EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2300 WASHTENAW AVENUE - FOR LEASE

2300 Washtenaw Avenue, Ann Arbor, MI 48104



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JAMES PORTH

Partner

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OFFERING SUMMARY: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



PROPERTY OVERVIEW

A 7,270 Square Foot, 2-Story Office Building ideal for Medical or General Office use. It features signage on Washtenaw and plenty of parking.

OFFERING SUMMARY

Lease Rate:	$22 SF/yr (Gross)
Building Size:	7,270 SF
Available SF:	1,800 SF
Year Built:	1956
Zoning:	O-Office

PROPERTY HIGHLIGHTS

- Plenty of parking
- Monument signage on Washtenaw (Shared)
- Newer interior

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

LEASE SPACES: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,800 SF	Lease Rate:	$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201	Available	1,800 SF	Gross	$22.00 SF/yr	-

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ADDITIONAL PHOTOS: 2300 Washtenaw Avenue | Ann Arbor, MI 48104













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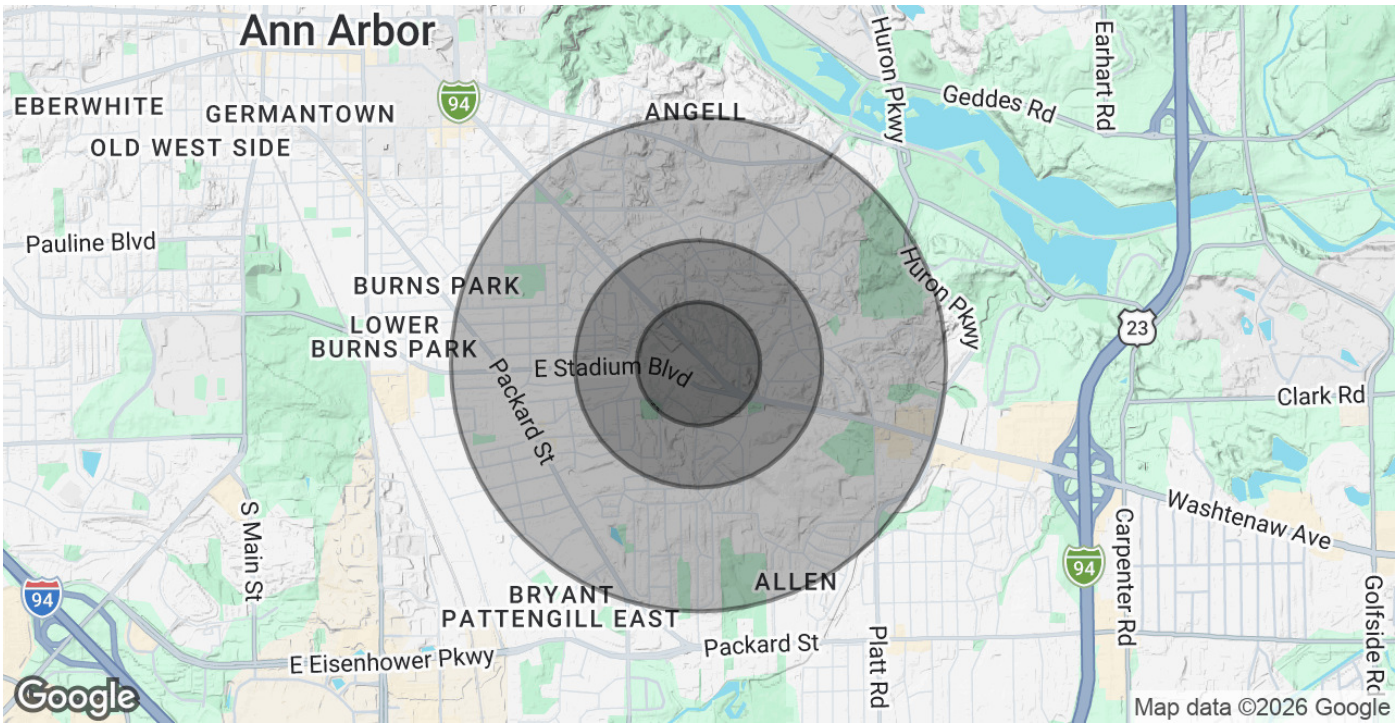
RETAILER MAP: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



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DEMOGRAPHICS MAP & REPORT: 2300 Washtenaw Avenue | Ann Arbor, MI 48104



POPULATION	**0.25 MILES**	**0.5 MILES**	**1 MILE**
Total Population	707	2,743	12,454
Average Age	42.4	43.2	40.2
Average Age (Male)	42.8	43.9	40.7
Average Age (Female)	39.7	40.7	39.5

HOUSEHOLDS & INCOME	**0.25 MILES**	**0.5 MILES**	**1 MILE**
Total Households	298	1,178	5,359
# of Persons per HH	2.4	2.3	2.3
Average HH Income	$218,571	$211,280	$185,647
Average House Value	$815,539	$747,910	$664,787

2023 American Community Survey (ACS)