EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Pondview

5111 Venture Drive Ann Arbor, MI 48108



FOR LEASE

GetReal*quality*
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Lease Rate: $17 SF/yr (NNN)

DESCRIPTION

High-End Corporate Headquarters Building for Lease.

PROPERTY HIGHLIGHTS

- Beautiful office building
- 4-acre pond behind the building
- Spectacular views
- Patio and large kitchen
- Overhead door and truck well
- Dedicated parking
- Close proximity to I-94, Downtown Ann Arbor, and Metro Detroit Airport

For more information, please contact: James Porth / 248.476.3700 / jporth@thomasduke.com
Steve Valli / 248.476.5394 / svalli@thomasduke.com

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BUILDING INFORMATION

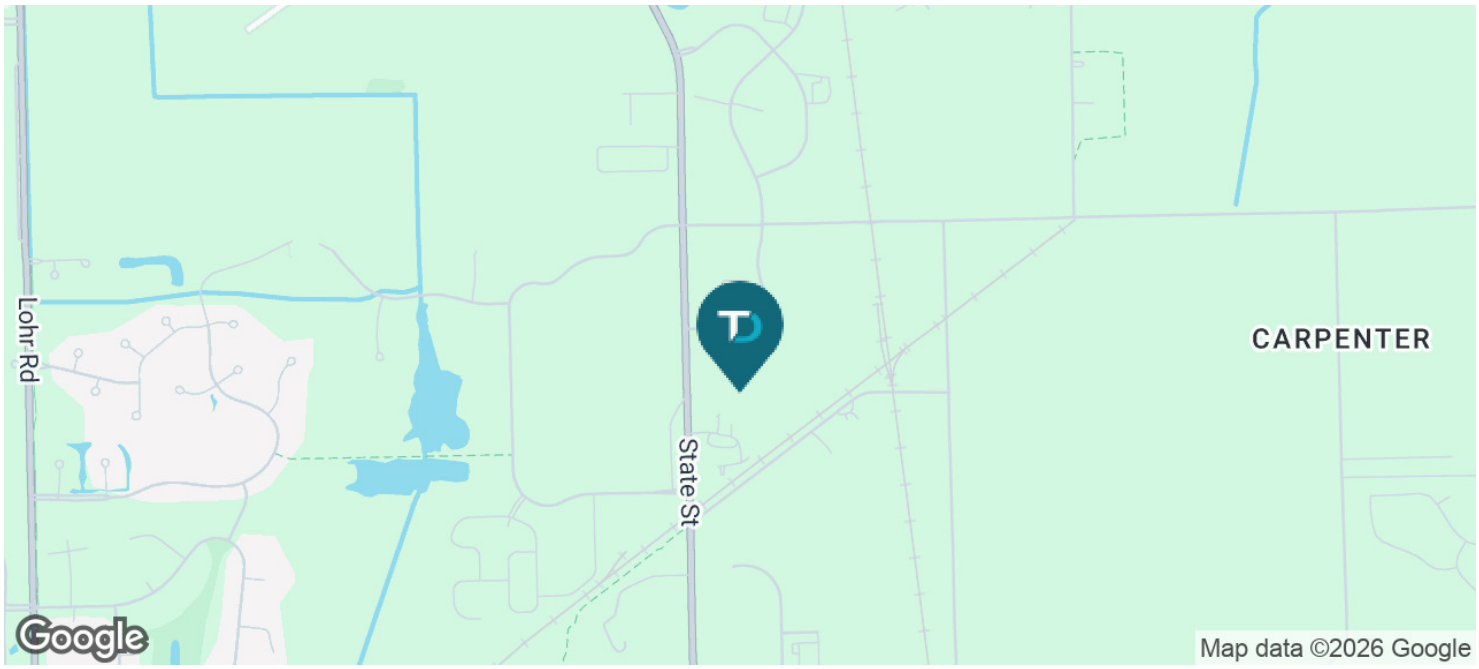
Lease Rate:	$17.00 SF/yr, NNN
Building Size:	21,856 SF
Year Built:	1998
Number of Floors:	1
Parking Spaces:	50

PROPERTY INFORMATION

Lot Size:	11.61 Acres
Property Type:	Office
Zoning	BD Business
Traffic Count:	State Street - 15,241 VPD (Costar 2022)
Legal Description:	Available Upon Request
APN:	L-12-21-200-024

LOCATION INFORMATION

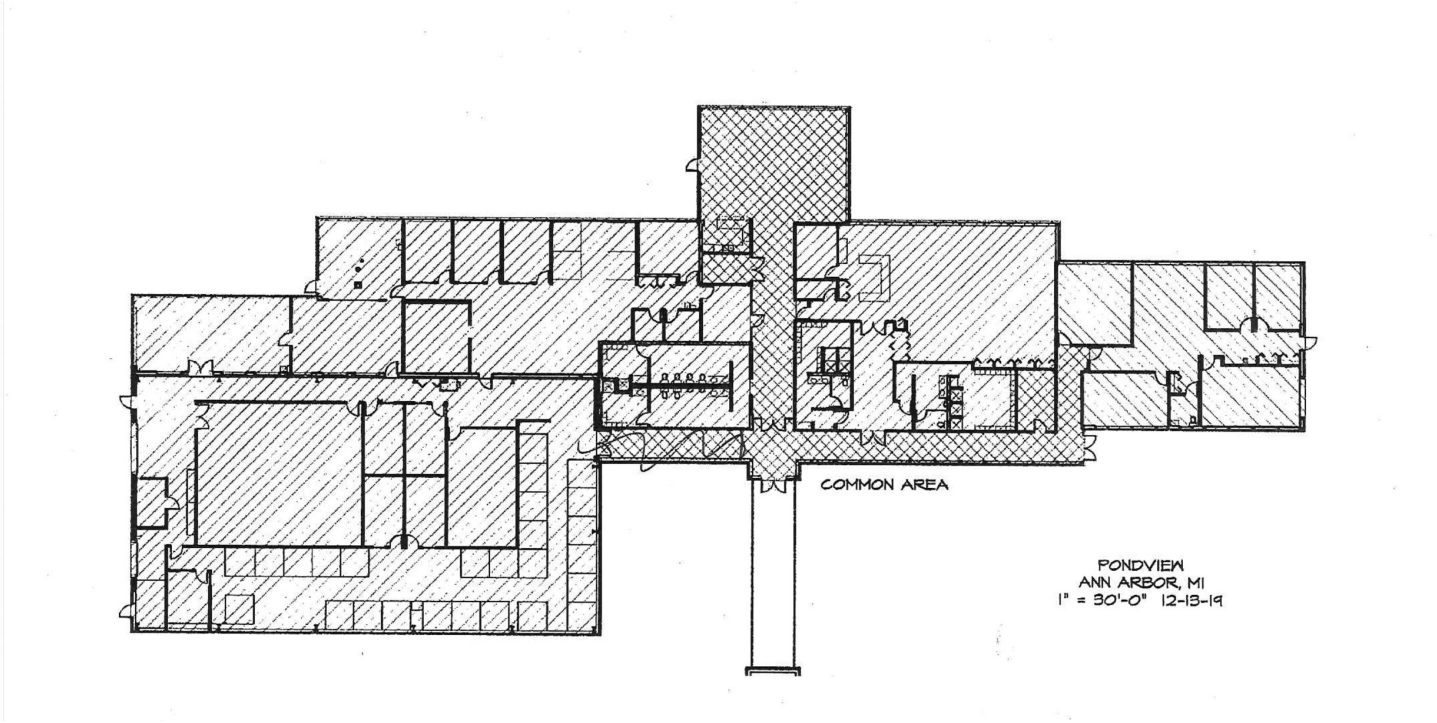
Pondview is located on Venture Drive just off of State Street in Ann Arbor, Michigan



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	21,856 SF	Lease Rate:	$17 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5111	Available	21,856 SF	NNN	$17.00 SF/yr

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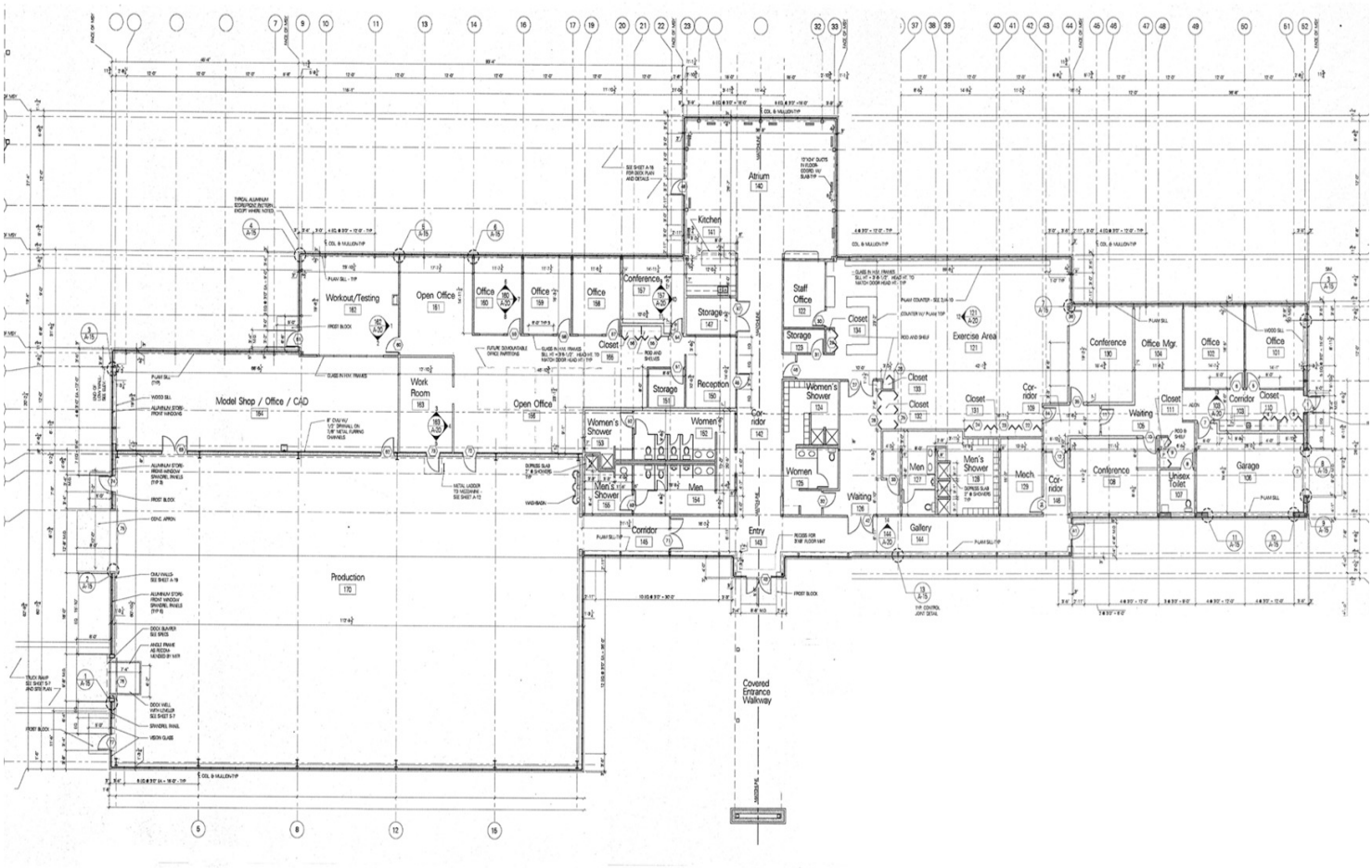


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§ 40-4.21. Nonresidential Use Table.

A. Specified uses. In all districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this article.

B. Schedule of Uses. The Schedule of Use Regulations identifies uses as follows:

(1) "P" identifies uses permitted as of right.

(2) "C" identifies uses requiring conditional use approval as outlined in Article X.

(3) "A" identifies accessory uses.

(4) No marking identifies uses not permitted.

Nonresidential Districts Use Table

	Commercial		Industrial and Office Districts		Public Facility	
Use Category	C-1	C-2	I	BD	PF	Specific Use Standard (Article, Section)
Residential						
Dwellings, multiple-family (on upper floors only in a mixed-use building)	C	C				
Live/work units	C	C				§ 40-11.12
Recreation						
Noncommercial parks and recreational facilities						§ 40-11.43
Commercial recreational facility	C	C		C		§ 40-11.43
Playground	P	P			P	
Public arenas, stadiums, and skating rinks	C	C		C	C	§ 40-11.43
Institutional/Cultural						
Adult day-care center	C	C				§ 40-11.05
Adult day-care home	C	C				§ 40-11.05
Adult foster-care, congregate facility	C	C				§ 40-11.05
Adult foster-care, family home	C	C				§ 40-11.05
Adult foster-care, large group home	C	C				§ 40-11.05
Adult foster-care, small group home	C	C				§ 40-11.05
Cemeteries					C	§ 40-11.20
Day-care centers and preschools	C	C		C		
Fine and performing arts facilities	P	P			P	

§ 40-4.21

Nonresidential Districts Use Table						
	Commercial		Industrial and Office Districts		Public Facility	
Use Category	C-1	C-2	I	BD	PF	Specific Use Standard (Article, Section)
Hospitals			C	C	C	§ 40-11.19, § 40-11.28
Places of worship	C	C		C		§ 40-11.21
Post-secondary schools (technical colleges, business schools)		C	C	C		§ 40-11.17
Primary/secondary schools	C				P	§ 40-11.18
Publicly owned/operated office and service facilities					P	
Transportation terminals					C	
Utility and public service buildings and facilities					C	
Commercial WECS					C	§ 40-14.11
On-site WECS (attached to roof)	A	A	A	A	A	§ 40-14.11
On-site WECS (freestanding)	C	C	C	C	C	§ 40-14.11
Commercial solar energy system/field					C	§ 40-14.12
Solar energy systems (building-mounted)	A	A	A	A	A	§ 40-14.12
Solar energy systems (ground-mounted)	C	C	C	C	C	§ 40-14.12
Geothermal energy systems	A	A	A	A	A	§ 40-14.13
Retail, Entertainment, and Service						
Alcohol sales	C	P				
Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) less than 10,000 gross square feet	P	P	P	P		§ 40-11.46
Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) 10,000 gross square feet or greater	C	C	P	P		§ 40-11.46
Bar/lounge	C	P				
Building material sale		P				§ 40-11.26, § 40-11.29
Business service and repair		P				
Commercial kennels/pet day care	C	C				§ 40-11.16
Conference, meeting, and banquet facilities		C		C		
Dance, martial arts, music, and art studios	P	P		P		

§ 40-4.21

Nonresidential Districts Use Table						
	Commercial		Industrial and Office Districts		Public Facility	
Use Category	C-1	C-2	I	BD	PF	Specific Use Standard (Article, Section)
Drive-up/drive-through facilities	C	P	C	C		§ 40-11.25
Dry cleaners and laundry	C	C	C			
Durable medical supplies	P	P		P		
Farmers' market	C	C		C	C	§ 40-11.03
Financial institutions	P	P		C		
Firearm sales		C				§ 40-11.27
Funeral home		C		C		
Garden centers/nurseries		P				§ 40-11.29
Health fitness centers/athletic clubs	C	P		C		
Lodging		C				§ 40-11.11
Massage therapy	C	C				§ 40-11.24
Mortuary/crematorium			C			
Open air businesses, as a principal use		C	C			§ 40-11.39
Open air businesses, subordinate to principal use	A	A	A	A		§ 40-11.39
Personal services	P	P				§ 40-11.24
Pharmacies	P	P				
Private clubs, fraternal organizations, and lodge halls	C	C		C		
Restaurants drive-in		C				§ 40-11.41
Restaurants, fast-food	P	P		C		§ 40-11.25
Restaurants, standard	P	P		C		§ 40-11.41
Retail, general	P	P				
Retail, large-scale		P				§ 40-11.26
Retail, wholesale		C	C	C		§ 40-11.28
Sexually oriented businesses			P			§ 40-11.23
Shopping centers		P				§ 40-11.26
Smoking lounge		C	C	C		§ 40-11.47
Theaters and places of assembly	C	C				
Office						
Business services	P	P				
Medical clinics	P	P		P		
Medical laboratories			P	P		
Offices, general	P	P	P	P		
Professional and medical offices	P	P		P		§ 40-11.24
Veterinary clinics and hospitals		C				§ 40-11.16

Nonresidential Districts Use Table

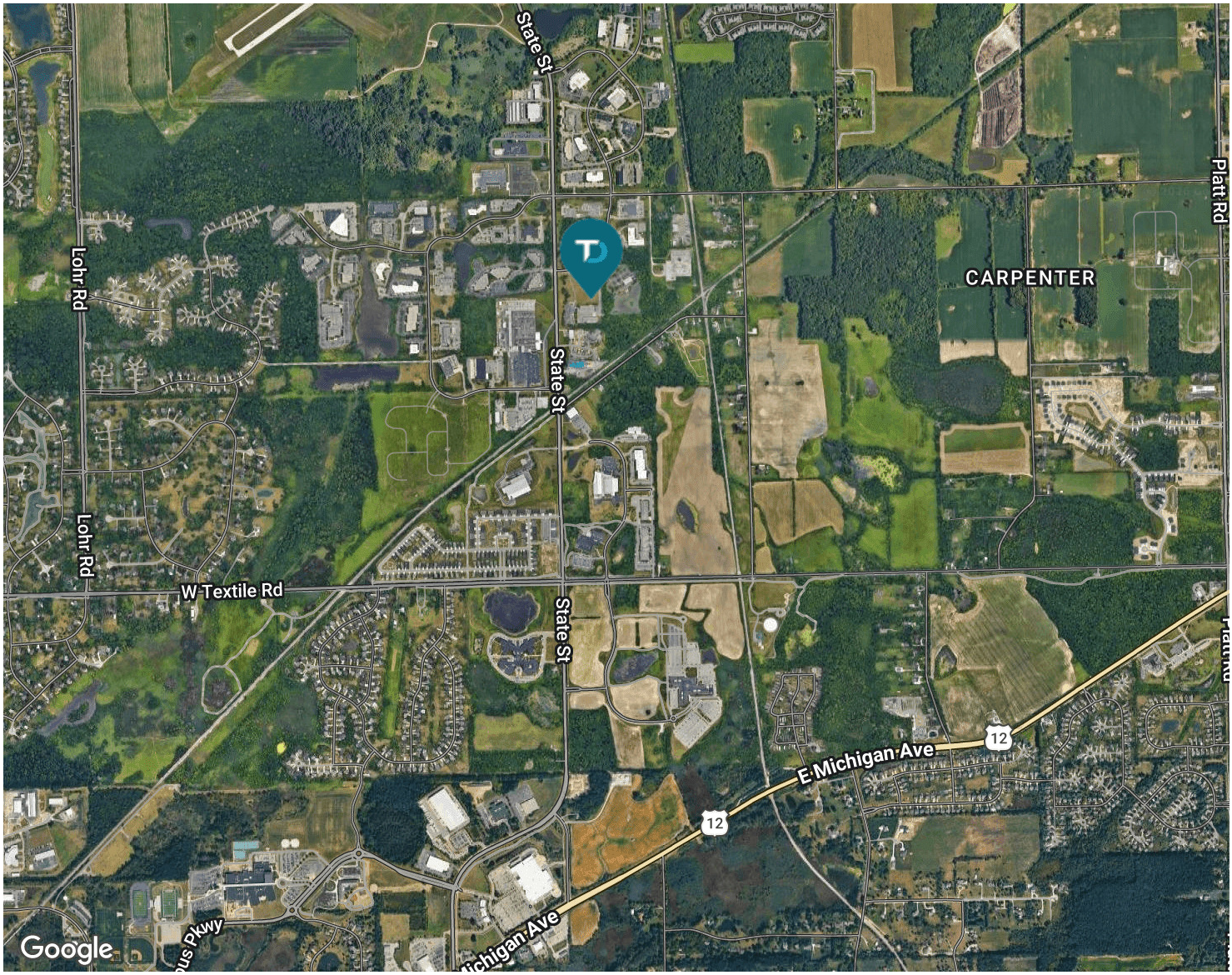
Use Category	Commercial C-1	Commercial C-2	Industrial and Office Districts I	Industrial and Office Districts BD	Public Facility PF	Specific Use Standard (Article, Section)
Industrial						
Self-storage facilities		C	P	C		§ 40-11.31
Light manufacturing			P	P		
Technology centers/office research		P	P	P		
Basic research, design, and pilot or experimental product development			P	P		
Central dry cleaning/laundry plants			C			
Contractors/landscapers yard		C	C			§ 40-11.40
Concrete/asphalt plants			C			
Data processing and computing centers		P	P	P		
Food processing			C			§ 40-11.02
Lumberyards			C			§ 40-11.29
Manufacturing and assembly			P	P		
Material distribution facilities			P			
Materials recovering facility			C			§ 40-11.30
Extractive operations			C			§ 40-11.37
Outdoor storage			C			§ 40-11.40
Printing and publishing		C	P	P		
Radio and television broadcasting and receiving antenna			C	C		
Storage of flammable liquids or gases, above or below ground			C			
Tool and die/plating shops			C			
Trade contractors, home service and repair		C	P	C		§ 40-11.42
Truck terminal facilities			C			
Warehouse establishments			P	P		
Wireless communication facilities	C	C	C	C	C	§ 40-11.38
Automotive/Transportation						
Vehicle fueling/multi-use stations		C				§ 40-11.34
Vehicle rental		C	C	C		
Vehicle repair stations (minor)			C			§ 40-11.32
Vehicle repair stations (major)		C	C			§ 40-11.32

Nonresidential Districts Use Table						
	Commercial		Industrial and Office Districts		Public Facility	
Use Category	C-1	C-2	I	BD	PF	Specific Use Standard (Article, Section)
Vehicle impound lot						§ 40-11.35
Vehicle washes		C	C			§ 40-11.36
Farm equipment sales and repair		C	C			§ 40-11.33, § 40-11.32
New vehicle, recreational vehicle sales		P				§ 40-11.33
Used vehicle, recreational vehicle sales, when not in conjunction with new vehicle facility		C				§ 40-11.33

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	1,011	35,967	137,913
Median age	38.6	39.9	36.1
Total households	378	16,236	57,477
Average HH income	$165,515	$102,297	$98,968
Average house value	$347,487	$266,212	$272,367