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Colliers Ann Arbor
1955 Pauline Blvd., Suite 400
Ann Arbor, MI 48103

FOR LEASE

Versatile commercial space available

High-traffic strip center location for your business

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Starting from

$12.00 PSF



4555 Washtenaw Ave, Ann Arbor, MI

Solid Location

Located along Washtenaw Avenue, a major commercial corridor connecting Ann Arbor and Ypsilanti, the property benefits from strong visibility, public transportation and convenient access to US-23. The surrounding mix of established neighborhoods and apartment communities, together with nearby Eastern Michigan University and Washtenaw Community College, supports a diverse customer, patient and employee base.

Property Improvements

Approximately $2 million in exterior renovations have modernized the center with new storefront glass, updated façade treatments, dedicated tenant signage areas and a new canopy with a warm wood appearance. The investment reflects attentive ownership and provides tenants with a modern, professional setting for customers, clients and patients.

Available Space

Lease rates are plus Lessee's gas and electric usage.

4563 A	2,300 SF	$22.00 PSF
4563 B	3,000 SF	$24.00 PSF
4557	12,146 SF	$12.00 PSF

Potential Uses

The variety of suite sizes and configurations accommodates a broad mix of users. The smaller suites are well suited for retail, professional office, medical, wellness and service-oriented businesses, while the larger flex space offers a unique combination of office, open workspace, storage and loading capabilities.

Starting from

$12.00 PSF

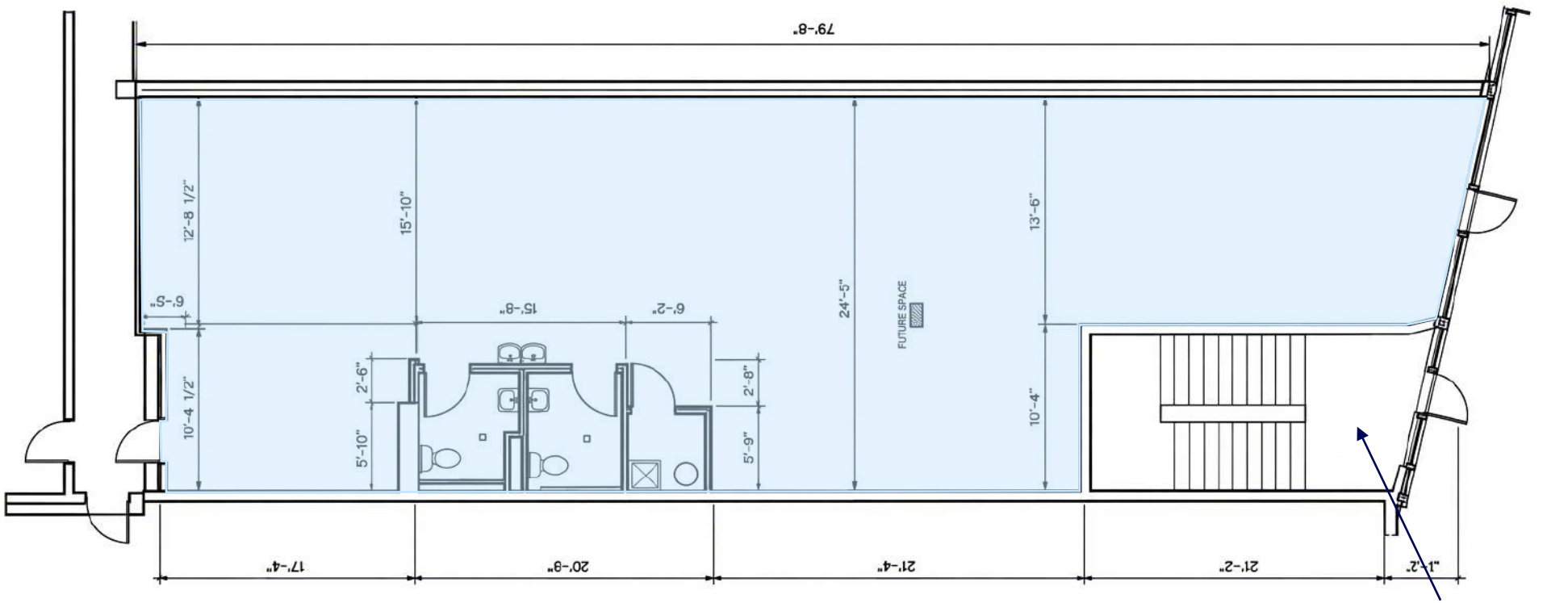
Suite 4563 A











NORTH

FLOOR PLAN

SCALE: 1/4" = 1'-0"

Suite 4563 A

2,300 SF

- $22.00 PSF
- White box condition
- Open floor plan
- 14’ ceilings
- Two ADA restrooms, recently completed
- Retail or office use

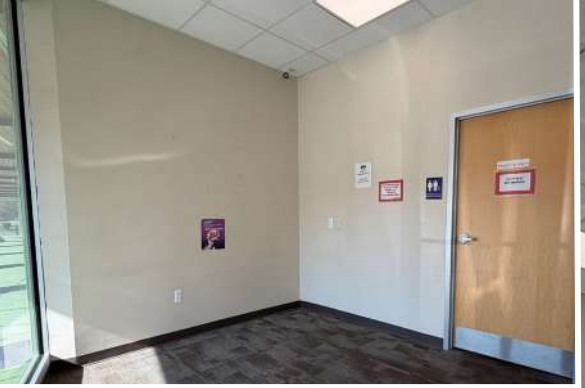
Suite 4563 B

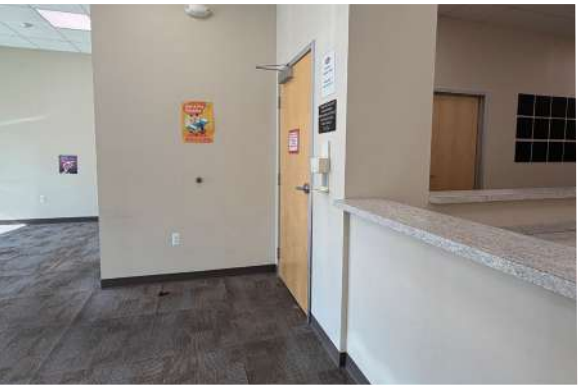


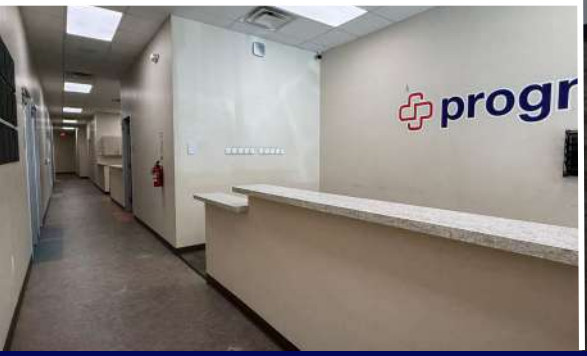












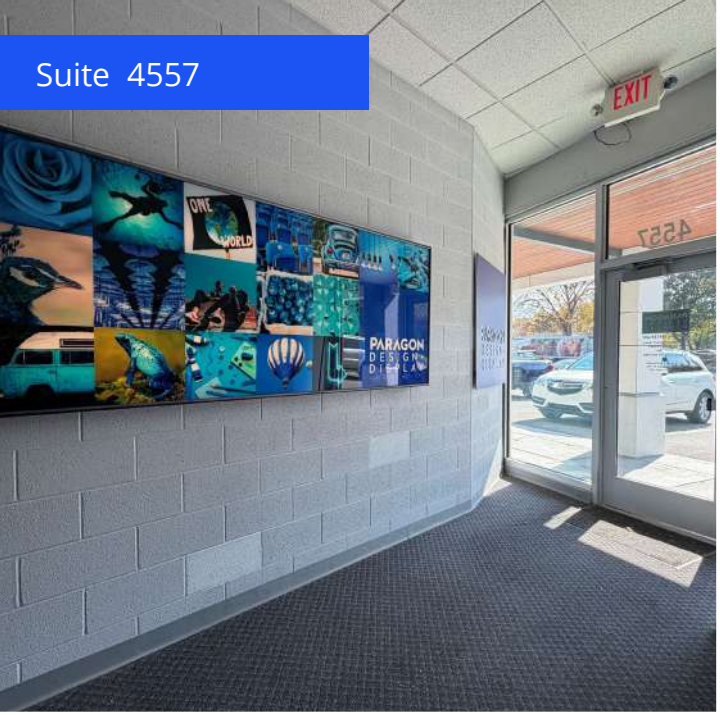


Suite 4563 B

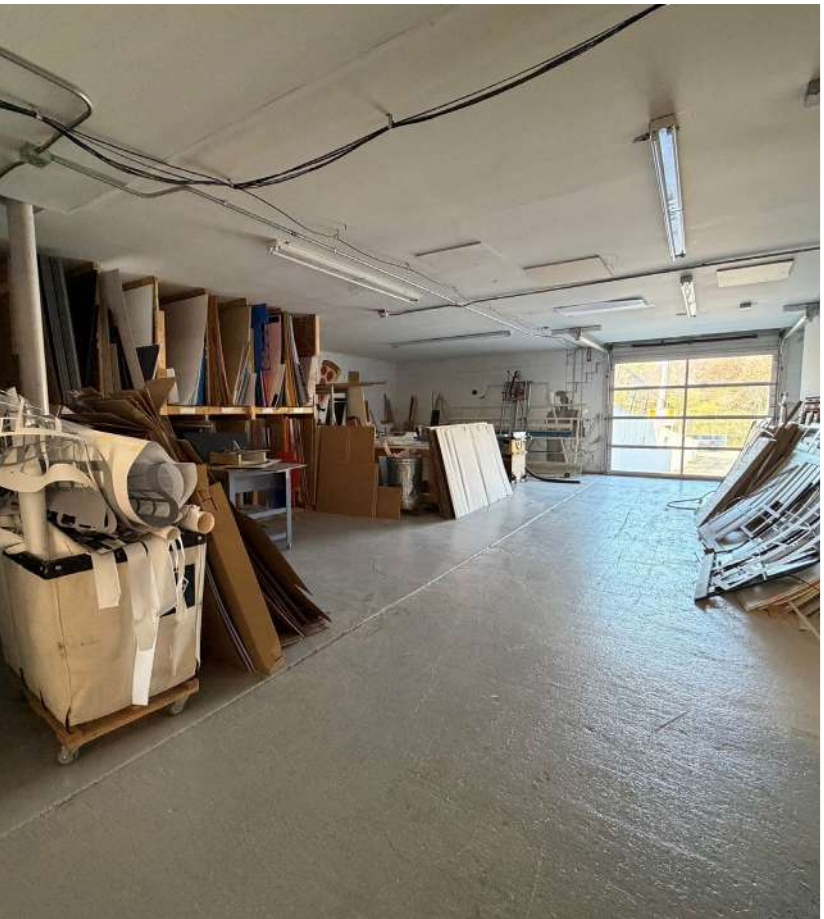
3,000 SF

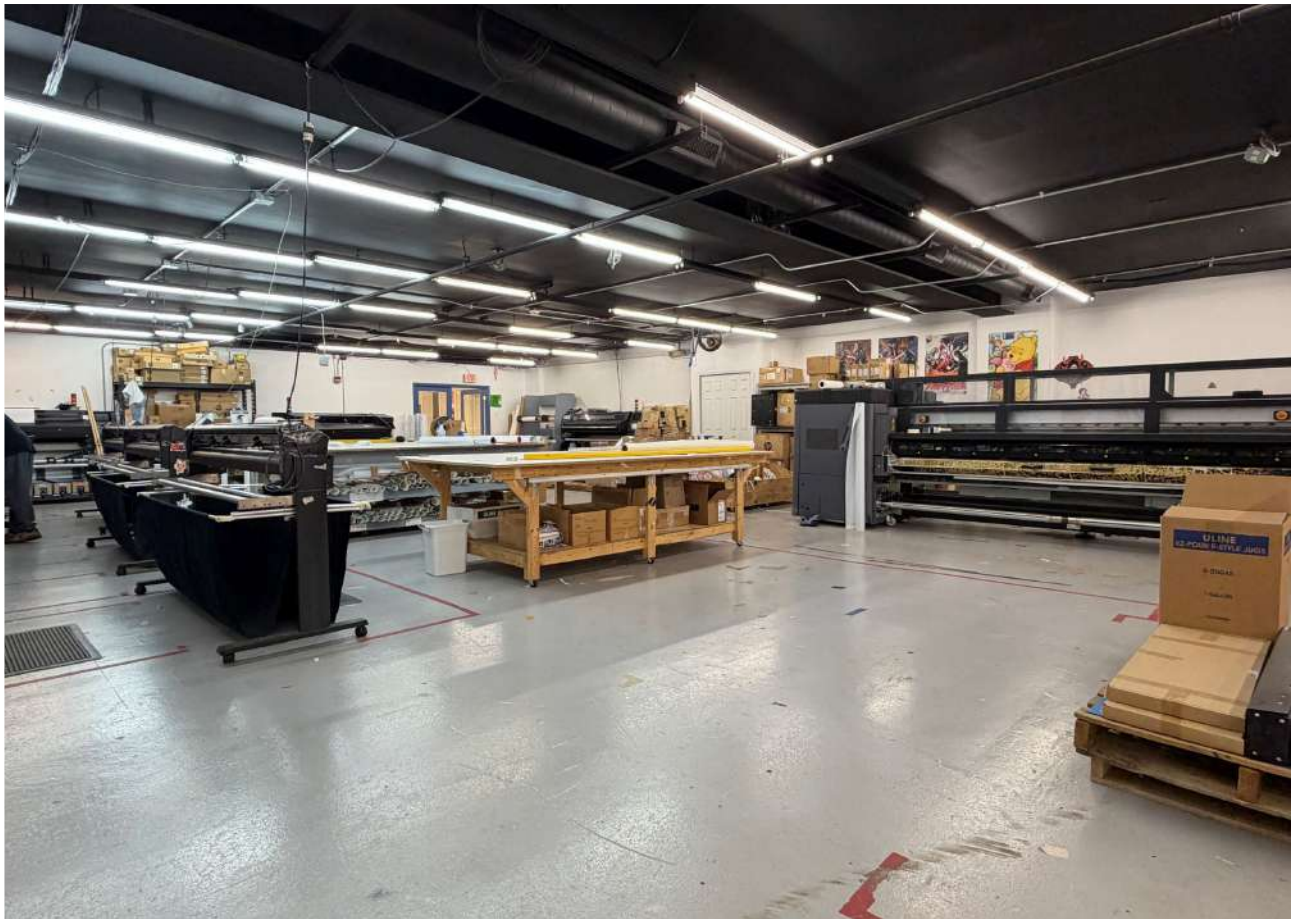
- $24.00 PSF
- Plug-and-play medical suite
- Waiting area, reception desk
- Large, central administrative area
- 6 exam rooms with sinks
- Break area for staff
- X-ray room
- Private office
- 2 ADA restrooms

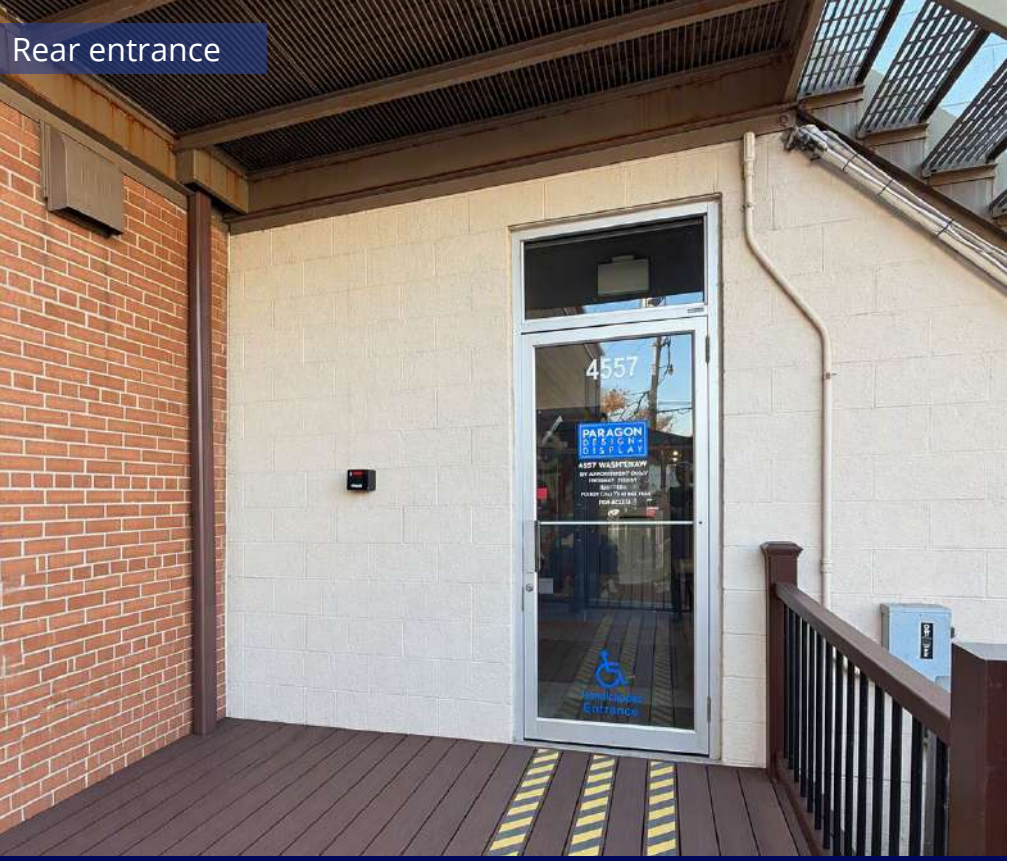
Suite 4557







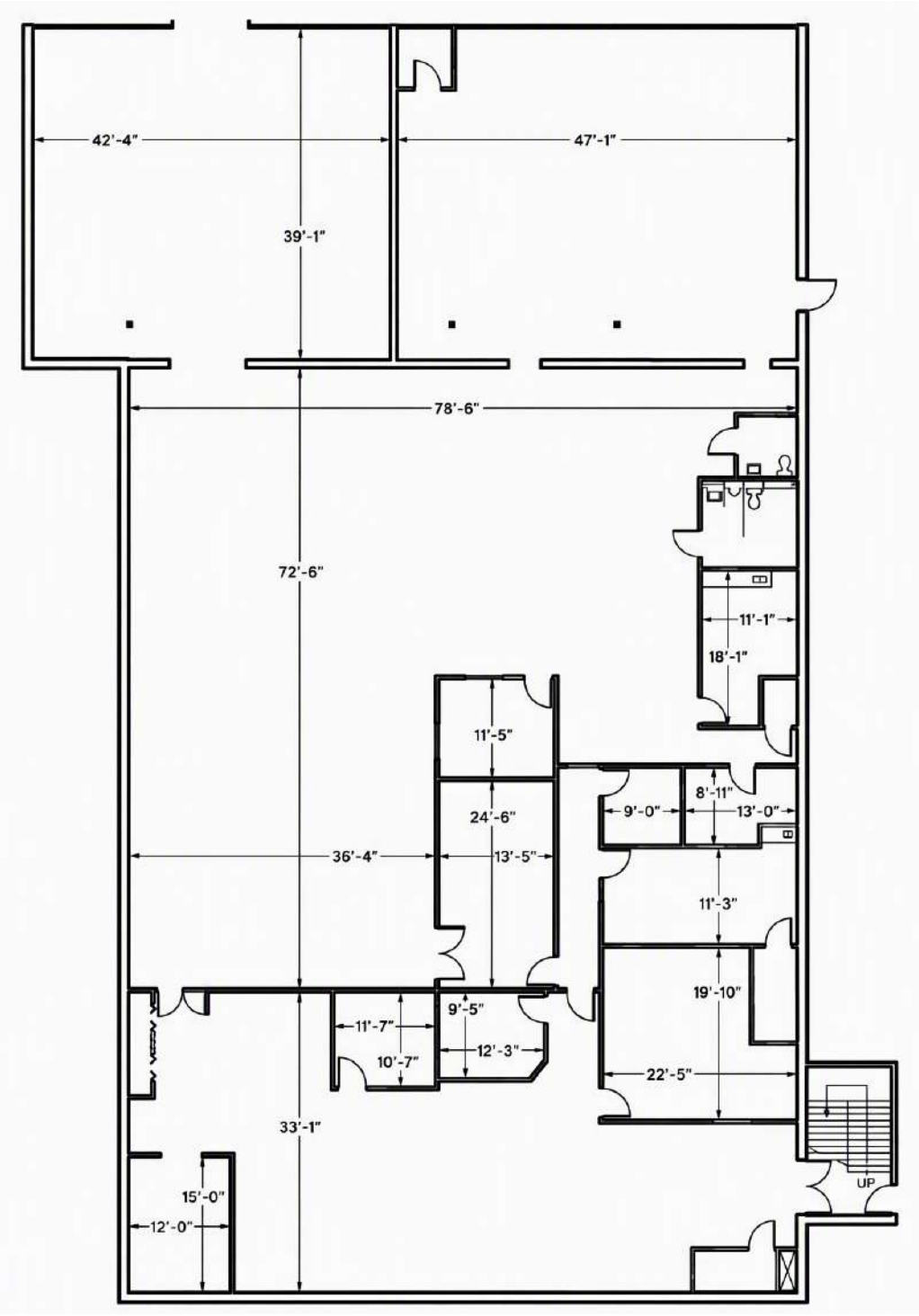




Rear entrance

Suite 4557 — 12,146 SF

- $12.00 PSF
- Lower-level location, accessible from front entrance
- Flexible open layout
- Private offices
- Conference room
- Kitchenette and breakroom
- Rolling door serving distribution area
- Dedicated loading dock
- 2 restrooms

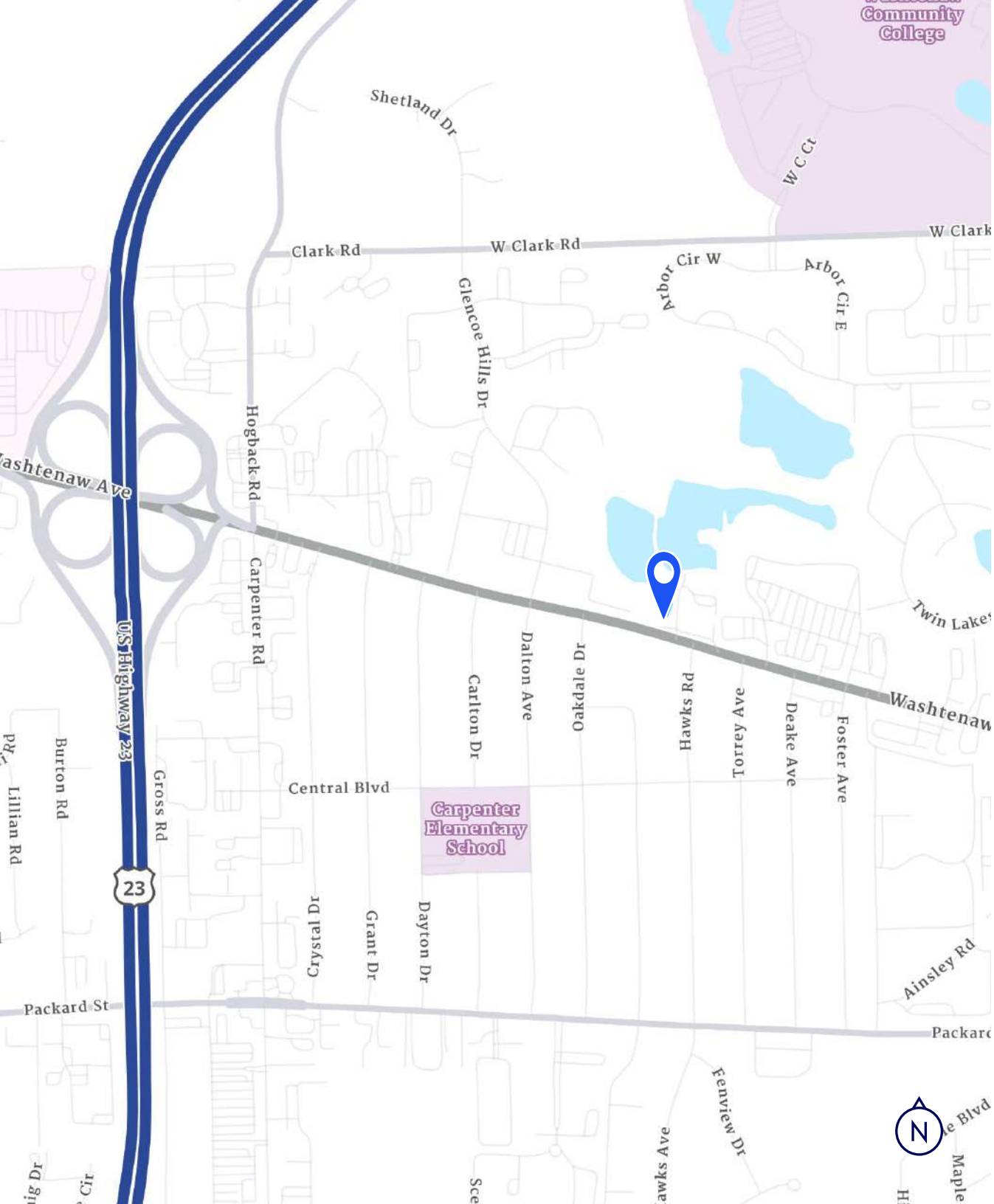



Once upon a child


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dance



Demographics

Situated between Ann Arbor and Ypsilanti, the Washtenaw Avenue corridor serves a dense and diverse population base that includes established households, students, young professionals and university-affiliated residents. Proximity to Eastern Michigan University and Washtenaw Community College further supports a broad customer, patient and employee base for retail, medical, service and professional users.

3-Mile Radius

Population	71,000
Median household Income	$73,644
Median age	34.5
Number of households	32,437
Median home value	$370,742
Traffic count	19,687



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