PERMIT READY DEVELOPMENT

One North Earhart Place

122,620 SF OFFICE/RESEARCH BUILDING
NORTH EARHART & PLYMOUTH ROAD | ANN ARBOR, MI

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Property Highlights

Building Name	One North Earhart Place
Building Address	Northwest Corner of North Earhart & Plymouth Road Frontage on US-23
Building Developer	Kojaian Companies
Building	Three-Story, 122,620 SF 40,000 SF/Floor
Parking Spaces	Covered (1st Floor) 62 Spaces Surface Lot 372 Spaces 434 Spaces Total Additional 57 Land Banked Spaces
Parcel Size	14.24 Acres
Status	Ready for Development - Site Plan Fully Approved. All Construction Documents Completed.

One North Earhart Place

NORTH EARHART & PLYMOUTH ROAD
ANN ARBOR, MI

Property Highlights

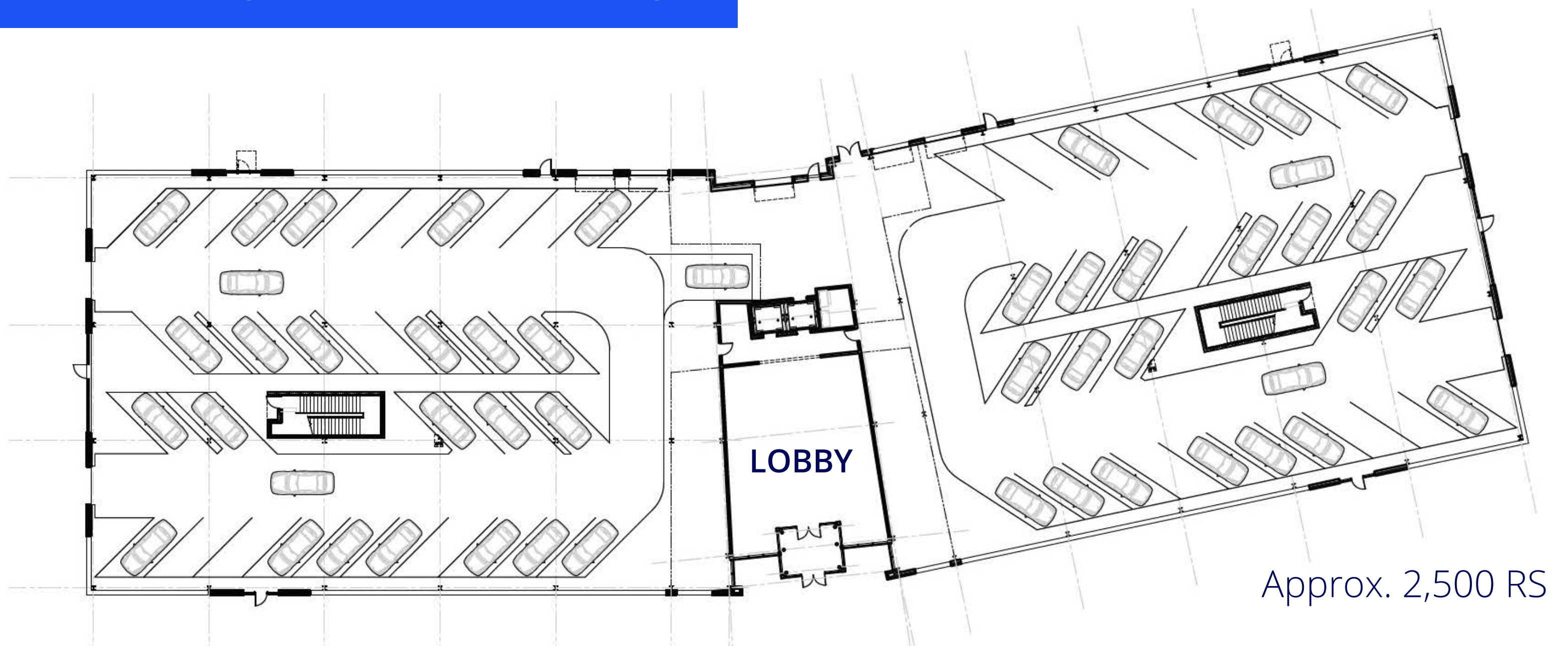
- Site Plan Approved and Fully Engineered
- 10 Minutes to Detroit West Suburbs and Downtown Ann Arbor
- US-23 Frontage with Building Signage
- Covered Parking (62 Spaces), Plus 372 Surface
- Premium Finishes Throughout
- R&D Complies with Zoning
- 14.24 Acres

Zoning
Research / Development

Market
Ann Arbor

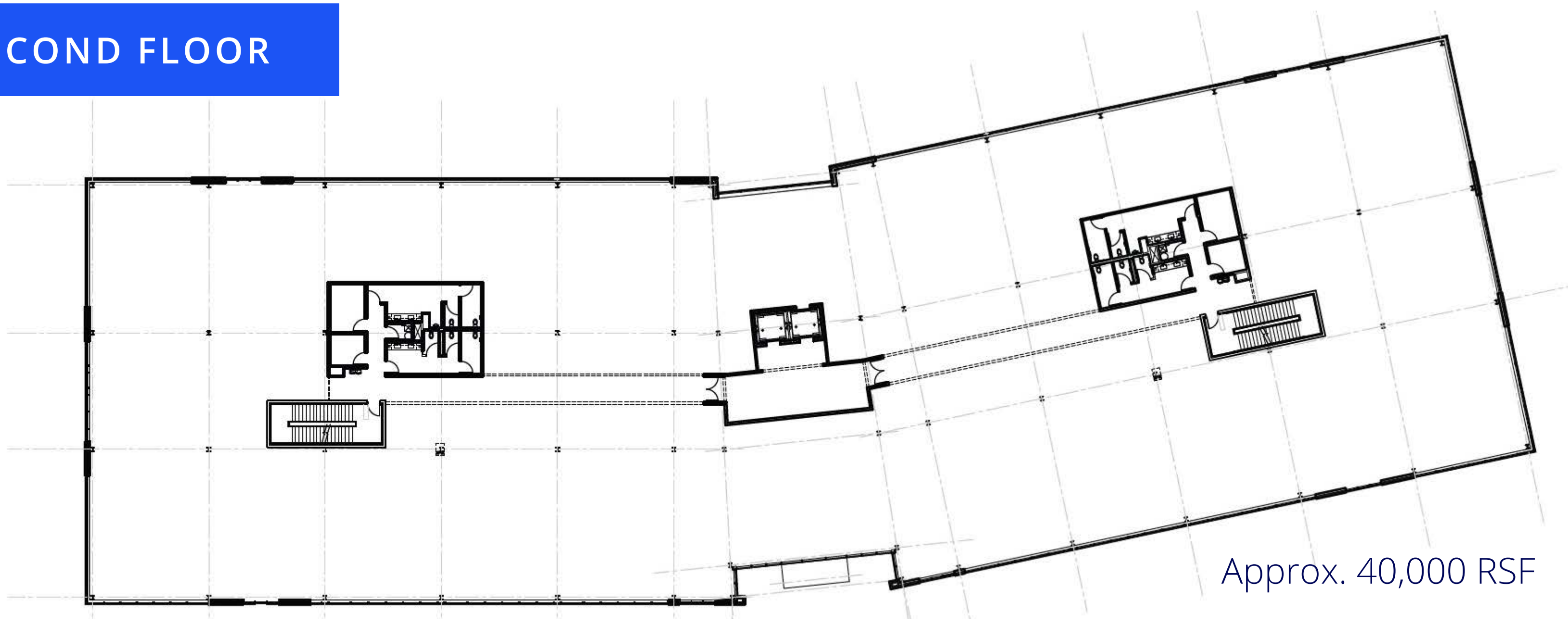
Submarket
NE Ann Arbor

FIRST FLOOR (COVERED PARKING)



Approx. 2,500 RSF (Lobby)

SECOND FLOOR

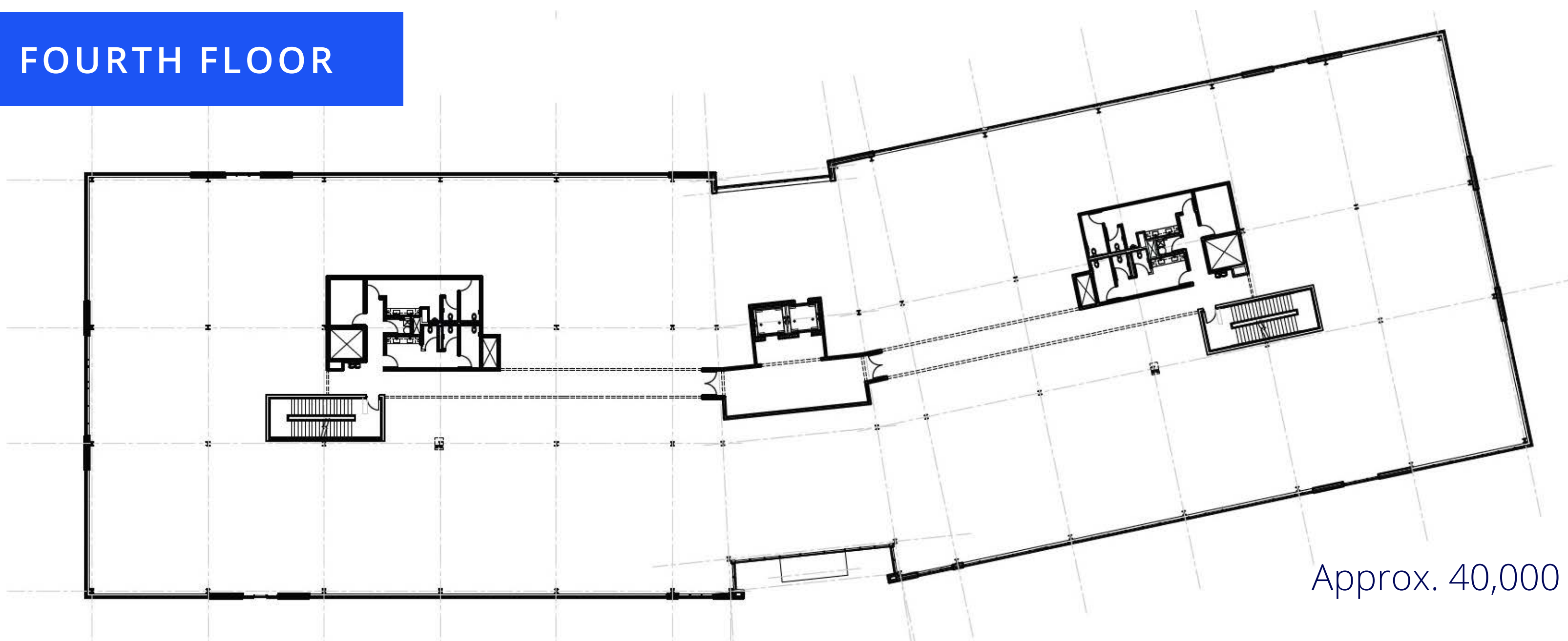


Approx. 40,000 RSF

THIRD FLOOR

Approx. 40,000 RSF

FOURTH FLOOR

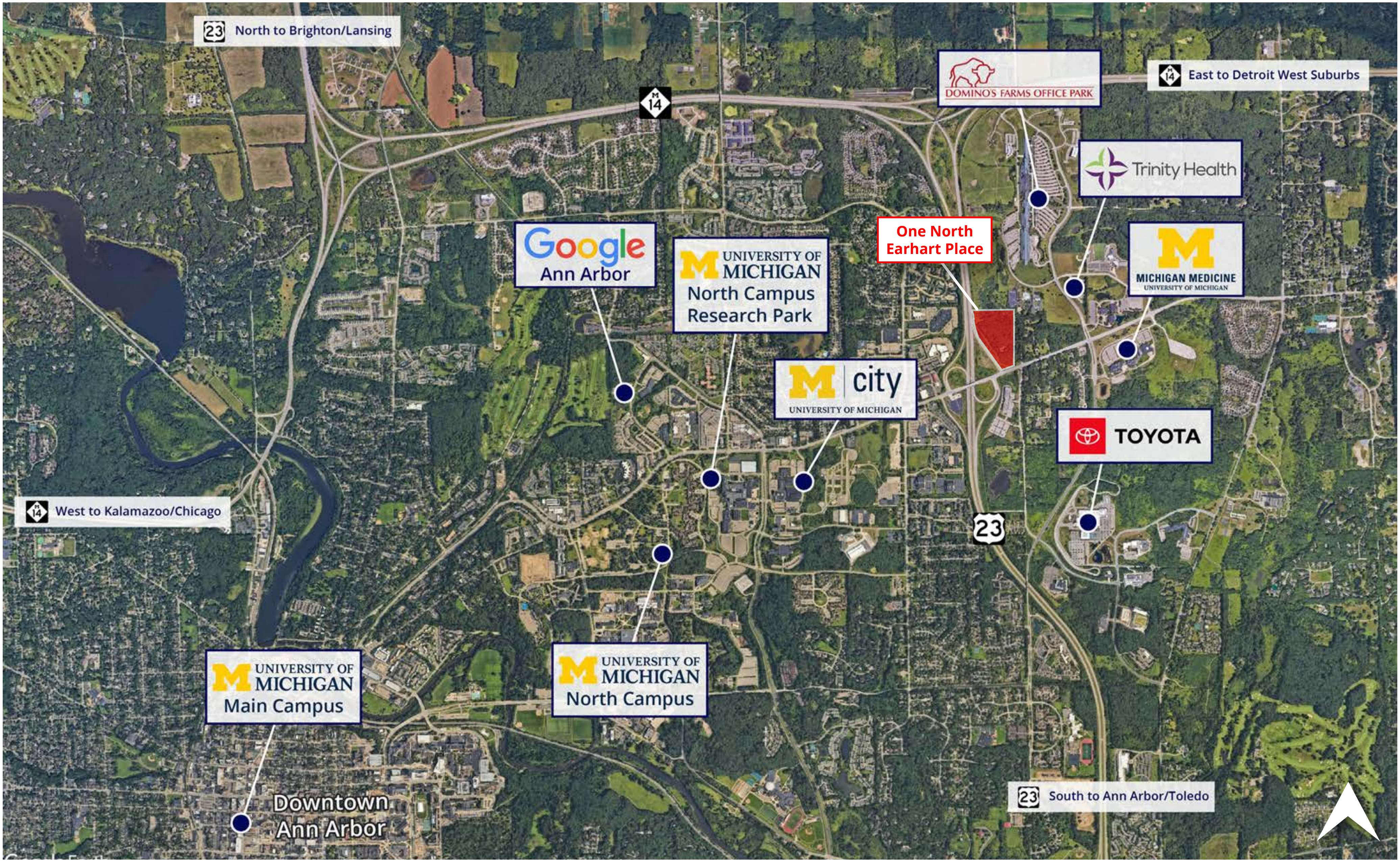


Approx. 40,000 RSF

Property Renderings

Colliers | KOJAIAN

Area Map



North to Brighton/Lansing
East to Detroit West Suburbs
DOMINO'S FARMS OFFICE PARK
Trinity Health
One North Earhart Place
MICHIGAN MEDICINE
UNIVERSITY OF MICHIGAN
Google Ann Arbor
UNIVERSITY OF MICHIGAN North Campus Research Park
M city UNIVERSITY OF MICHIGAN
TOYOTA
West to Kalamazoo/Chicago
UNIVERSITY OF MICHIGAN Main Campus
UNIVERSITY OF MICHIGAN North Campus
Downtown Ann Arbor
South to Ann Arbor/Toledo

A unique, single-source partner, Kojaian's fully integrated model allows tenants and professional partners to benefit from true turnkey service, working with a committed team of experienced and respected professionals all under one roof. For over 50 years, Kojaian Management Corporation is responsible for the acquisition, development, financing and asset management functions of the business.

Kojaian is a family-operated local landlord with a portfolio of properties that reflects over a half century track record of commercial real estate successes and an unmatched commitment to long-term relationships and sustained tenant success. While the company has grown and expanded with several divisions including Kojaian Management Corporation, the message has remained the same uncompromised quality in every detail.

Today, this commitment to quality still guides our companies and is evident in our strong history of performance and satisfaction. Our properties range from professional office complexes in growing suburban business centers to soaring skyscrapers that rise above the bustling downtowns of the nation's largest cities. Our premium property portfolio features commercial buildings of all types, including office buildings, retail facilities, warehouse/distribution facilities, industrial parks and high-tech research centers designed to foster tomorrow's technology.

The common thread linking this diversity is that each project will stand out for its aesthetic contribution to its respective market and the environment it provides. The Kojaian Companies have been involved in the acquisition and ownership of over 100 million square feet of real estate covering markets throughout the United States.

KOJAIAN TENANT RELATIONSHIPS

Regus, Allstate, Comerica Bank, Plex, Denso, PNC, Mercedes-Benz, Flex, Miller Canfield, Neapco, Honigman, Corewell Health, HP Products, Dell, MetLife, Raymond James, Harness IP, Logicalis, Tata Consultancy Services

SELECT BUILD-TO-SUIT TENANT

TI Automotive, TRW, USS, SECO, Johnson Controls, Honeywell, Mitsubishi Electric, Flagstar Bank, Vistar, Panasonic, Bose, Amazon, Parke-Davis

For more information, contact:

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