

SIGNATURE ASSOCIATES
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Office For Lease

Property Name: Heritage Place
Location: 496 W. Ann Arbor Trail, Suite: #201
City, State: Plymouth/Twp., MI
Cross Streets: Ann Arbor Trail
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	12,028	**Total Available Sq. Ft.:**	2,132	**Class:**	C
Typical Floor Plate:	6,014	**Min / Max Cont. Sq. Ft.:**	990 / 2,132	**No. of Floors:**	2

PROPERTY INFORMATION

Zoning:	B-2	**Parking:**	Ample
Exterior Construction:	Brick	**Power:**	Ample
Structural System:	N/A	**Security Systems:**	No
Roof:	Shingle	**Restrooms:**	Yes
Floors / Covering:	Carpet / LVT	**Sprinklers:**	No
Heating:	Central	**Signage:**	Monument
Air-Conditioning:	Central	**Delivery Area:**	N/A
Ceiling Height:	9'	**Date Available:**	Immediate
Year Built:	1950	**Acreage:**	0.56

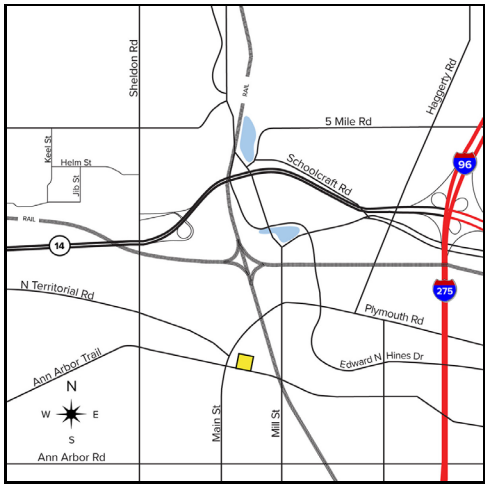
Current Tenants:

PRICING INFORMATION

Lease Rate:	$21.50 Gross	**Rentable/Usable:**	N/A	**Impr Allowance:**	N/A
Lease Term:	3 - 7 Years	**Total Taxes:**	$29,608.43 (2025)	**Deposit:**	N/A
Options:	N/A	**Parcel #:**	49-006-06-0007-000		

Tenant Responsibility:

Comments: Immaculate move in ready office space for lease in the heart of Downtown Plymouth. Suite #201 has 4 offices, open bullpen area, 2 restrooms and a kitchenette. New LED lights, paint and LVT flooring throughout. Ample parking on-site. Monument signage available.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Jason Stough, (248) 948-4180, jstough@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.