

# Office or Retail

## 450 S Maple Rd, Ann Arbor, MI 48103



Listing ID: 30747924  
Status: Active  
Property Type: Office For Lease  
(also listed as Retail-Commercial)  
Office Type: Mixed Use, Office Building  
Contiguous Space: 2,200 - 6,780 SF  
Total Available: 6,780 SF  
Lease Rate: \$20 PSF (Annual)  
Base Monthly Rent: \$11,300  
Lease Type: Modified Gross



### Overview/Comments

Highly visible office or retail space on S Maple Road, just south of Kroger and Westgate Shopping Center. Easy access to I-94, downtown Ann Arbor and W Stadium businesses and shopping. Plenty of parking for employees and/or guests.

Well maintained and locally owned.

### More Information Online

<http://cie.cpix.net/listing/30747924>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Ann Arbor	Class of Space:	Class B
Tax ID/APN:	09-08-25-400-012	Gross Building Area:	78,672 SF
Office Type:	Mixed Use, Office Building, Other	Building/Unit Size (RSF):	78,672 SF
Zoning:	C3	Land Area:	3.57 Acres

### Available Space

Suite/Unit Number:	450	Date Available:	07/23/2021
Space Available:	6,780 SF	Lease Term (Months):	36 Months
Minimum Divisible:	2,200 SF	Lease Rate:	\$20 PSF (Annual)
Maximum Contiguous:	6,780 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building	Conference Rooms:	1
Space Subcategory 2:	Mixed Use	Offices:	2
Space Type:	Relet	Parking Spaces:	0

Space Description Frontage and signage facing Maple Road. Sun-filled space with soaring ceiling, flexible floor plan, currently used as an office with open work space w/ cubicles, large conference room, and private offices. Maybe configured for retail and subdivided. Plenty of parking. Great location.

### Area & Location

Property Located Between:	W Liberty Street & Abbott Ave
Property Visibility:	Good
Highway Access:	I-94

### Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Year Built:	1965	Sprinklers:	None
Roof Type:	Flat	Heat Type:	Natural Gas
Parking Type:	Surface	Heat Source:	Central

Air Conditioning: Package Unit  
Internet Access: Cable

## Land Related

Water Service: Municipal  
Sewer Type: Municipal  
Legal Description: BEING PRT OF THE E 1/2 OF THE SE 1/4 OF SAID  
SEC 25

**Zoning Description** C3 fringe commercial district. (1) Intent. The design and regulations of this district are set up to provide for certain types of commercial activities which have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access, would be incompatible in the central business district.

## Location

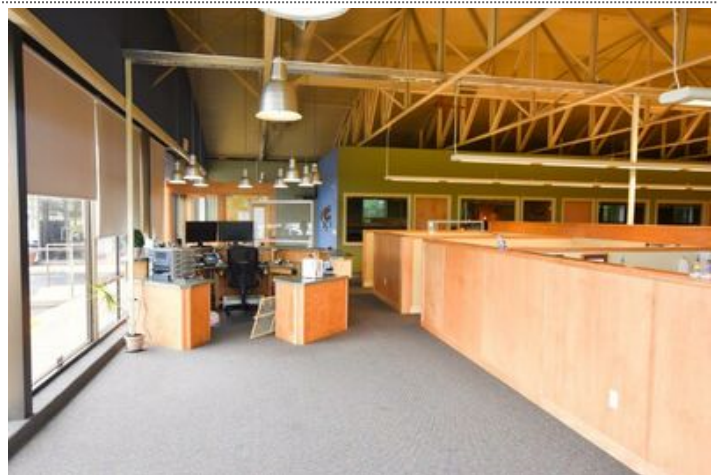
Address: 450 S Maple Rd, Ann Arbor, MI 48103  
County: Washtenaw  
MSA: Ann Arbor  
Submarket: Washtenaw W of 23



## Property Images



DSC\_0946



DSC\_0949(2)



DSC\_0935



DSC\_0943

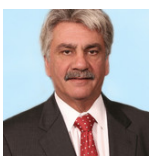


DSC\_0938



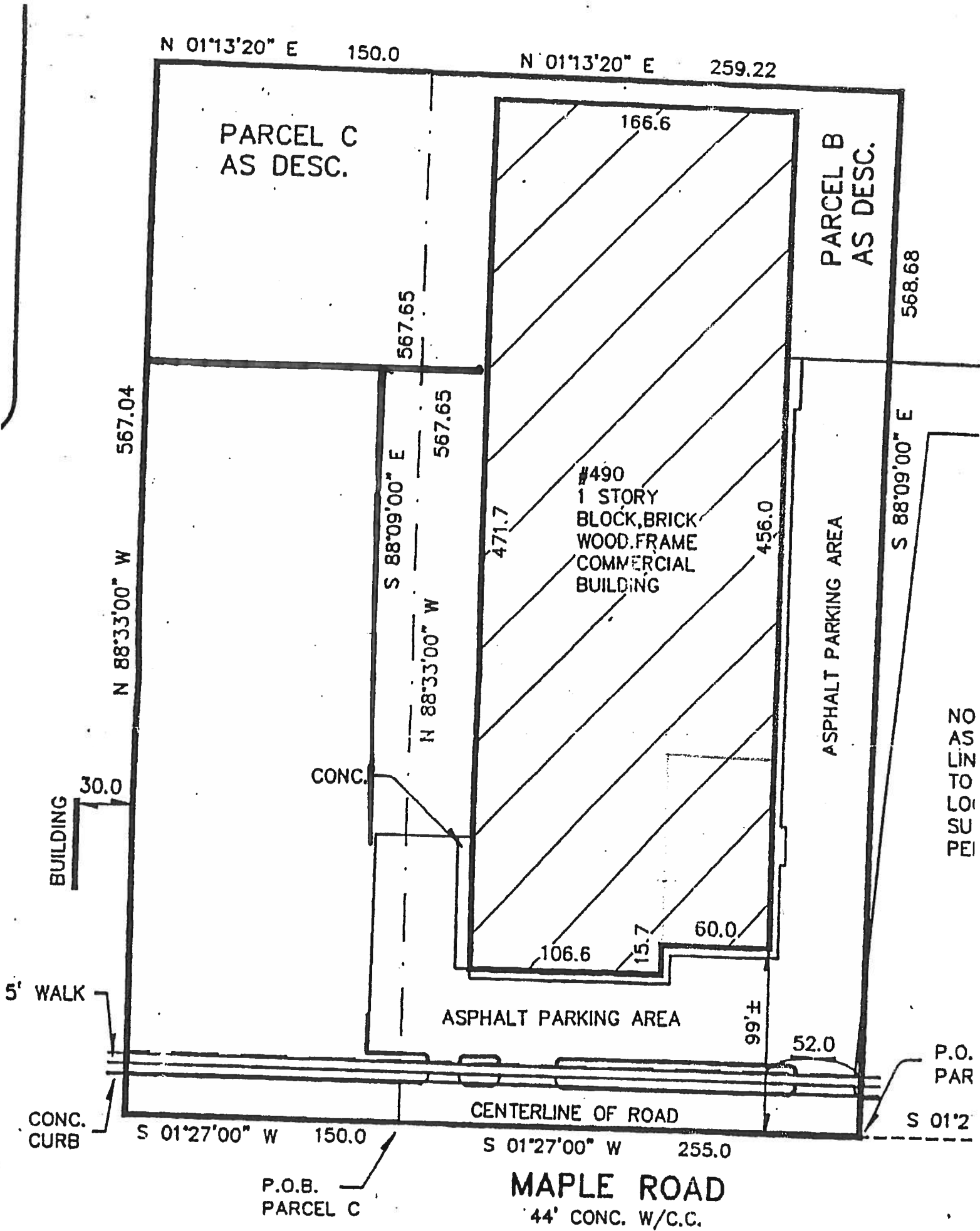
Export

## Property Contacts

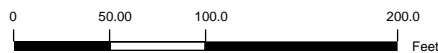
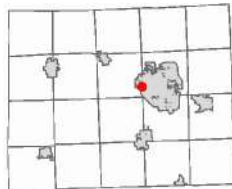


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1: 1,200

6/11/2021

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



**NOTE: Parcels may not be to scale.**

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.