Office / R&D - Scio Township

5840 Interface Dr, Ann Arbor, MI 48103

Swisher COMMERCIAL

FOR LEASE



OFFERING SUMMARY

Lease Rate:	$14.00/SF
Suite 400 Available SF:	9,600 SF
Zoning:	I-1 (Limited Industrial)
Availability:	Immediate

PROPERTY HIGHLIGHTS

- 9,600 SF second-floor office/R&D space
- Private offices and large conference room
- Training room with kitchenette and dedicated workout area
- Additional 2nd floor storage space available
- ADA accessible with passenger elevator
- Fully sprinklered
- Ample parking and outdoor break area
- Convenient access to I-94, M-14, and US-23

Jeff Evans
734.926.0222
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PROPERTY DESCRIPTION

Located in Scio Township, 5840 Interface Drive offers a professional office and research and development setting with convenient access to I-94, M-14, and US-23. The property features an inviting common entry area, passenger elevator, full fire suppression, ample on-site parking, and an outdoor break area.

Suite 400 offers 9,600 SF of fully ADA-accessible second-floor office or research and development space. The suite features private offices, a large conference room, a spacious training room with kitchenette, and a dedicated workout area. Additional storage space available. The flexible layout accommodates a variety of professional office and R&D users seeking a combination of private workspaces, collaborative areas, and employee amenities.

Scio Township's I-1 district is intended for limited industrial operations, including research, testing, manufacturing and assembly activities that minimize impacts on surrounding properties. The district incorporates uses permitted within the Office Service (OS) district and provides for specific scientific, technological and research-oriented activities.

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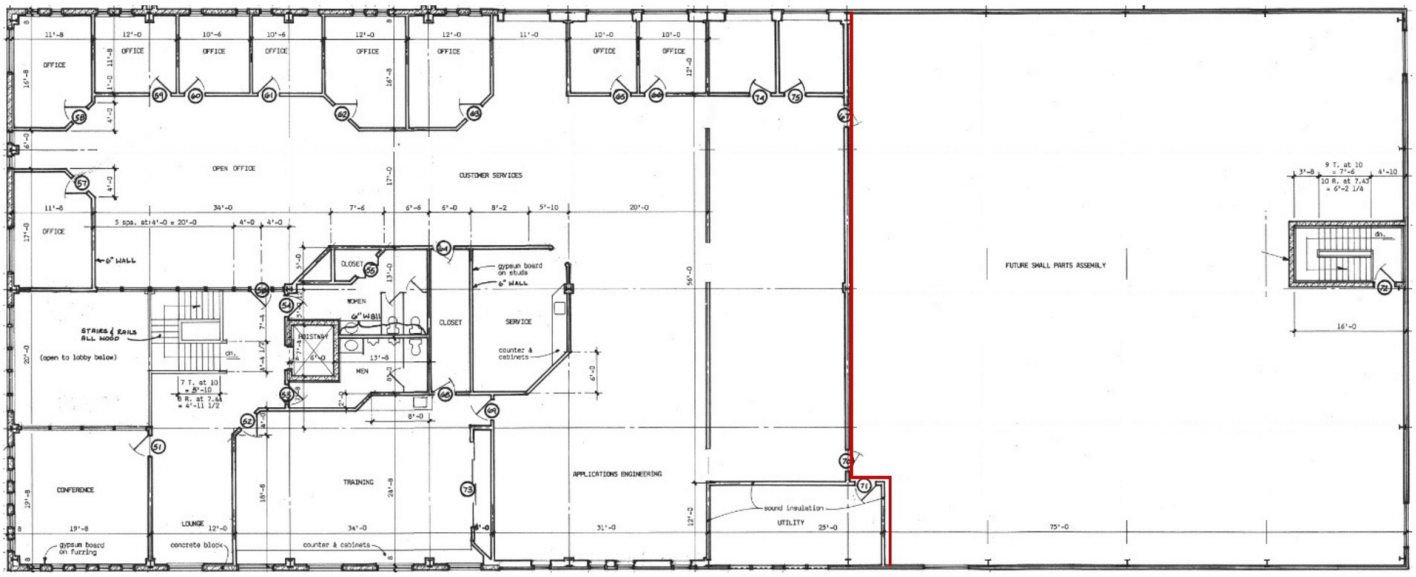
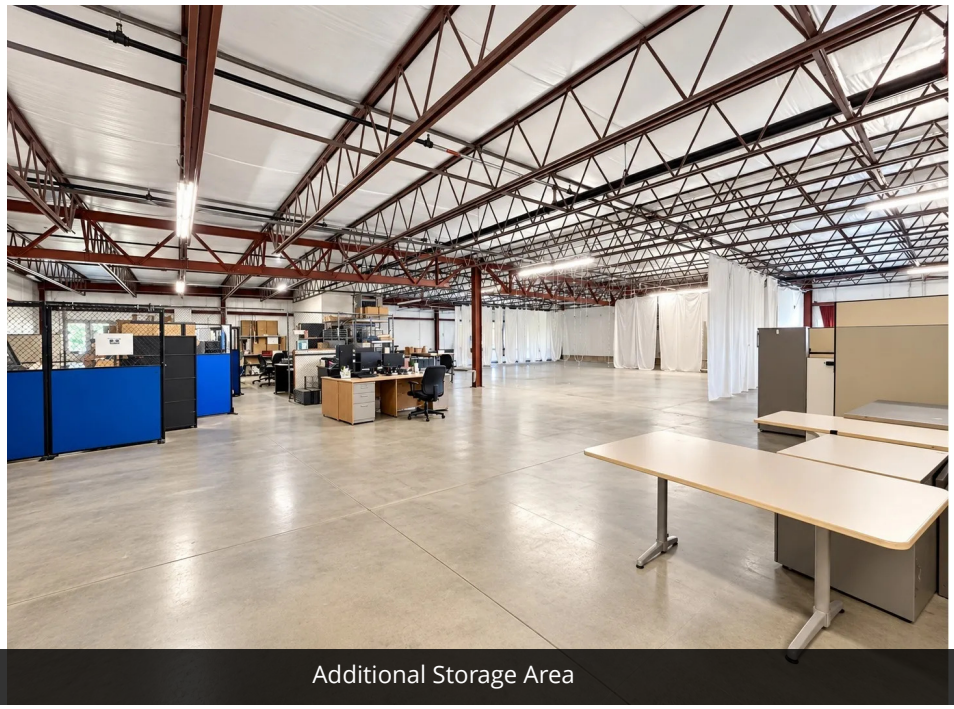
Office - 9,600 SF | **Open Work/Storage - 6,400 SF**



Suite 400 Floor Plan | Additional Storage Area



Additional Storage Area

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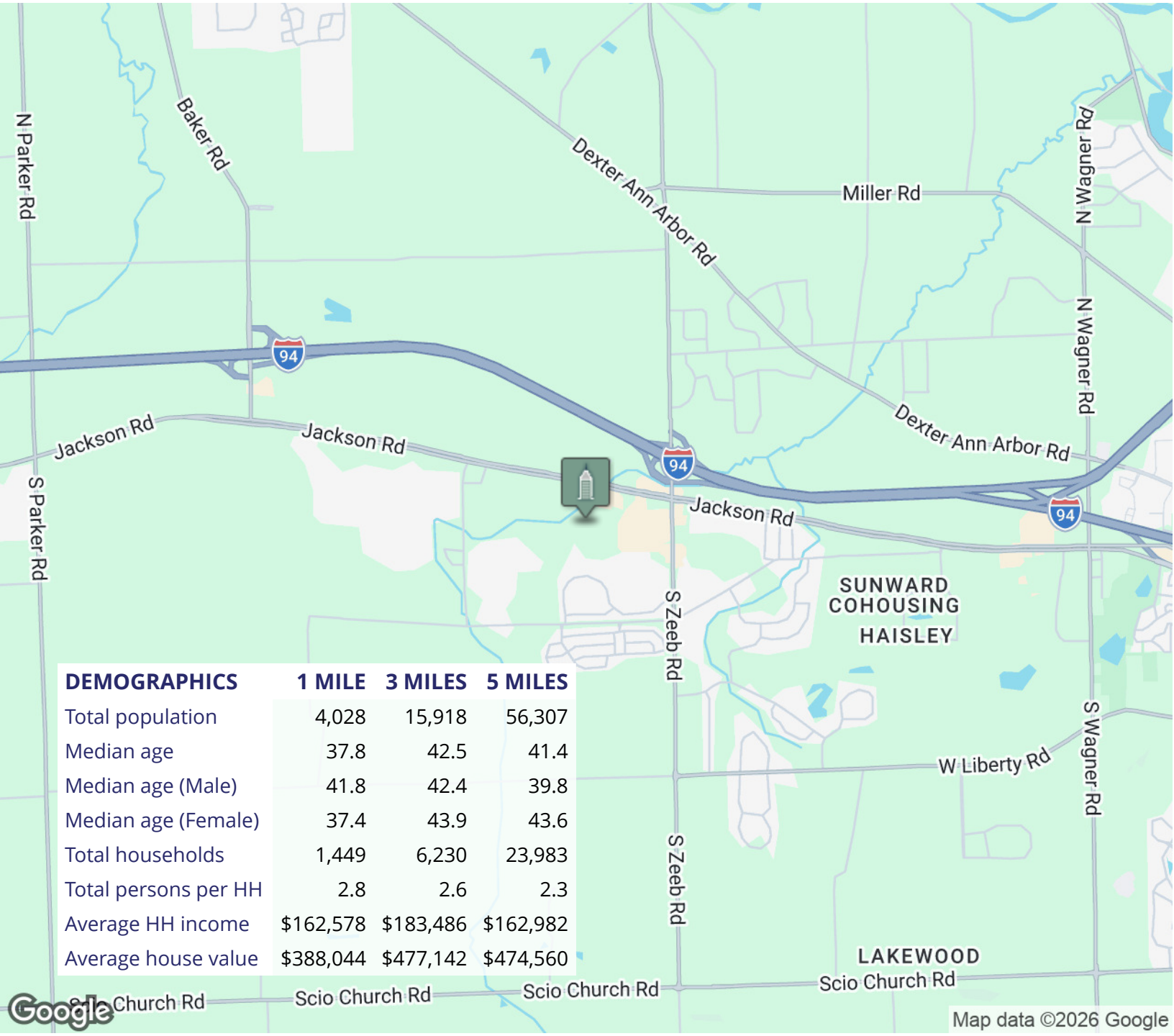

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	4,028	15,918	56,307
Median age	37.8	42.5	41.4
Median age (Male)	41.8	42.4	39.8
Median age (Female)	37.4	43.9	43.6
Total households	1,449	6,230	23,983
Total persons per HH	2.8	2.6	2.3
Average HH income	$162,578	$183,486	$162,982
Average house value	$388,044	$477,142	$474,560

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