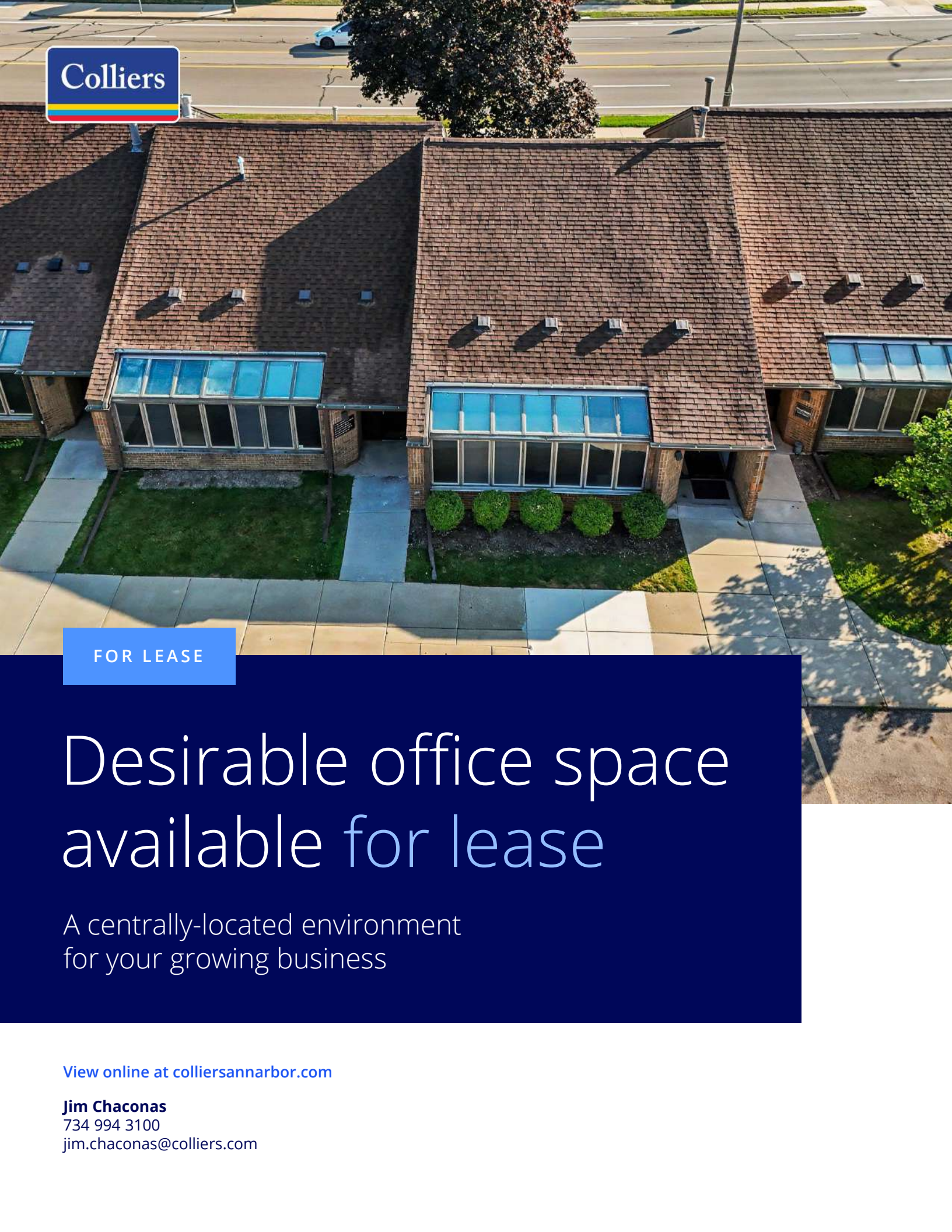




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FOR LEASE

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Jim Chaconas

734 994 3100

jim.chaconas@colliers.com



Asking:

\$22.00 PSF

Address

2330-2360 E Stadium Blvd

Location

Ann Arbor, MI

Parking

Ample on-site parking. 4.8 Spaces per 1K SF

Total Available SF

5,200 SF

Suites with 1,300 SF:

Building

Unit

2340

8

2350

12

2360

15

2360

16

Location

Prominent E Stadium Blvd location with frontage and signage opportunities

Convenient access to downtown Ann Arbor, US-23, and I-94

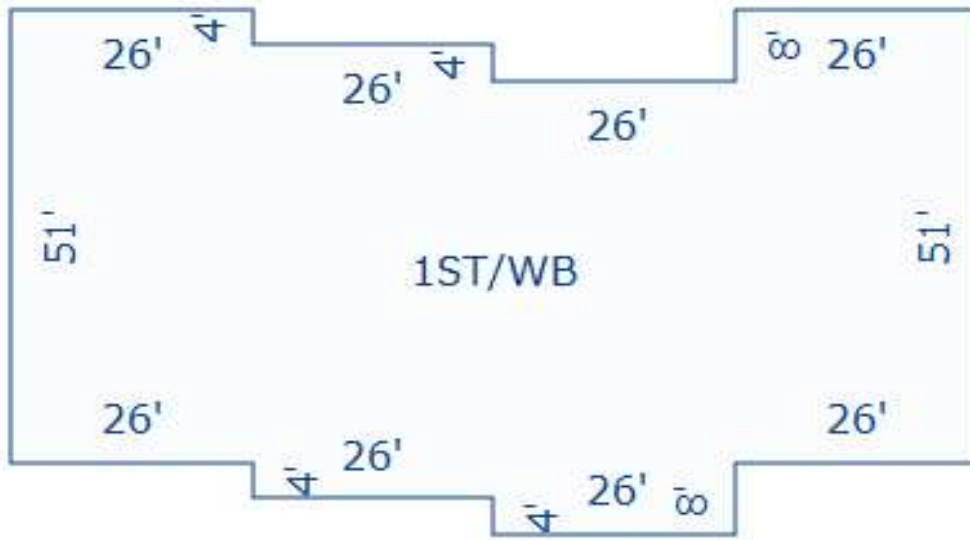
Surrounded by major employers, healthcare providers and education institutions

Lease Type

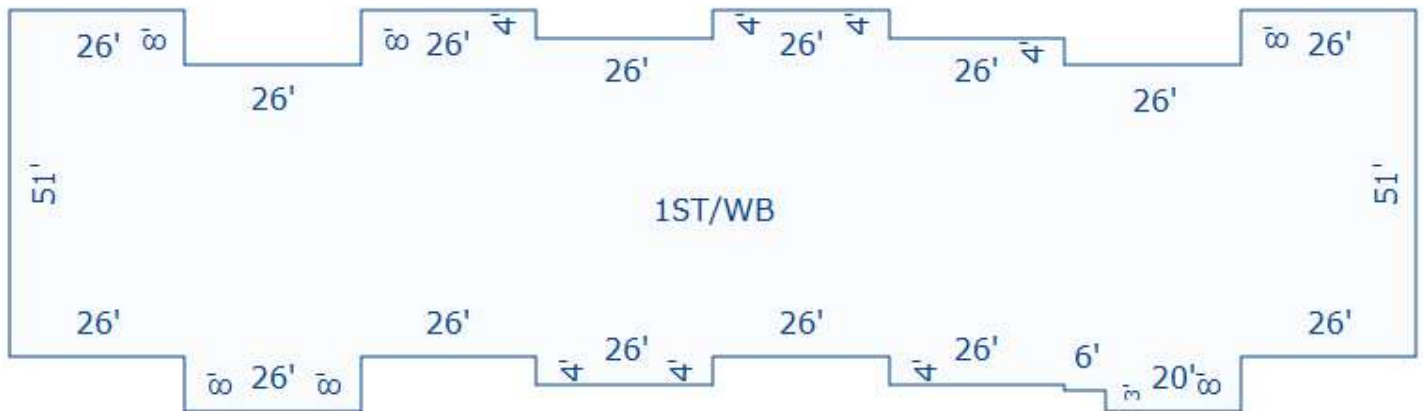
Triple net (NNN)

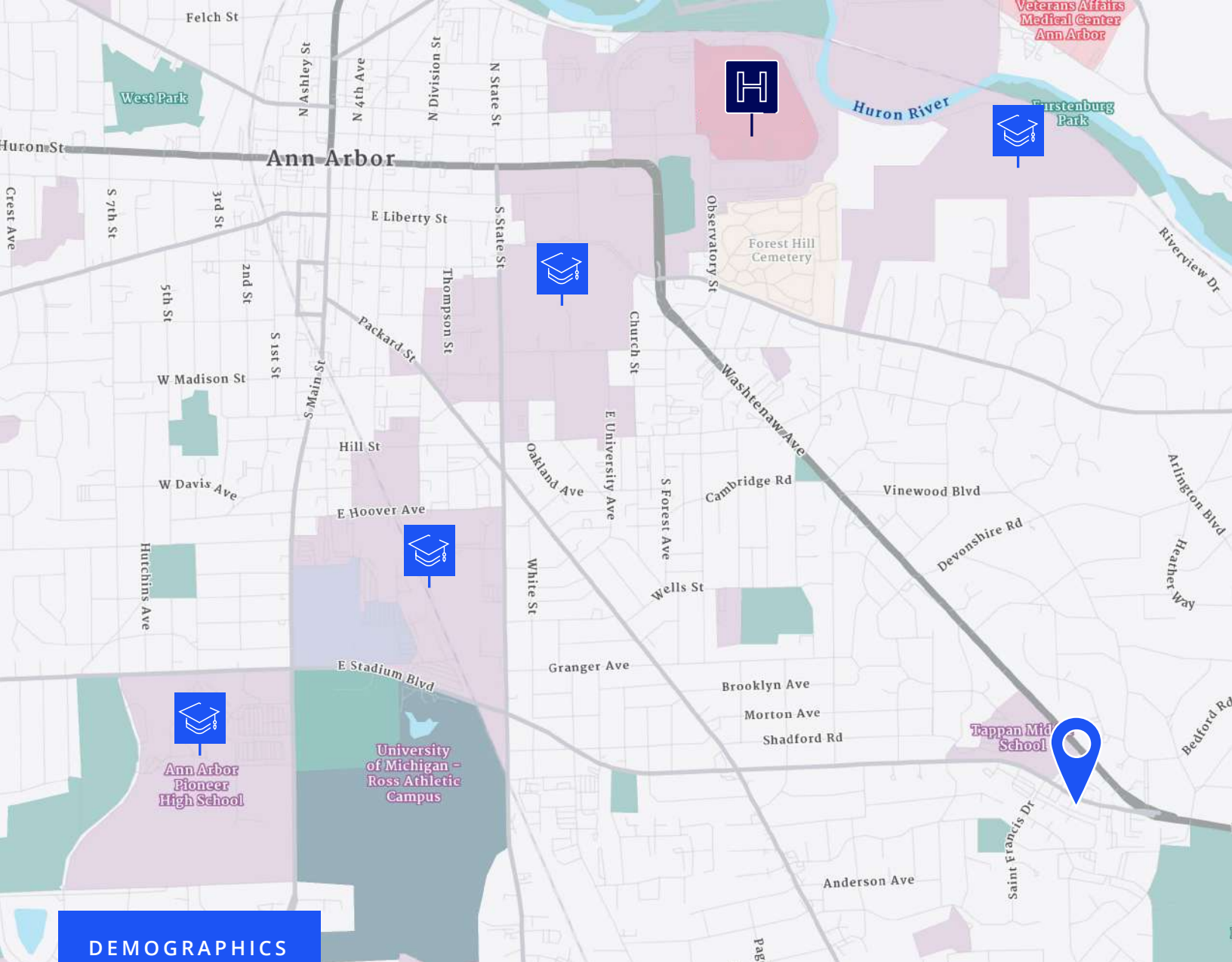


Buildings 2330 & 2360 5,200 SF/each



Building 2340-2350 10,400 SF





DEMOGRAPHICS

Population 11,437

Median household Income \$138,176

Median age 41.3

Average home value \$670,936

Traffic count 20,987

Bike score 84/100

Transit score 40/100

Tenants will benefit from a location in a highly desirable Ann Arbor submarket, surrounded by established residential neighborhoods, strong household incomes, and a stable population base.

The property's visibility along E Stadium Blvd., combined with traffic counts approaching 21,000 vehicles per day, offers excellent exposure for professional office users seeking a convenient and recognizable location.



Jim Chaconas, CCIM
734 994 3100
annarbor@colliers.com

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

[View online at colliersannarbor.com](https://www.colliersannarbor.com)

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