

FOR SALE OR LEASE



CHACONAS GROUP
ANN ARBOR AREA



2420 Oak Valley Dr • Ann Arbor, MI

13,022 SF of Office / Flex Space Available



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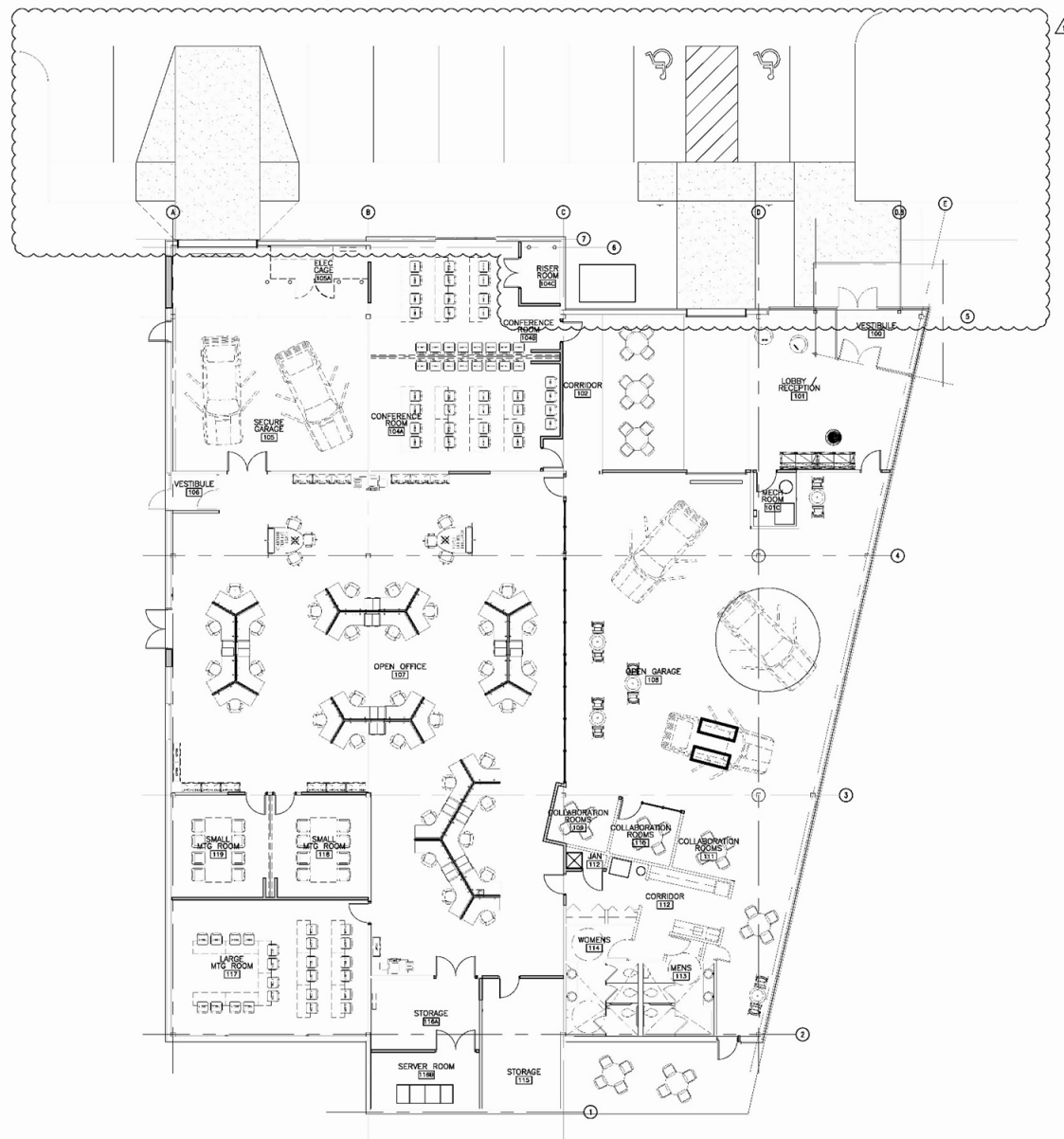
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PROPERTY HIGHLIGHTS

- $\pm$ 13,022 SF
- Unique Flex / Office Property, High-End Features, Unbeatable Street Presence
- Creative & Functional Space, Great Versatility & Visibility: Tech Startup, Artisanal Manufacturing, Design Studio, Automotive, R & D, Pharmaceutical, Fitness, Wellness
- Impressive & Secure Entrance, 10' Rolling Door, Spacious Front Flex/Lab Space, Floor-to-Ceiling Glass Façade, High Ceilings, Private Meeting Rooms, Kitchen, Restrooms
- Rear Space: 2-3 Conference Rooms, Private Offices, Large Common Work Area, Server Room with Ductless AC, Storage, Garage with 10' Rolling Door
- Steel Framed, 701 Amps Power, Fully Sprinkled, Installed Security System
- Ideal, High-Traffic Location, Easy Access to Major Thoroughfares & I-94, Close to Retail, Shopping Centers, Businesses, Neighborhoods, 51 Parking Spots
- Sale Price: \$4,600,000
- Lease Rate: \$28 PSF NNN (Est. at \$6.38 PSF)



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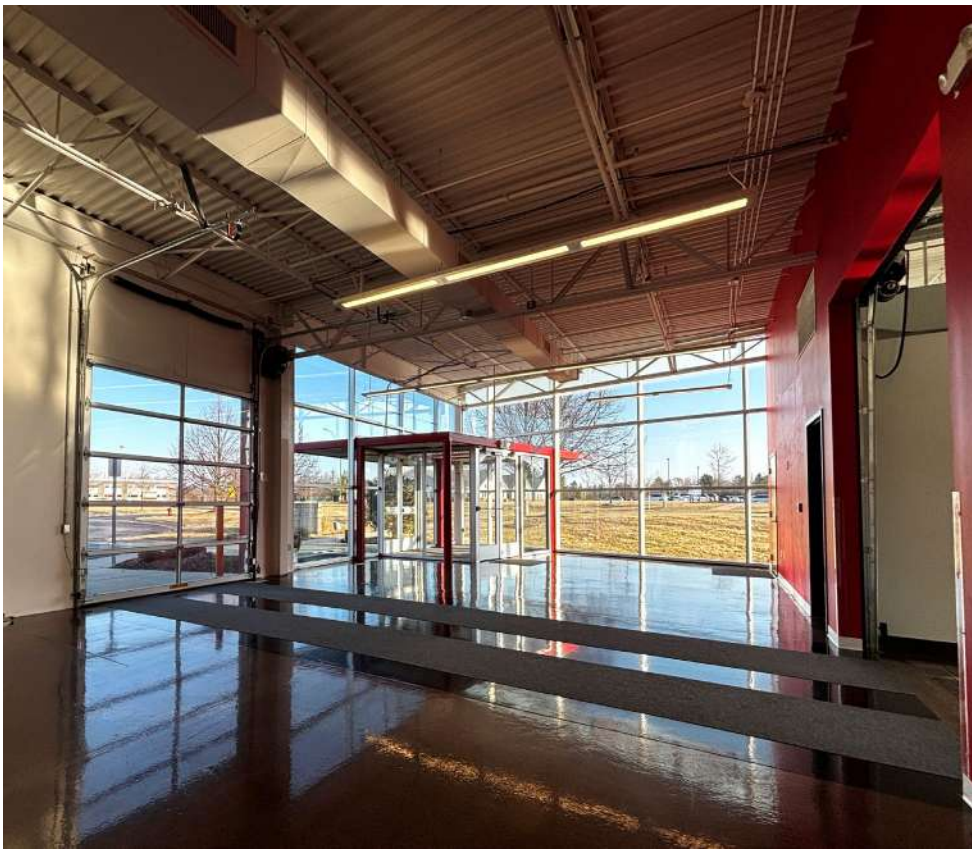


FLOOR PLAN

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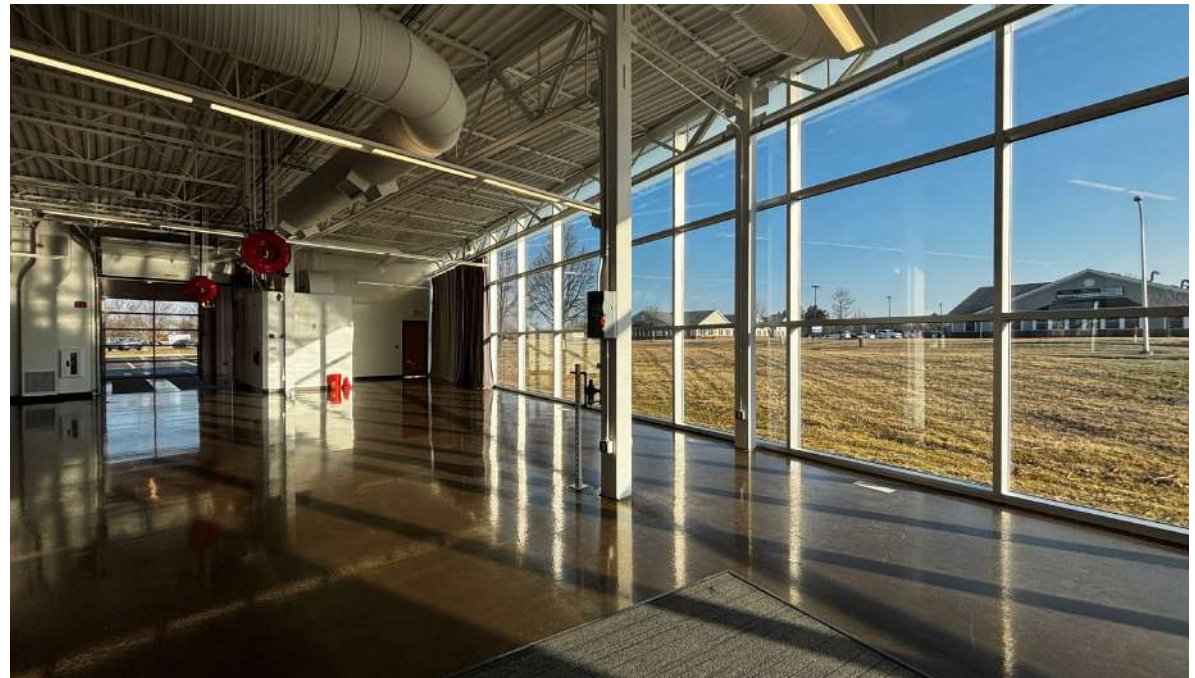


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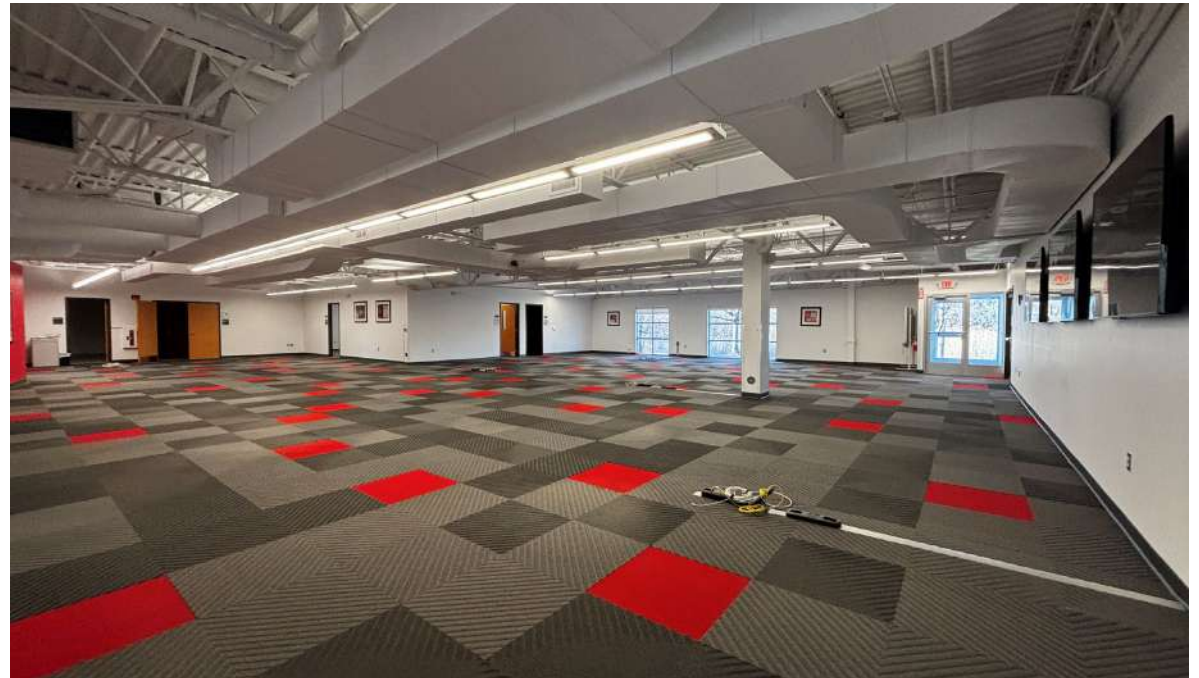
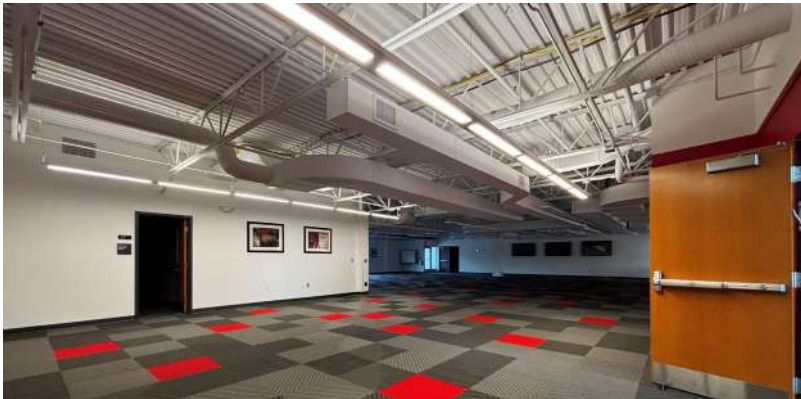
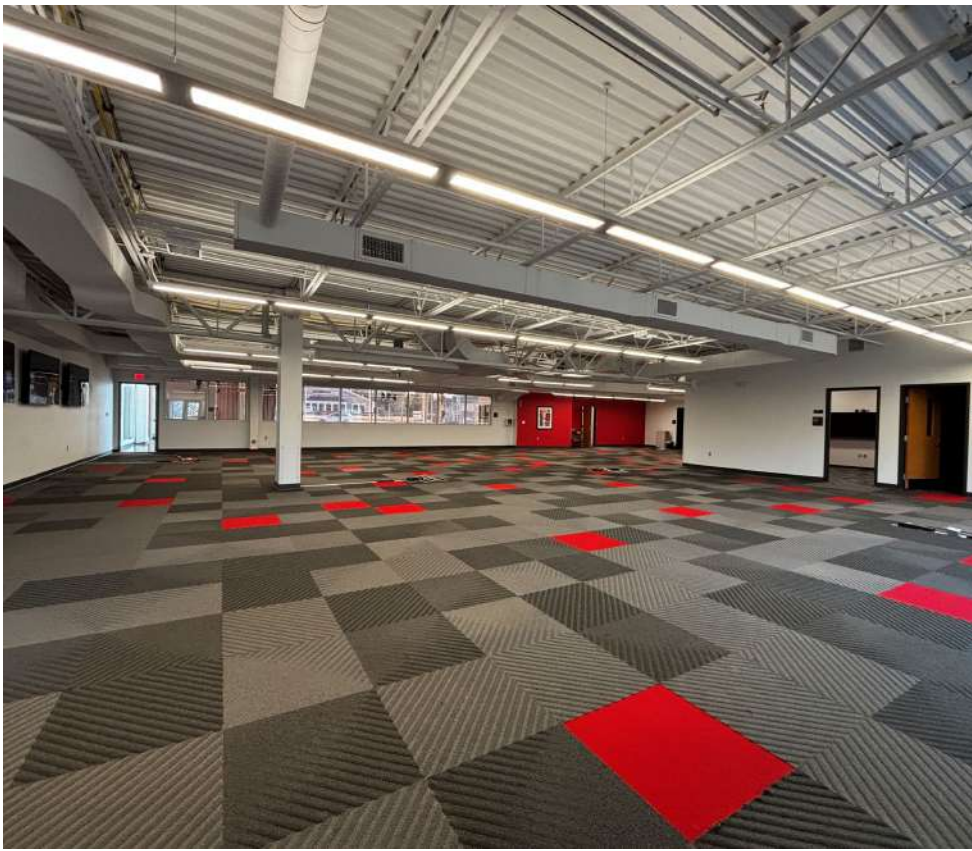


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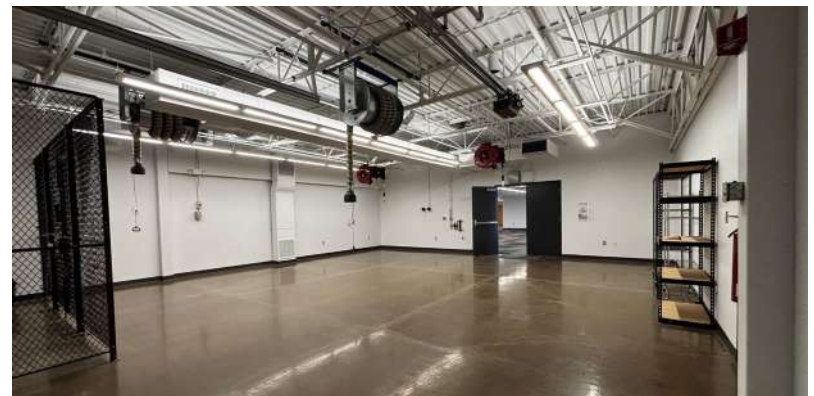


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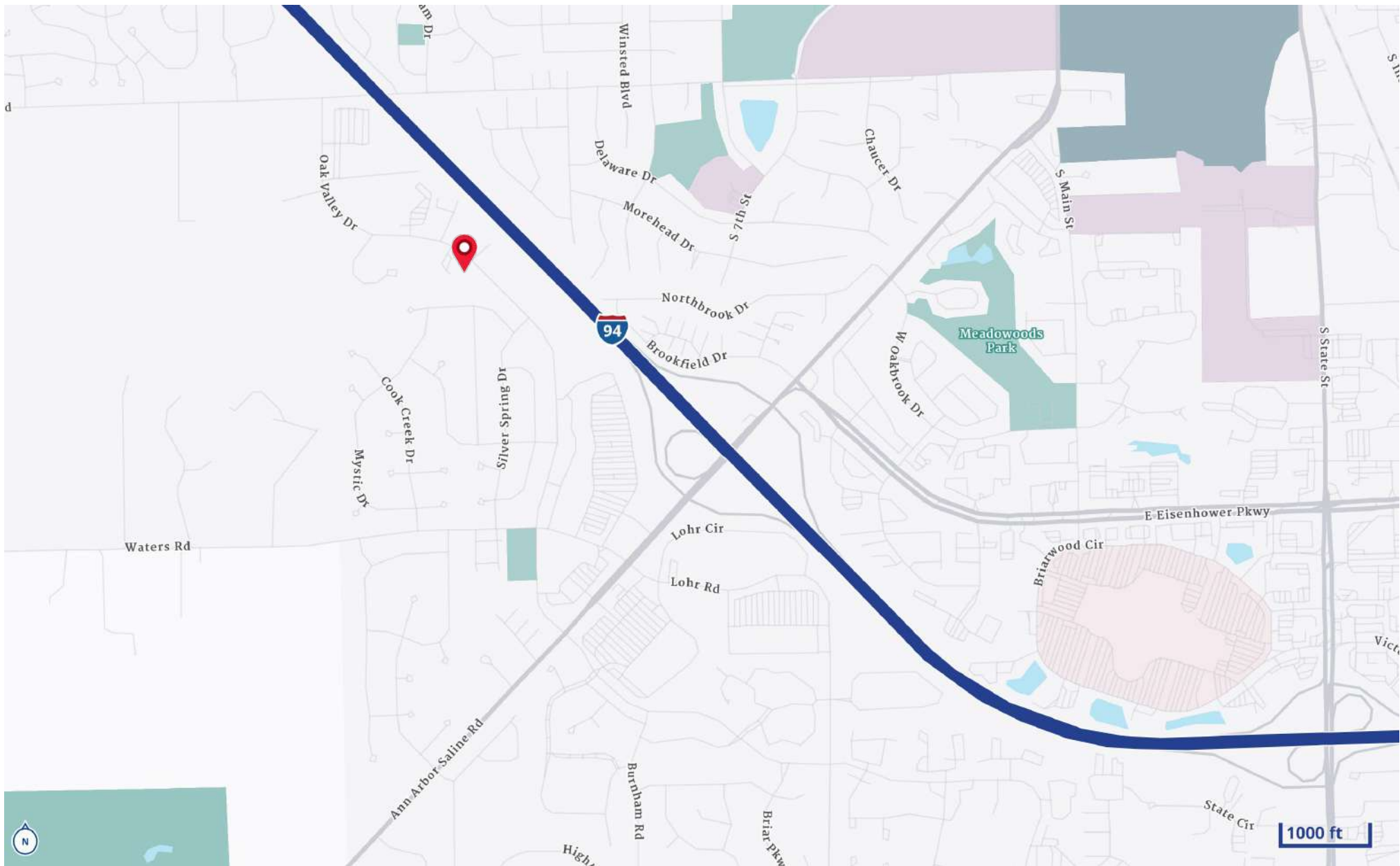


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LOCATION MAP

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

AERIAL MAP

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