

SVN
STEWART COMMERCIAL GROUP, LLC

LEASE

208 Haeussler Court

208 HAEUSSLER COURT

Ann Arbor, MI 48103

PRESENTED BY:

DAN STEWART, CCIM
Phone: 734.585.0995
dan.stewart@svn.com

EXECUTIVE SUMMARY





LEASE RATE	$13.95 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	3,200 SF
AVAILABLE SF:	3,200 SF
LOT SIZE:	1.5 Acres
YEAR BUILT:	1989
RENOVATED:	2021
ZONING:	I - 1 Limited Industrial

PROPERTY OVERVIEW

Rare stand-alone flex property available for lease in Ann Arbor, MI. This property is perfectly suited for a company that values 100% control of its surroundings. The property features approximately 1,815 SF of office space and 1,375 SF of Shop/Warehouse Space. The single-story building, constructed in 1989, sits on 1.5 acres and there are 14 parking spaces. The open floor plan allows for flexibility in office layout and the many windows provide for significant natural light. The natural setting at the end of the Haeussler Court cul-de-sac offers privacy and a quiet workplace. Flexible zoning allows for many uses including professional office, medical/dental, light industrial, light manufacturing, research & design, employee services, and data processing.

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COMPLETE HIGHLIGHTS





PROPERTY HIGHLIGHTS

- Hard to find, small stand-alone building ready for occupancy
- Convenient west side Ann Arbor location
- Open floor plan
- Very nice natural setting on a quiet cul-de-sac
- 10′ Overhead door
- New Roof Top Unit in 2023
- 2026 CAM of approximately $4.64 PSF

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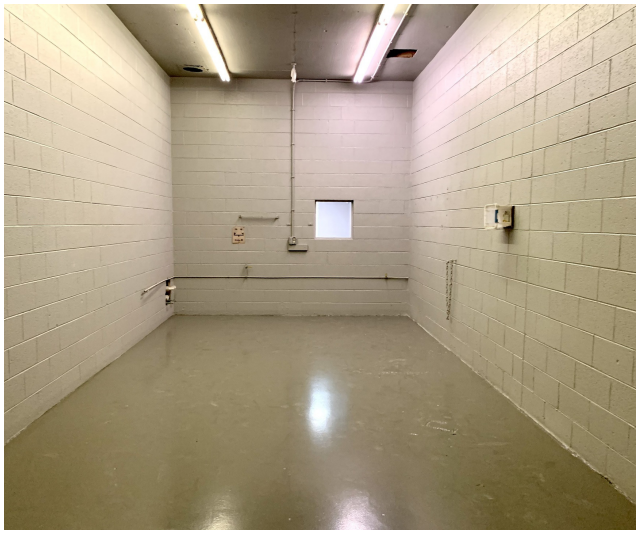
ADDITIONAL PHOTOS













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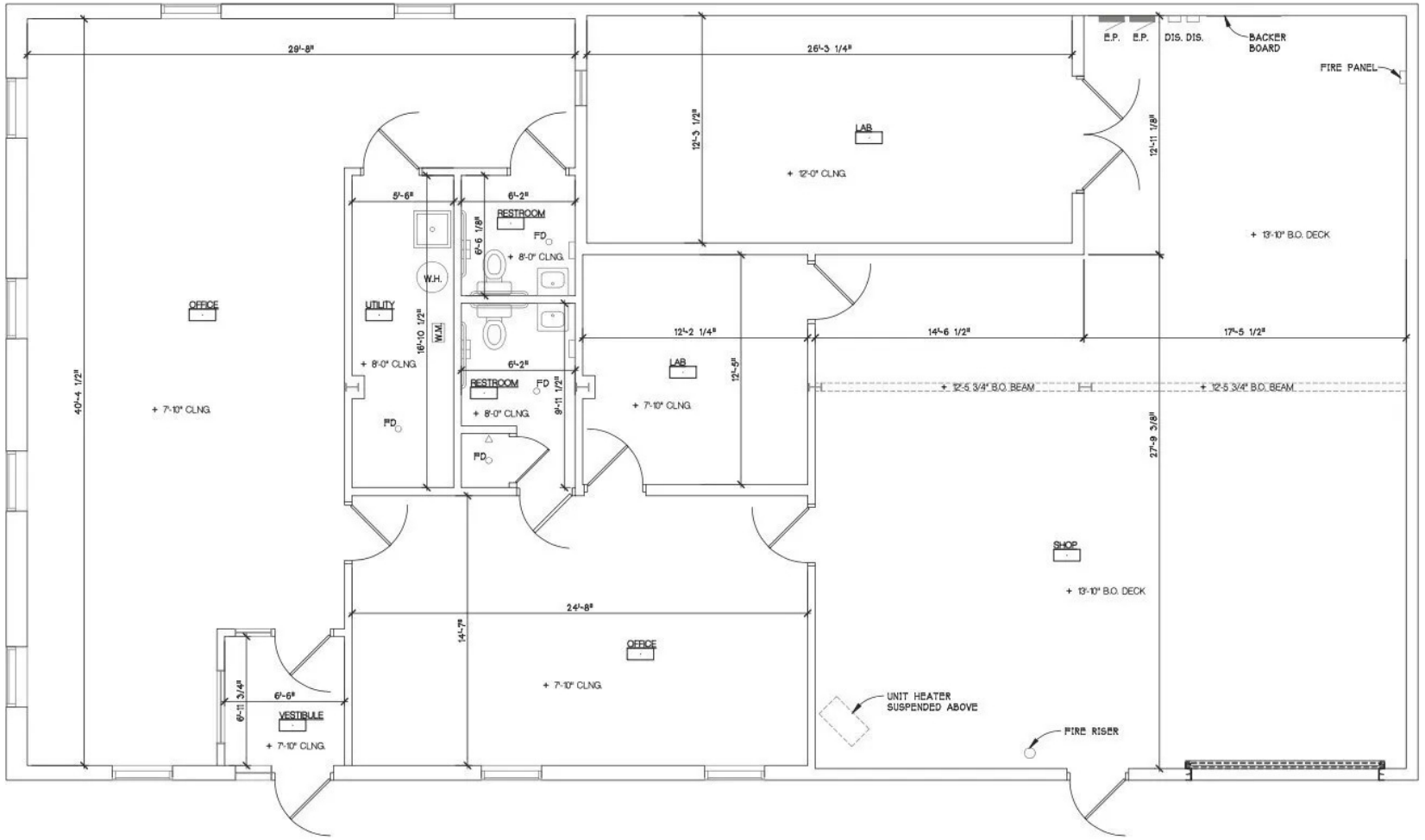
FLOOR PLANS



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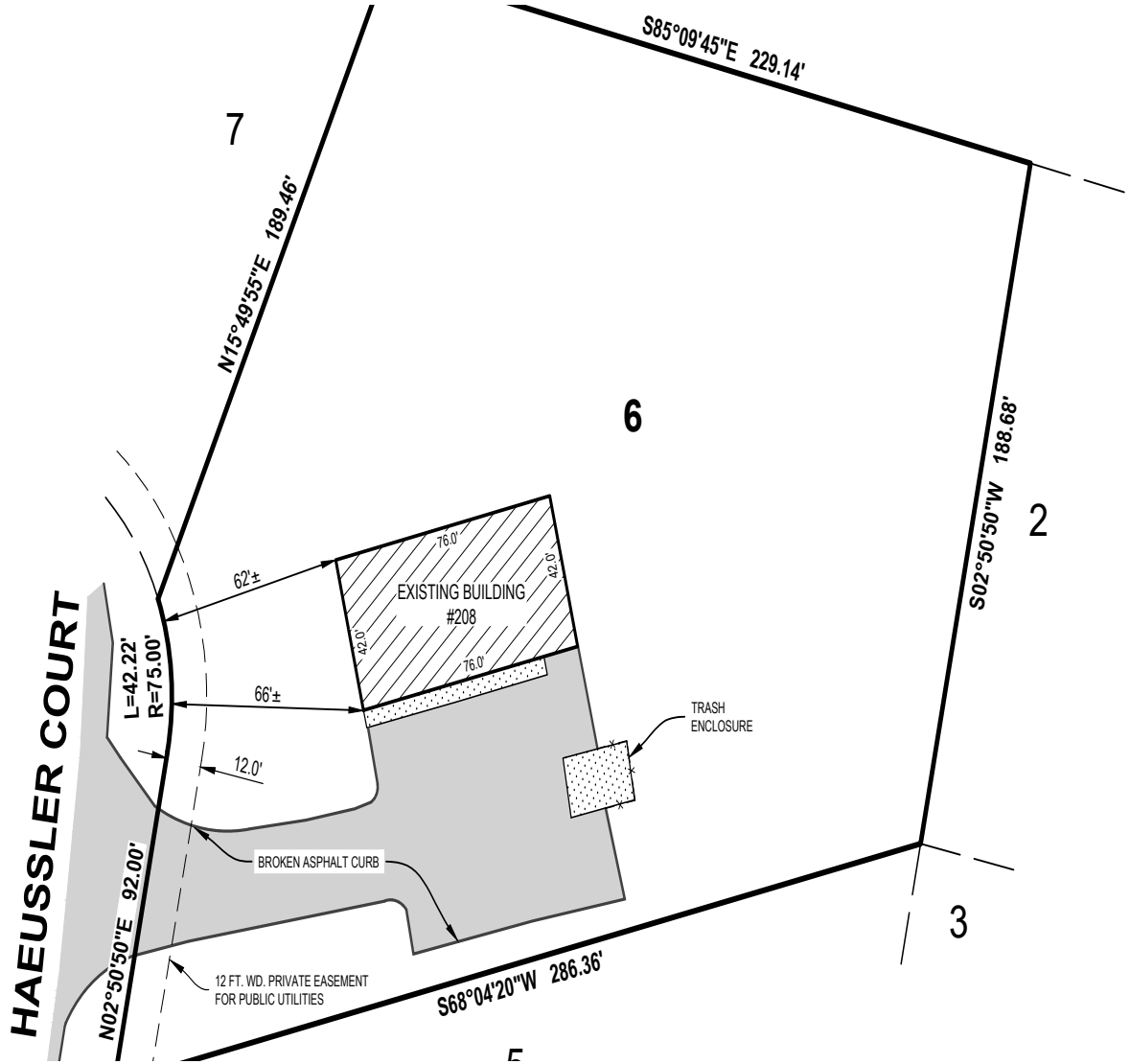

DESCRIPTION

The premises located in the Township of Scio, Washtenaw County, Michigan, described as:

LOT 6 PARKLAND PLAZA COMM. SUB

(Warranty Deed as recorded in Liber 4647, Page 867, Washtenaw County Records.)

LEGEND

- Fence
- Asphalt
- Concrete
- Existing Building

By:

Brandon G. Parrent Licensed Professional Surveyor No. 63096

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AERIAL IMAGERY





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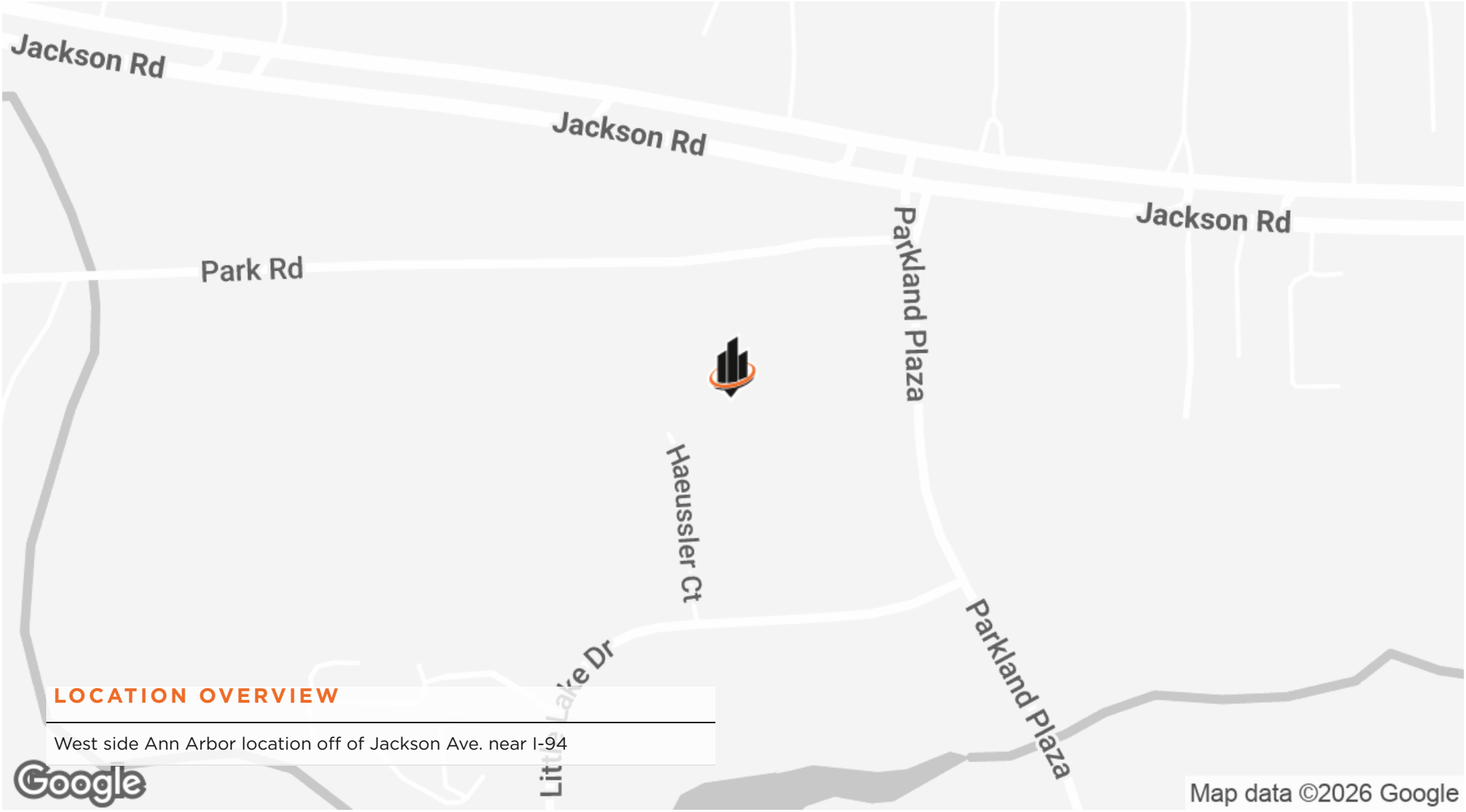
LOCATION MAP



LOCATION OVERVIEW

West side Ann Arbor location off of Jackson Ave. near I-94

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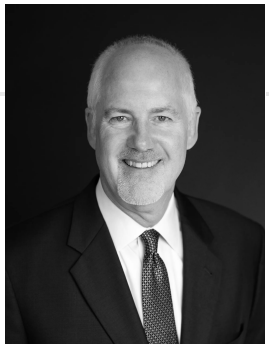

DAN STEWART, CCIM

Managing Director
dan.stewart@svn.com
Direct: **734.585.0995** | Cell: **734.649.5064**

MI #6502361450

PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 25 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to $1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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