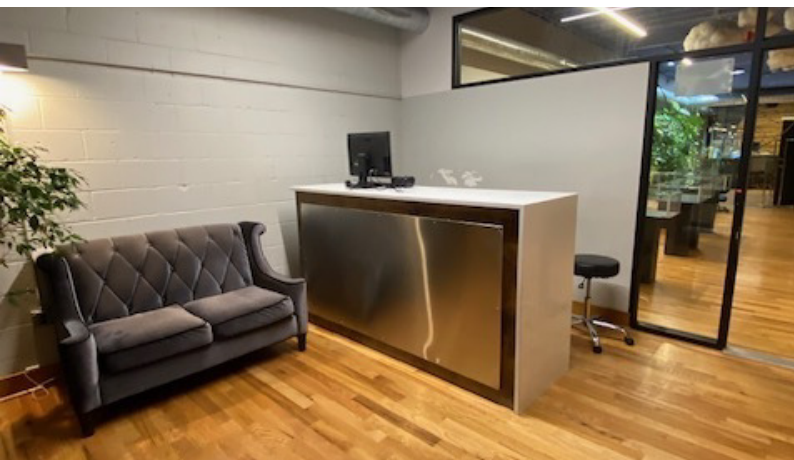
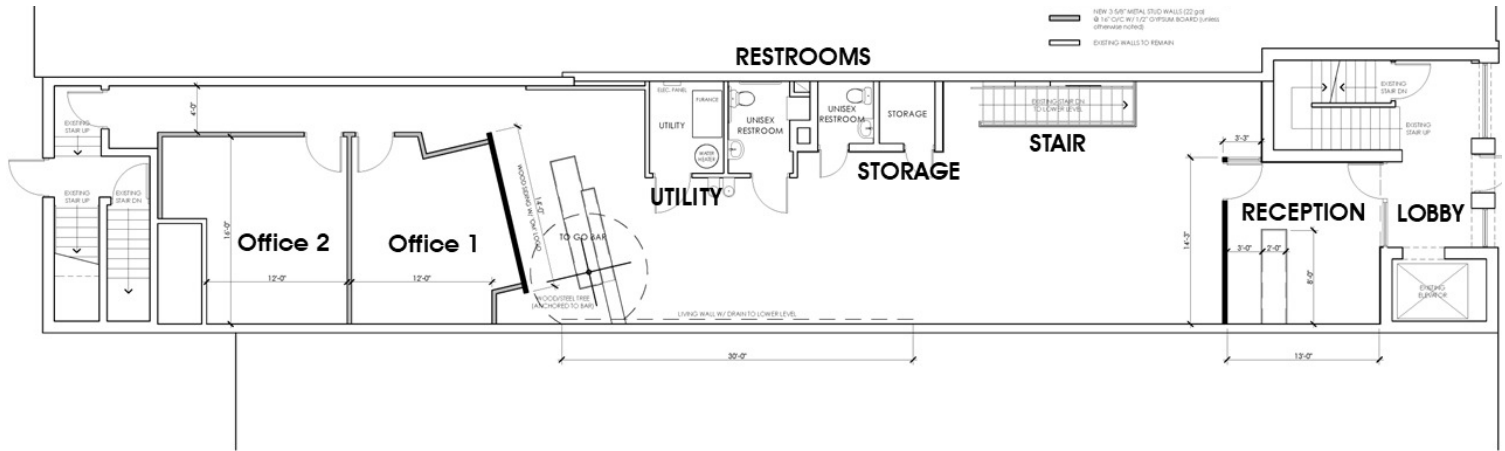
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# Downtown Ann Arbor Retail for Lease

111 S. Main Street, First Floor, Ann Arbor, MI 48104



For Lease



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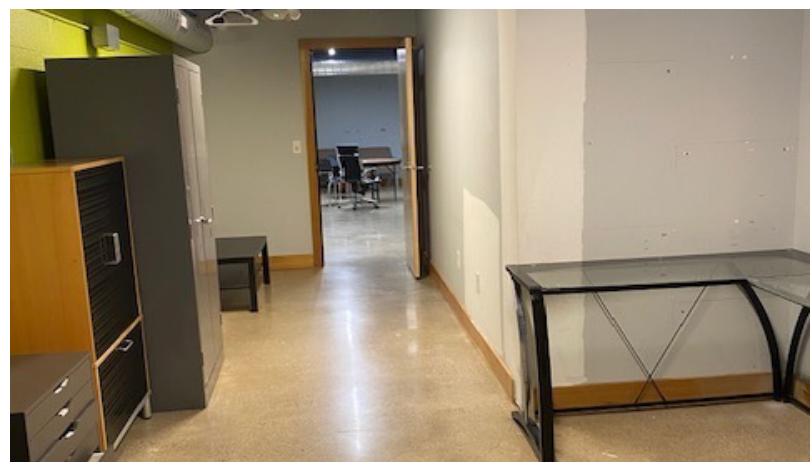
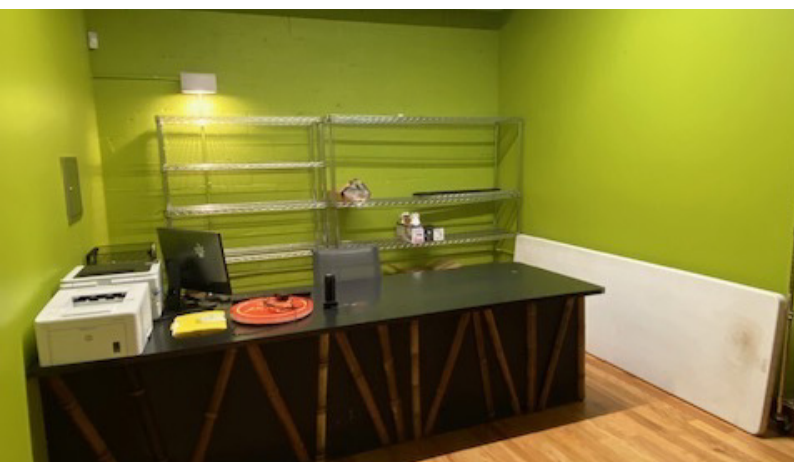
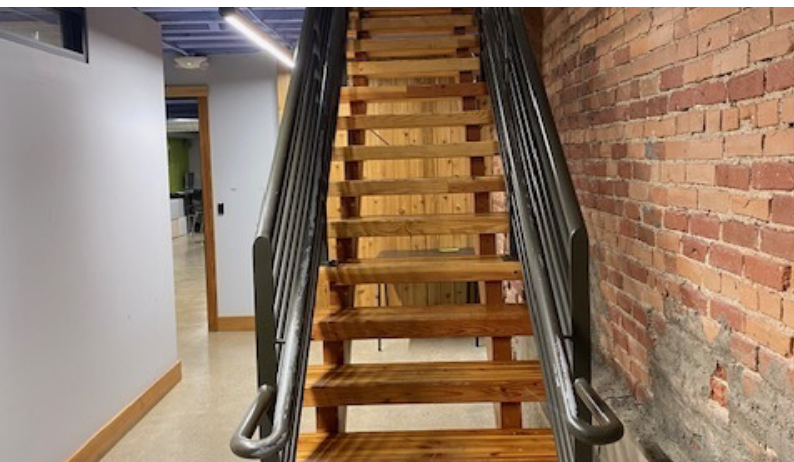
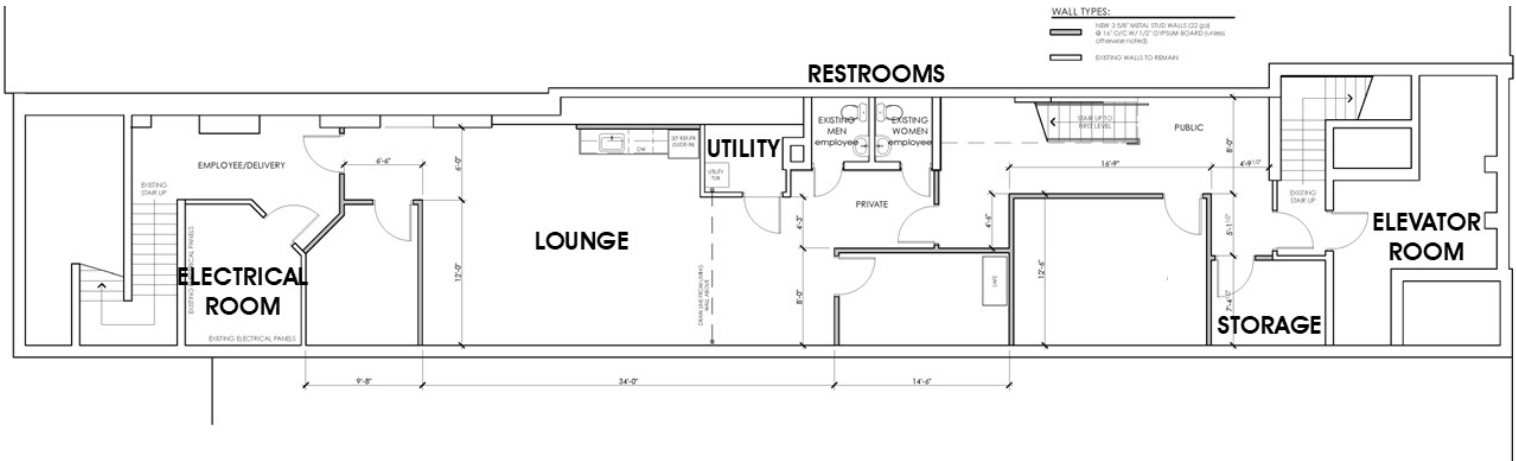


# Downtown Ann Arbor Retail for Lease

111 S. Main Street, Lower Level, Ann Arbor, MI 48104



## For Lease



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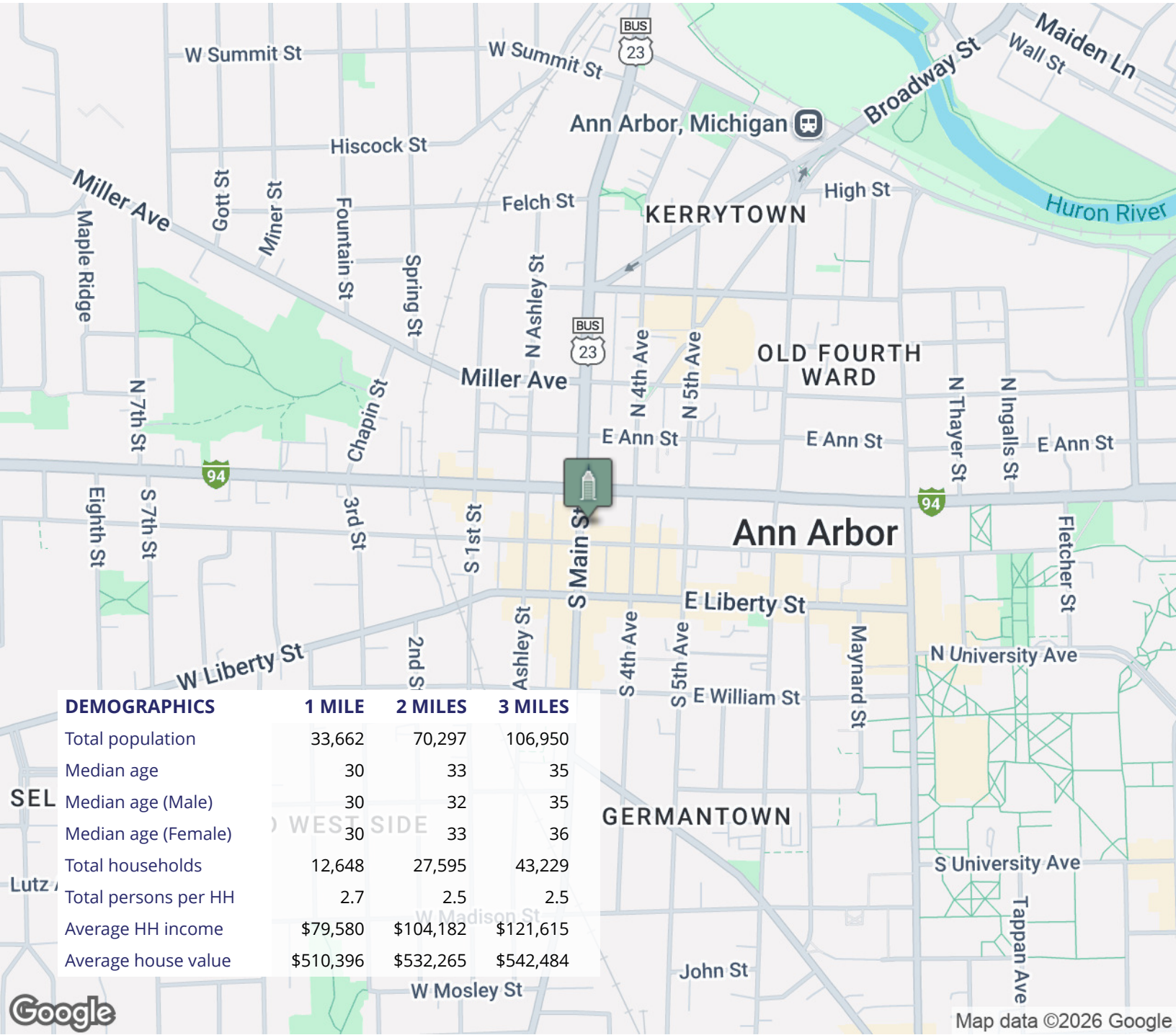
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# Downtown Ann Arbor Retail for Lease

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