EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

5075 Venture Drive - For Lease

5075 Venture Drive Ann Arbor, MI 48108

FOR LEASE

GetReal*quality*

248.476.3700

LISTED BY:

James Porth

Partner

jporth@thomasduke.com

Steve Valli

Partner

svalli@thomasduke.com

WWW.THOMASDUKE.COM

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Lease Rate: $9.75 SF/yr (NNN)

DESCRIPTION

Freestanding Industrial Building for Lease

PROPERTY HIGHLIGHTS

- Free Standing Industrial Bldg.
- High Ceilings
- Two Truck Wells
- Two Overhead Doors
- Fenced Storage Lot
- Motivated Landlord

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

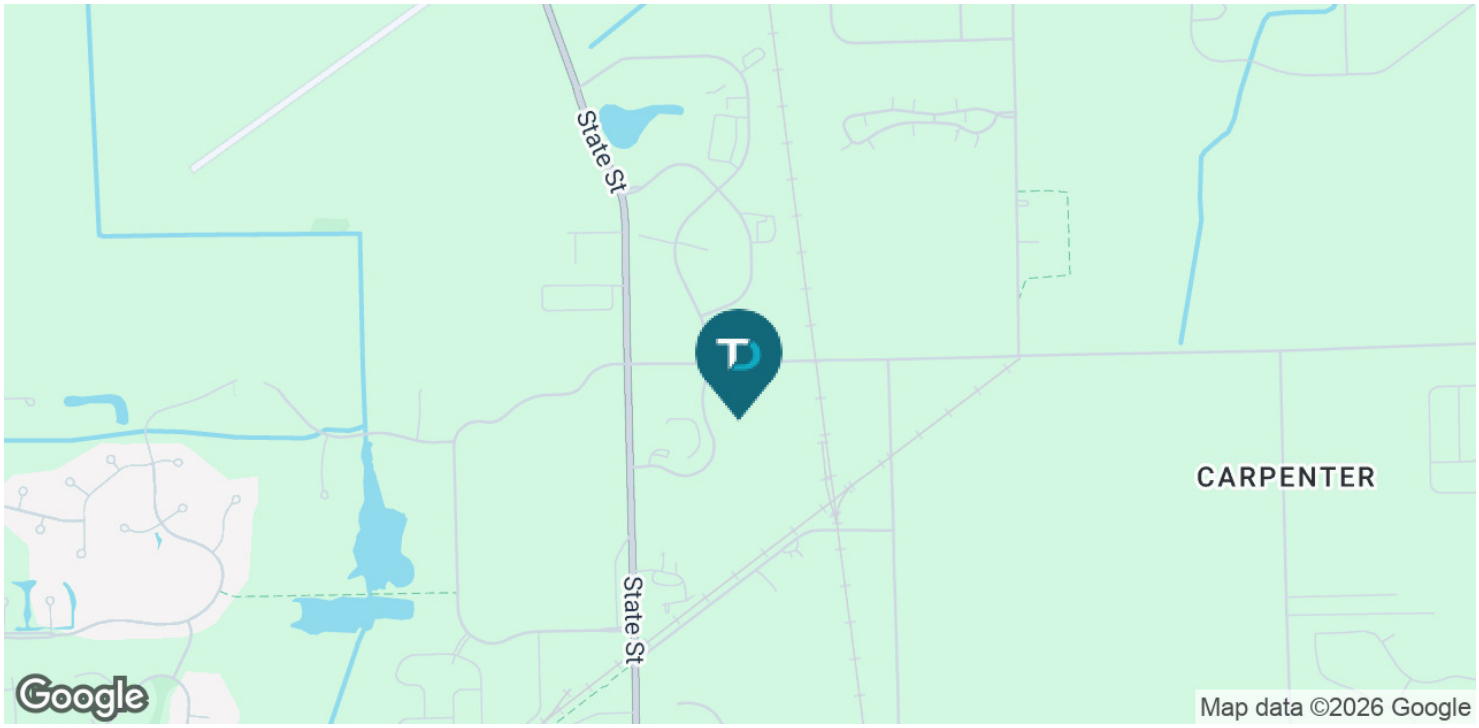
Price/SF:	$10.00 NNN
Building Size:	32,352 SF
Year Built:	1986
Number of Floors:	1
Parking Spaces:	62
Power:	600 AMPS 480 Volts
Roof:	10 Years Old

PROPERTY INFORMATION

Lot Size:	7 Acres
Zoning	BD Business
Traffic Count:	14,524 VPD on State Street
Legal Description:	Available Upon Request
APN:	L-12-21-200-016

LOCATION INFORMATION

Located on Venture Drive just off of State Street in Ann Arbor, Michigan



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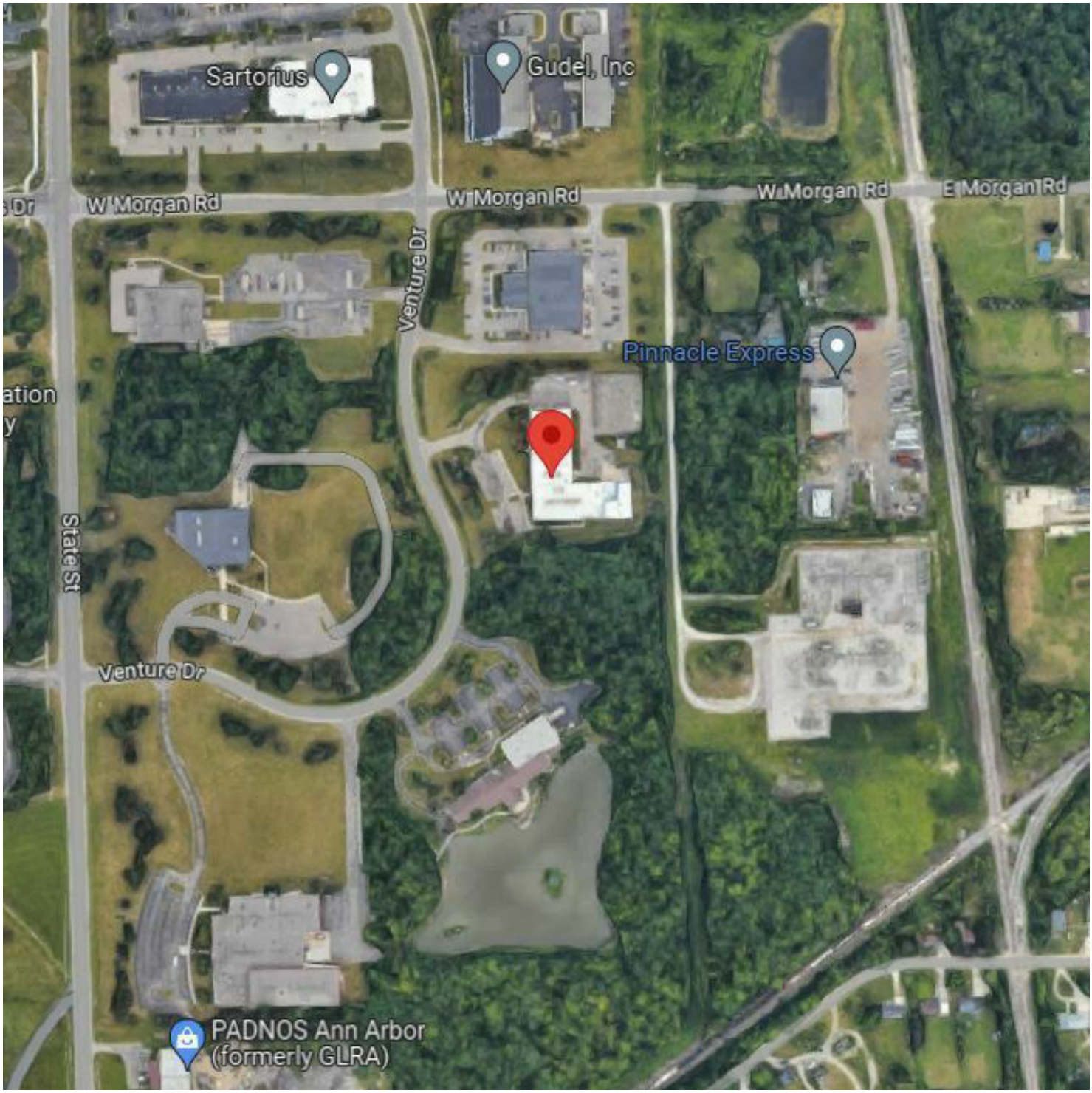

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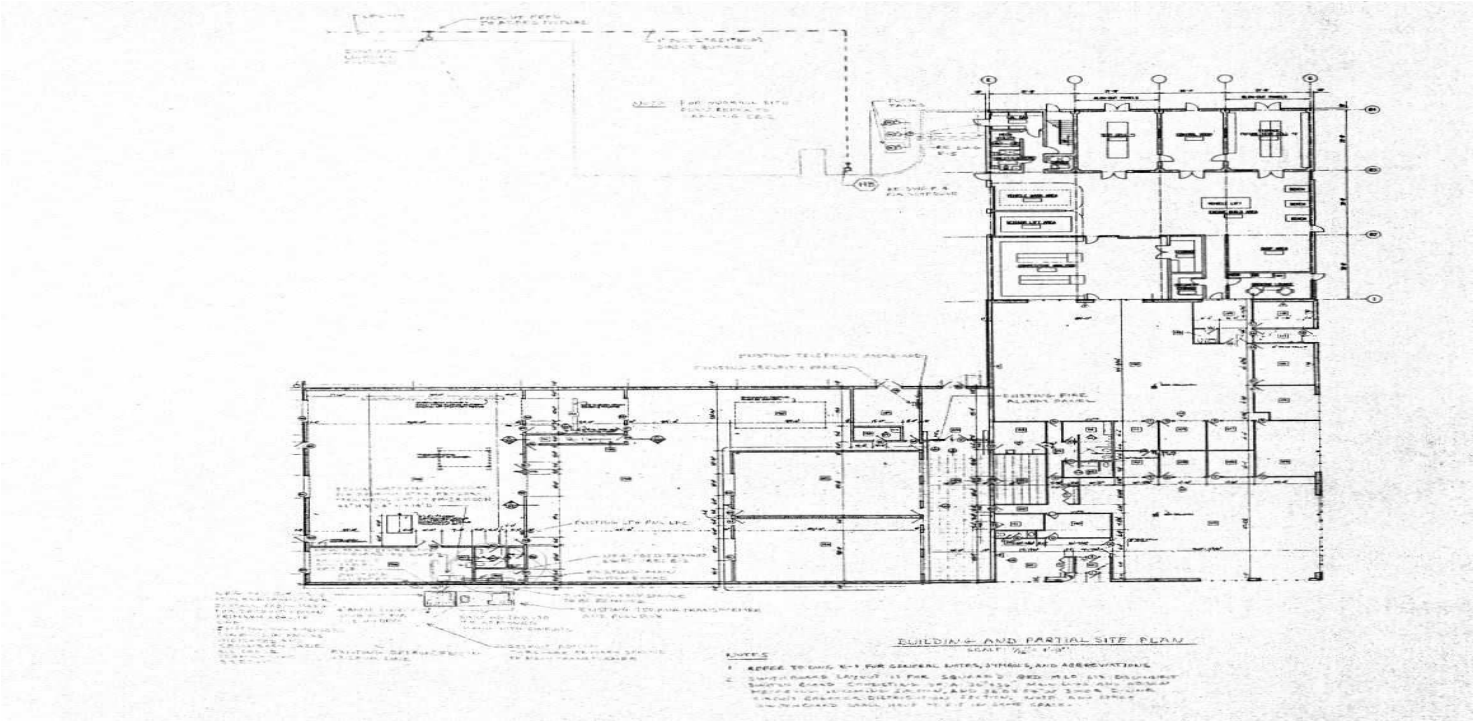

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	32,352 SF	Lease Rate:	$9.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5075	Available	32,352 SF	NNN	$9.75 SF/yr	-

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	805	38,859	144,315
Median age	39.7	39.7	35.7
Total households	336	17,748	60,261
Average HH income	$144,038	$100,483	$97,722
Average house value	$309,201	$264,936	$268,988

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JAMES PORTH

Partner
jporth@thomasduke.com
Direct: **248.760.5805**

PROFESSIONAL BACKGROUND

An Executive Vice President, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to more than $100's of millions in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

Thomas Duke Company
37000 Grand River, Ste. 360
Farmington Hills, MI 48335
248.476.3700

STEVE VALLI

Partner

svalli@thomasduke.com
Direct: **248.476.5394**

PROFESSIONAL BACKGROUND

As Partner of the Thomas Duke Company, Steven Valli has completed over 500 commercial real estate transactions totaling more than $500 million. Since joining the team in 1998, he has gained extensive experience working in all sectors of investment and user property, as well as tenant and buyer representation.

Some of Steve's returning clients include Bank of Ann Arbor, Monroe Bank and Trust, Brightside Dental, Review Works, and Pulte Homes. As the exclusive broker for TEAM Rehabilitation, he has secured more than 50 offices and retail locations.

As a lifelong Western Wayne County resident, Steve works with many City and Wayne County officials on a first-name basis. These relationships have proven invaluable in his role as Thomas Duke Company's Wayne County Team Leader for them.

Steve makes it his life's work to be a real estate broker rooted in dedication and integrity. Clients work with him repeatedly because they know he will put them first.

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