



Investment | Development | Advisory



OFFICE BUILDING FOR LEASE

South State Commons I

2723 South State Street, Ann Arbor, MI 48104

February 09, 2018

MAVD
2723 South State Street, Suite 250
Ann Arbor, MI 48104
(734) 930-6700 | mavd.com

South State Commons I

2723 SOUTH STATE STREET
ANN ARBOR, MI 48104



OFFERING SUMMARY

| | |
|-------------------|--------------------|
| Lease Rate: | \$33.00 SF/yr (MG) |
| Available Suites: | 802/16,155 SF |
| Year Built: | 2004 |
| Building Size: | 92,199 |
| Market: | Ann Arbor |
| Submarket: | South/Briarwood |
| Location | State Street |

PROPERTY OVERVIEW

This premier four-story office building is located in the heart of the south Ann Arbor office district. Developed and managed by MAVD, South State Commons I is the first of three buildings in the South State Commons campus. Features include a three-story curved glass atrium with an open sculptural main stair that shares abundant natural light with the soaring interior. Large 25,000 SF floor plates, and a central-core design, provide flexible space planning options.

Covered below-grade parking, surface and structured parking, and a signalized intersection, add convenience and easy access to amenities that include shopping, dining, I-94, Ann Arbor CBD, University of Michigan, and Detroit Metropolitan Airport.

AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|--------------------------------|---------------|-----------|
| Suite 290 - Available 3/1/2018 | \$33.00 SF/yr | 802 SF |
| Suite 300 - Available 4/1/2018 | \$33.00 SF/yr | 15,192 SF |

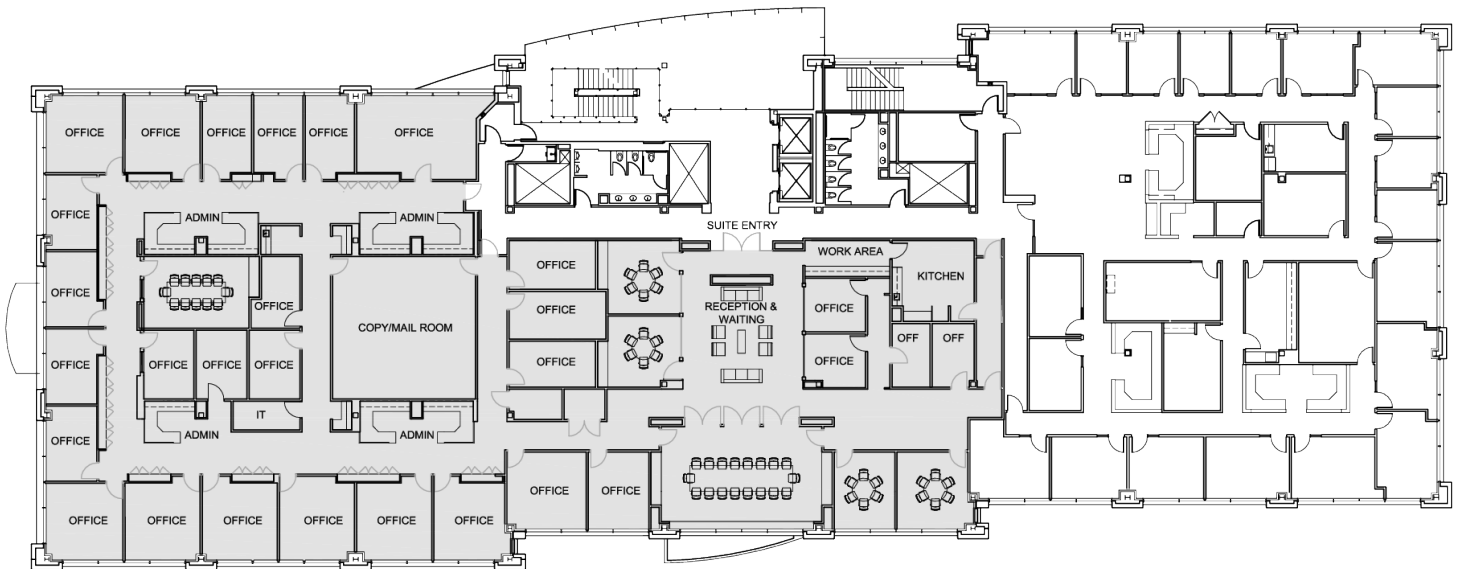
Presented By:
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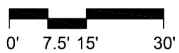
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SUITE 300



Rentable Area: 15,192 SF

 Third Floor Plan-Suite 300
Scale: 1"=30'



1 SUITE 300
15,192 SF

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ADDITIONAL PHOTOS



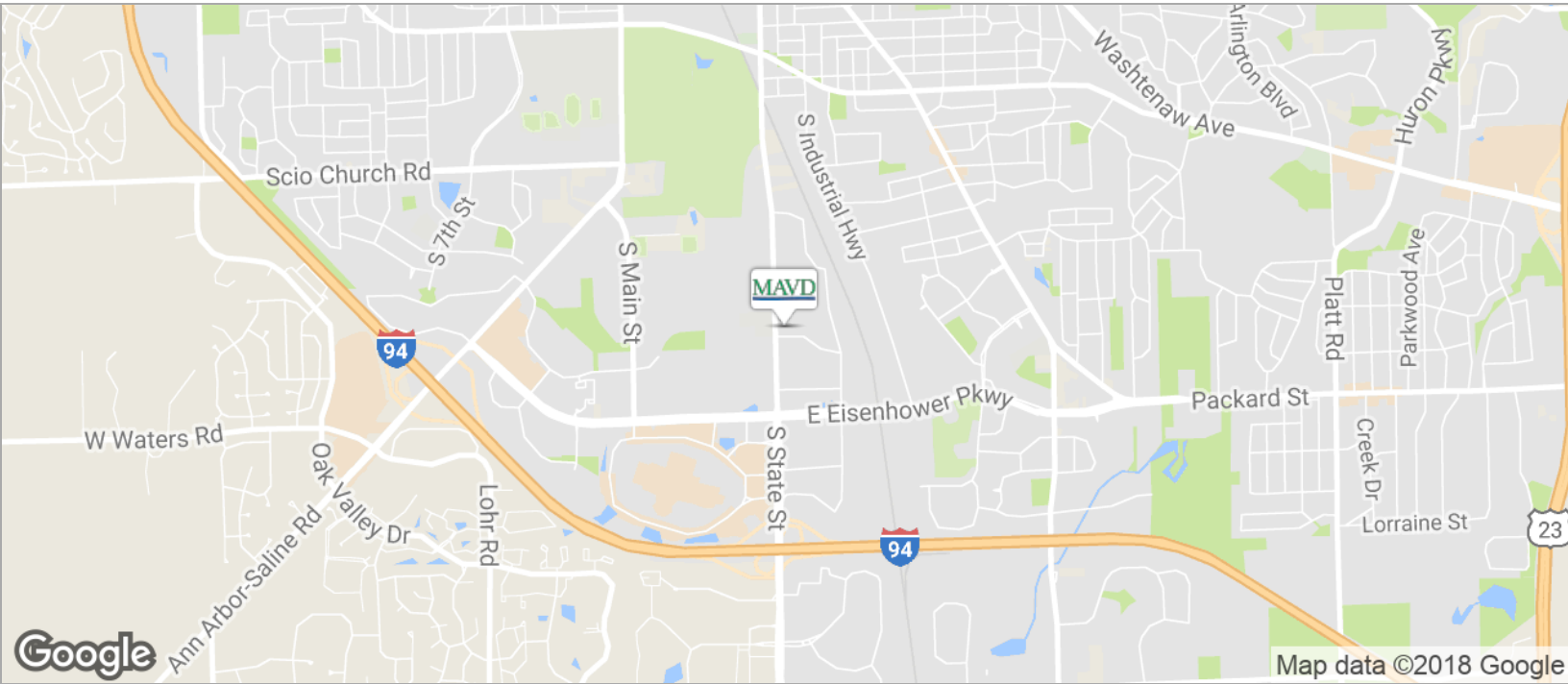
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LOCATION MAPS



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