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# Medical space for lease



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3075 W Clark Road,  
Ypsilanti, MI

#### Washtenaw Medical Arts Building

Existing medical tenancy and infrastructure, elevator service, and ample parking for employees, patients, and clients. Locally owned and managed.

#### Available Suites

Various medical suites, including a former dental suite, are available on the first and second floors, ranging from 663 - 2,276 SF.

#### Solid Location

Professional medical building located in an established medical and commercial corridor, supported by dense residential neighborhoods, major employers, and higher education institutions.

#### Convenience

Exceptional convenience for patients and employees with immediate access to US-23, I-94, Washtenaw Avenue, Carpenter Road, nearby retail amenities, and major healthcare and educational institutions.

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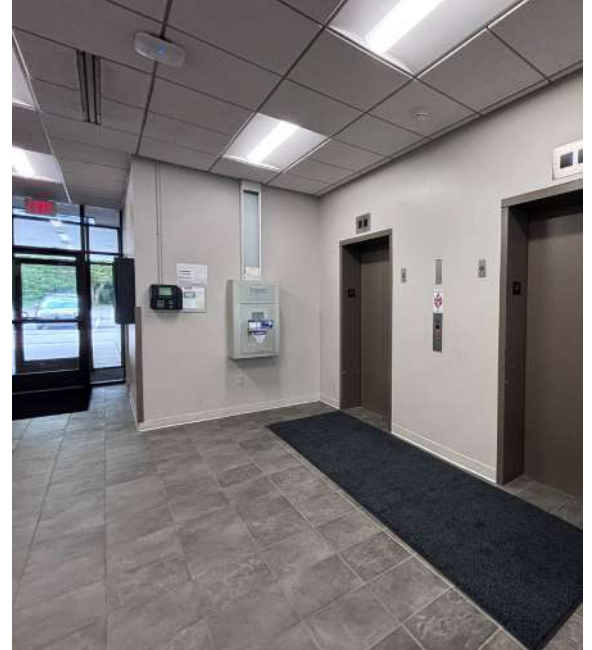
Starting from

**\$19.00** PSF



## AVAILABLE SUITES

| Floor | Suite | Available SF | Lease Rate (\$/SF Gross) |
|-------|-------|--------------|--------------------------|
| 1     | 100   | 2,100 SF     | \$19.00                  |
| 1     | 101   | 1,200 SF     | \$19.00                  |
| 1     | 104   | 663 SF       | \$19.00                  |
| 1     | 105   | 1,196 SF     | \$19.00                  |
| 1     | 108   | 2,256 SF     | \$19.00                  |
| 2     | 201   | 2,241 SF     | \$19.00                  |
| 2     | 209   | 2,276 SF     | \$24.00                  |



Gross lease rates. Available suite sizes reflect usable square footage. A 15% load factor is applied to calculate rentable square footage, upon which rent is based.

## FIRST FLOOR PLAN

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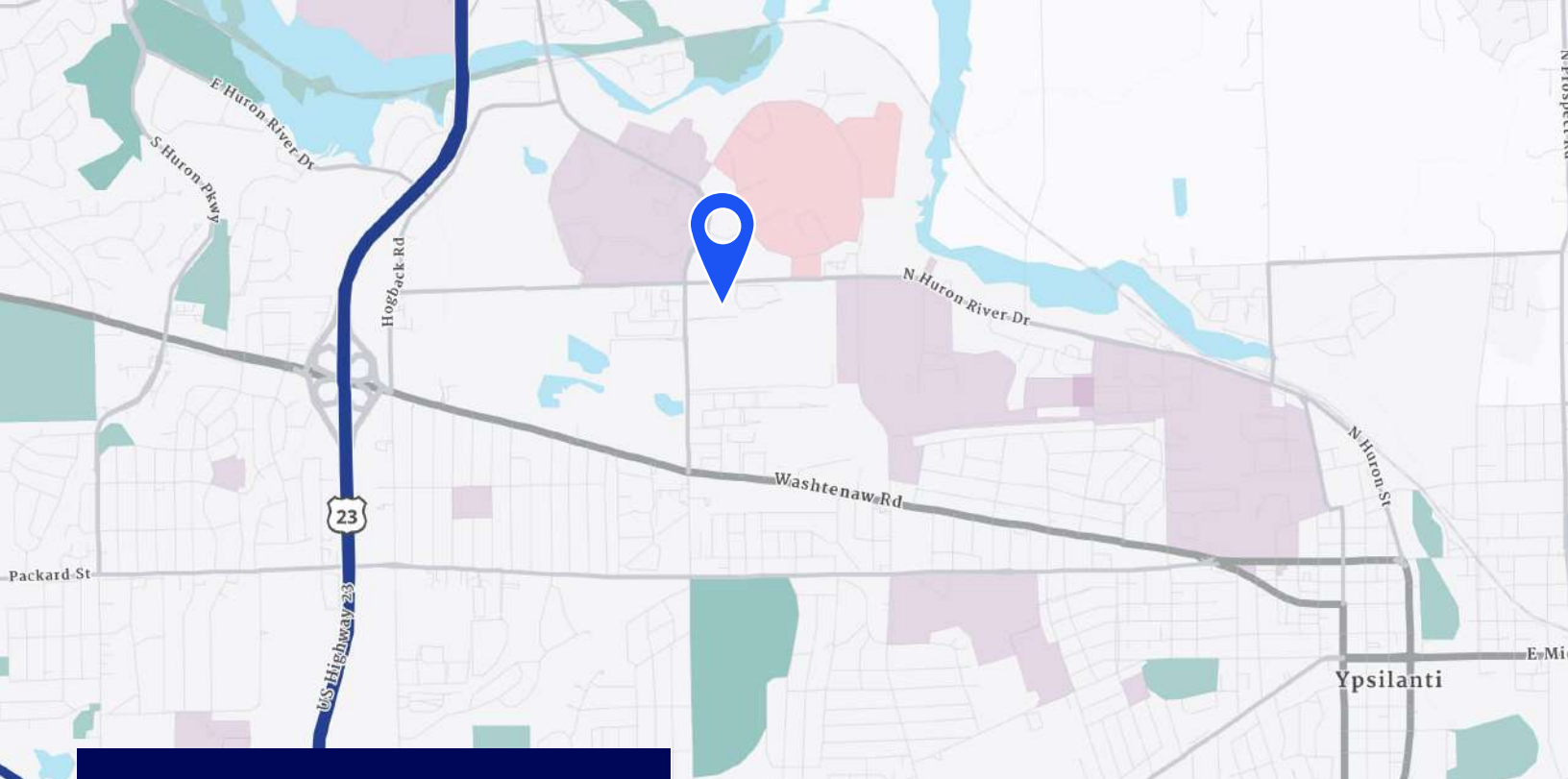


## SECOND FLOOR PLAN









## DEMOGRAPHICS - 3-MILE RADIUS

Population 87,000

Median household income \$71,000

Number of households 35,000

Median age 34

Daytime population 75,000+

### Traffic counts (VPD):

Washtenaw Ave 45,000-50,000

Carpenter Road 25,000-35,000

Strategically positioned in one of eastern Washtenaw County's most established medical and commercial corridors, the property offers exceptional accessibility to major employers, educational institutions, healthcare providers, and regional transportation routes.

- Across from Trinity Health Ann Arbor Hospital
- Minutes from Eastern Michigan University and Washtenaw Community College
- Convenient access to US-23, I-94, Washtenaw Avenue, and Carpenter Road
- Approximately 87,000 residents and a daytime population exceeding 75,000 within a 3-mile radius

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