

Oxford Companies  
734.665.6500  
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Services



## Office Building For Lease

Nickels Arcade - 201S

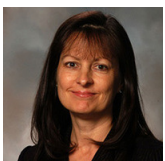
326-330 S State St, Suite 201S

Ann Arbor, MI 48104

6,044 SF

\$32.00 SF/yr (MG)

Available 8/1/2026



Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
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#### OFFERING SUMMARY

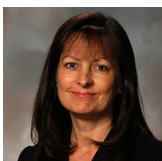
Lease Rate:	\$32.00 SF/yr (MG)
Building Size:	41,857 SF
Available SF:	6,044 SF
Lot Size:	0.35 Acres
Year Built:	1917
Zoning:	D1
Submarket:	Washtenaw W of 23

#### PROPERTY OVERVIEW

Nickels Arcade is one of Ann Arbor's most iconic landmarks, and offers both office and retail suites which provide historical charm and character in the downtown core of the city. Located downtown and directly across the street from University of Michigan's central campus, Nickels Arcade is one Ann Arbor's most beloved and frequented locations. The building's unique architecture and charm add to the consistent foot traffic and tremendous visibility. Tenants at Nickels Arcade benefit from their proximity to other popular shops and restaurants and the community of businesses at this landmark property.

#### PROPERTY HIGHLIGHTS

- Landmark downtown Ann Arbor structure built in 1917
- Listed on the National Register of Historic Places
- Directly across from University of Michigan's central campus
- Charming, covered walkway spans between S. State and Maynard
- Street-level retail with 2 floors of office spaces above
- Streamlined leasing experience for convenience and ease
- Professionally managed with 24/7 on-call emergency maintenance



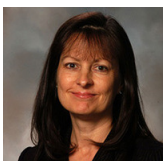
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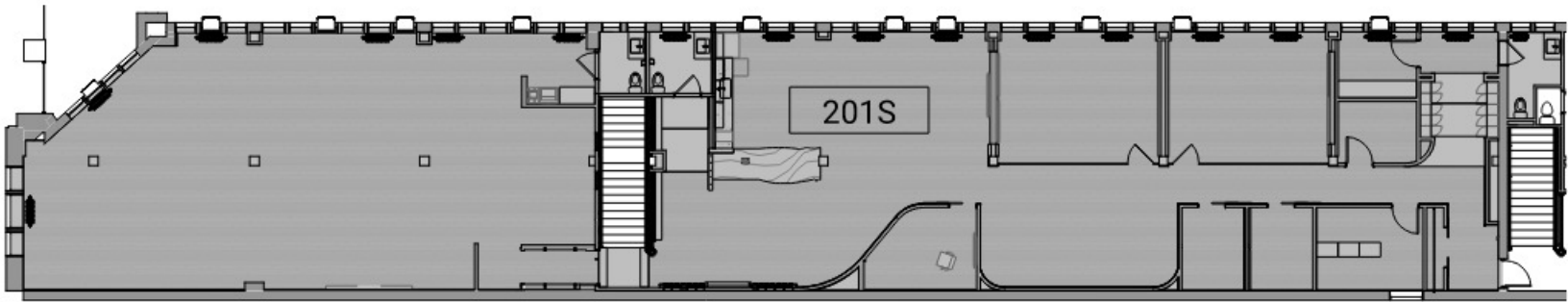
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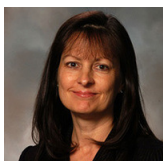
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N  
2 Suite 201S Partial Existing Level 2 Plan  
3/64" = 1'-0"



N  
1 Key Plan - Level 2  
1" = 100'-0"



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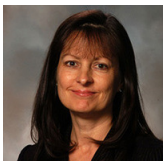
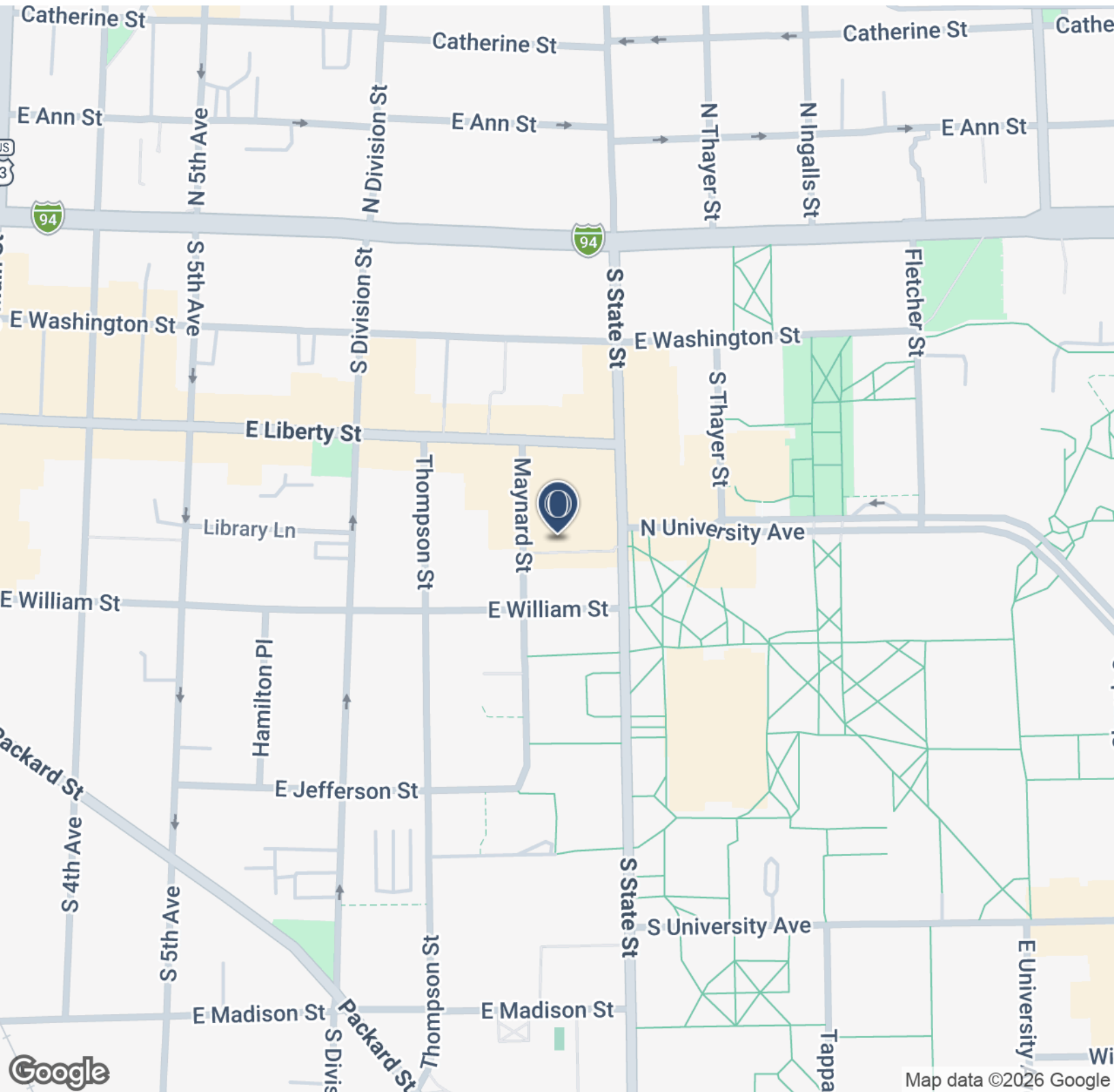
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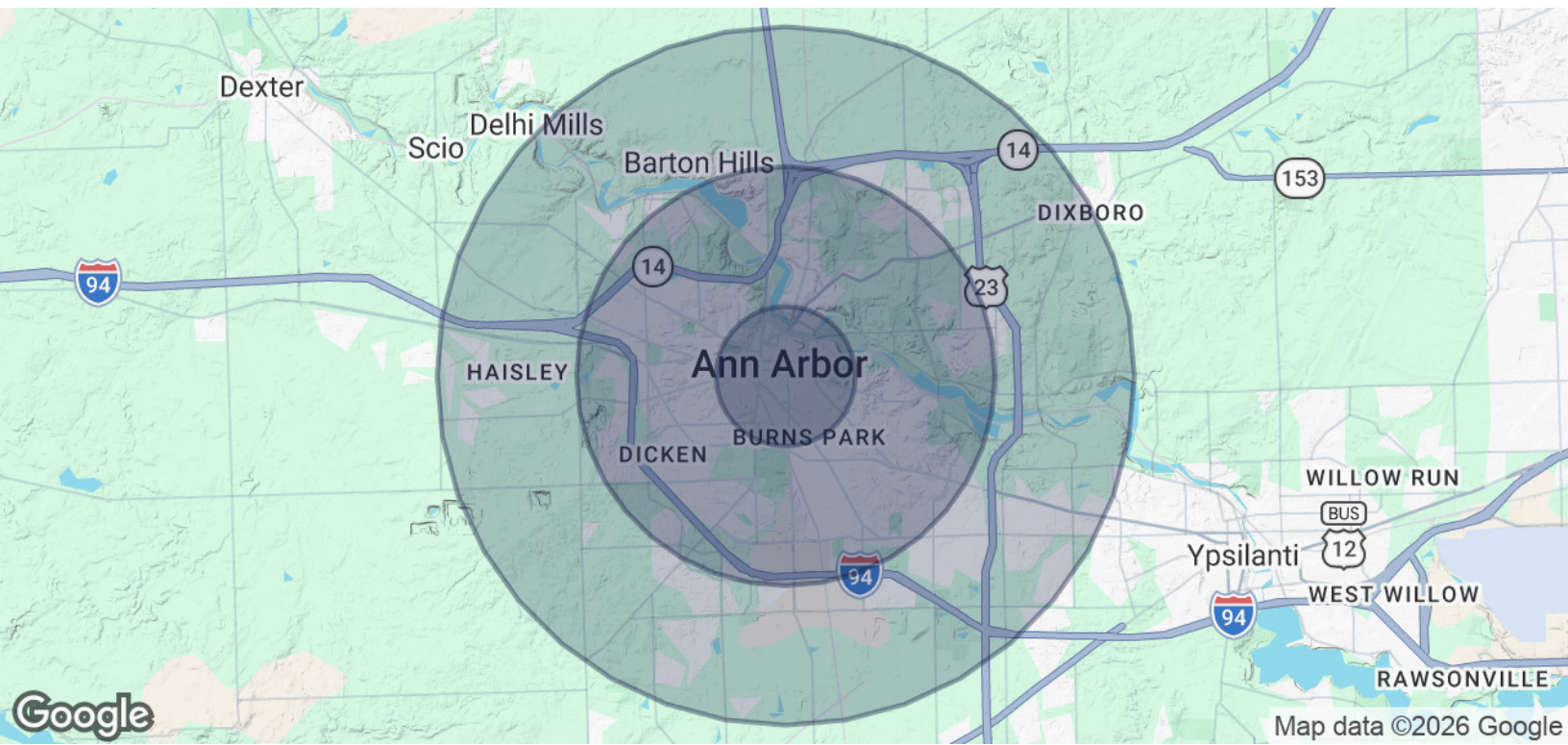
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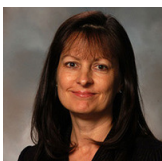


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,450	108,651	165,717
Average age	28	35	37
Average age (Male)	28	35	36
Average age (Female)	28	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,488	44,193	69,092
# of persons per HH	2.8	2.5	2.4
Average HH income	\$72,572	\$119,934	\$125,202
Average house value	\$551,987	\$536,837	\$496,675

\* Demographic data derived from 2020 ACS - US Census



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