

UP TO 14,928 SF
BUILD OUT



FOR LEASE OR SALE



Assumable Debt could be possible for Users!

Avis Centre 1

640 Avis Drive
Ann Arbor, Michigan 48108

Property Description

Located in Ann Arbor's, Avis Farms Business & Research Park, suites can be built out to suit a tenants need or sold to an owner-user. The property features a back-up generator and overhead doors can be added as needed.

Property Highlights

- Flexible suite sizes
- Owner Willing to Modify Existing Buildout for New Tenants

OFFERING SUMMARY

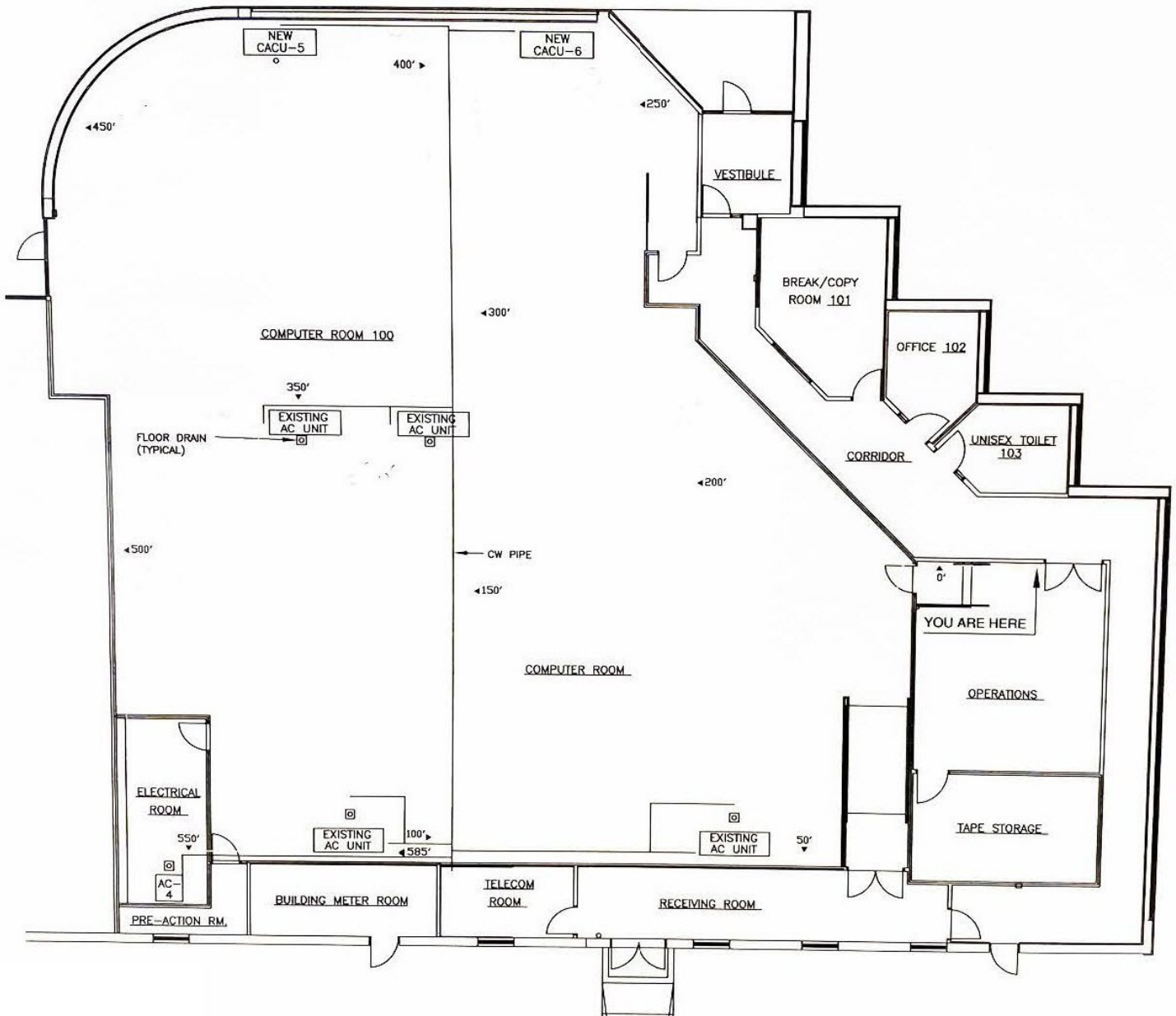
Lease Rate:	\$13.95 SF/yr (NNN)
Asking Price:	\$1,900,000
Number of Units:	3
Available SF:	4,758 - 14,928 SF
Building Size:	21,365 SF

UP TO 14,928 SF
BUILD OUT



FOR LEASE OR SALE

Suite 100



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Todd Szymczak

EVP of Investment Sales | 248.351.6315
szymczak@farbman.com

Alis (Manoogian) Babi, CCIM

Vice President | 248.351.4370
babi@farbman.com

Mario Giglio III

Vice President | 248.302.0127
giglio@farbman.com

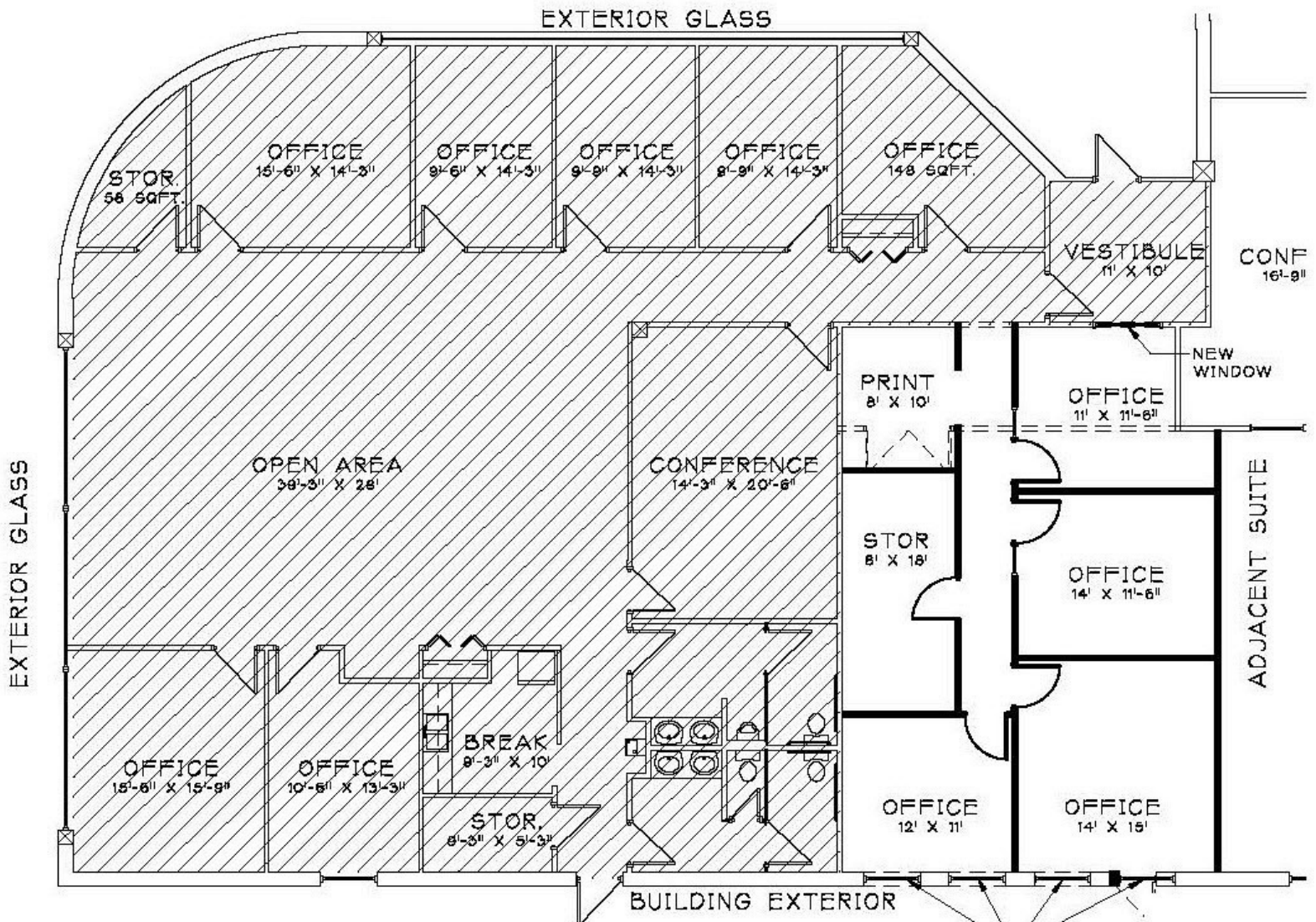
NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

UP TO 14,928 SF
BUILD OUT



FOR LEASE OR SALE

Suite 300



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Todd Szymczak

EVP of Investment Sales | 248.351.6315
szymczak@farbman.com

Alis (Manoogian) Babi, CCIM

Vice President | 248.351.4370
babi@farbman.com

Mario Giglio III

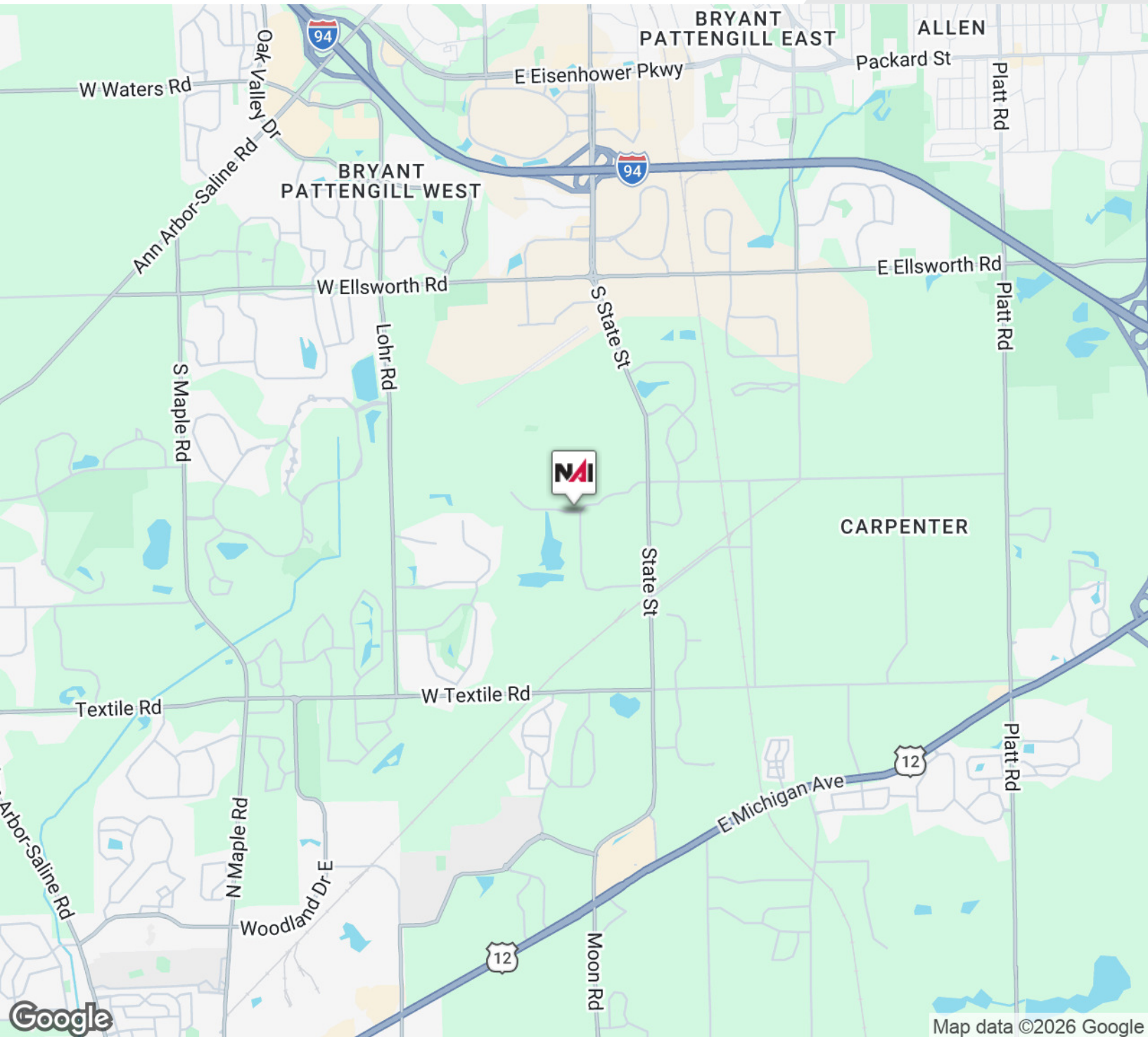
Vice President | 248.302.0127
giglio@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

UP TO 14,928 SF
BUILD OUT



FOR LEASE OR SALE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Todd Szymczak

EVP of Investment Sales | 248.351.6315
szymczak@farbman.com

Alis (Manoogian) Babi, CCIM

Vice President | 248.351.4370
babi@farbman.com

Mario Giglio III

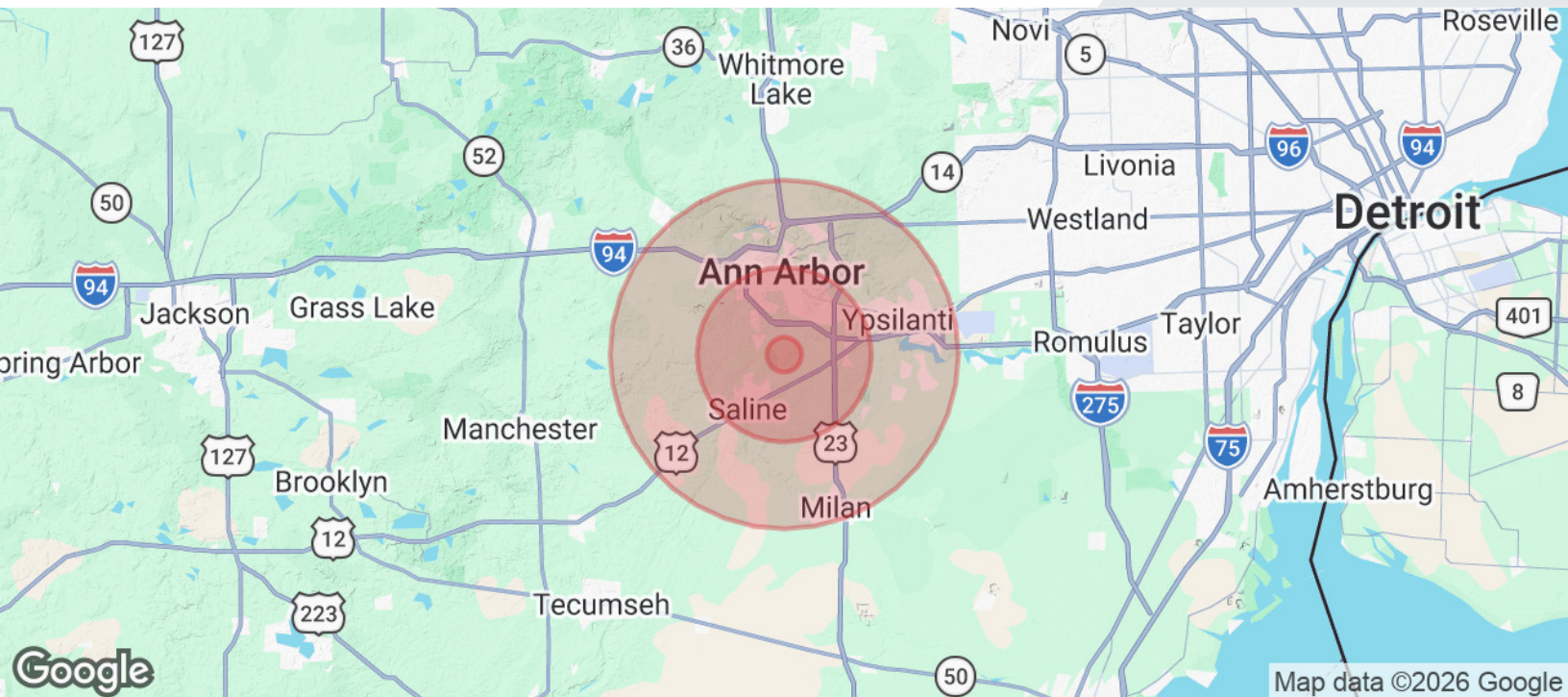
Vice President | 248.302.0127
giglio@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

UP TO 14,928 SF BUILD OUT



FOR LEASE OR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,234	137,773	306,583
Average age	38.3	36.0	35.9
Average age (Male)	37.9	34.7	34.7
Average age (Female)	41.0	36.8	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	403	57,128	126,032
# of persons per HH	3.1	2.4	2.4
Average HH income	\$197,977	\$100,778	\$97,144
Average house value	\$393,369	\$282,488	\$256,214

* Demographic data derived from 2020 ACS - US Census



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Todd Szymczak

EVP of Investment Sales | 248.351.6315
szymczak@farbman.com

Alis (Manoogian) Babi, CCIM

Vice President | 248.351.4370
babi@farbman.com

Mario Giglio III

Vice President | 248.302.0127
giglio@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.