

# FOR LEASE



**40500 Ann Arbor Road  
Plymouth, MI 48170**

**\$17.50 PSF  
Gross + Utilities**

**10% Common Area Factor**

## Office Building For Lease

- Under New Ownership
- Building Renovated
- Fantastic Freeway Access
- Great Visibility
- Small Units Available

Available Space	<b>Suite 201: 1,926 SF</b>	Year Built	1982
Parking	100 Spaces	Zoning	OS-Office Service



38345 West 10 Mile Road, Suite 100,  
Farmington Hills, MI 48335

**Joe Pellerito**

Senior Associate

Cell Phone: (248) 417-8246

Email: [joe.pellerito@burgercollc.com](mailto:joe.pellerito@burgercollc.com)

**248-536-2888**

**WWW.BURGERCOLLC.COM**

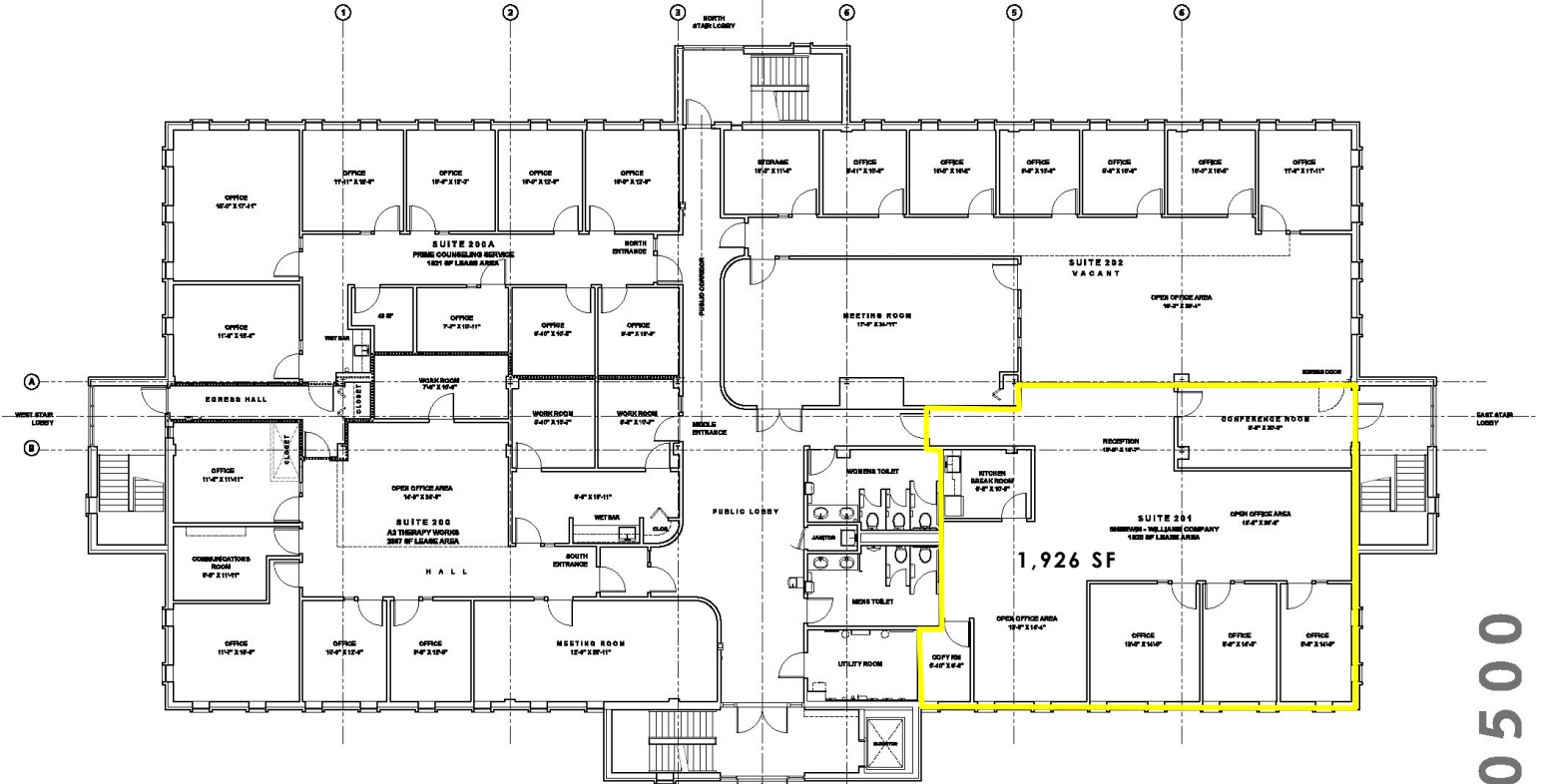


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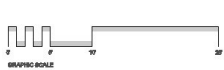
# FLOOR PLAN

## PLYMOUTH OFFICE CENTER



18 February 2022  
26 February 2022

**BUILDING 40500**  
**EXISTING SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



AREA	AREA (SF)
TOTAL FLOOR AREA	15,083 SF
FIRST FLOOR, 850000 AREA	
SUITE 200	
AS THERAPY SERVICES	2,067 SF
LEASE AREA, 21.2%, OF FLOOR AREA	
SUITE 200A	
PRIME COUNSELING SERVICE	1,621 SF
LEASE AREA, 16.6%, OF FLOOR AREA	
SUITE 201	
BURGERCOLLCO COMPANY	1,628 SF
LEASE AREA, 17.7%, OF FLOOR AREA	
SUITE 204	
VACANT	4,666 SF
LEASE AREA, 30.9%, OF FLOOR AREA	

SOUTH STAIR & ELEVATOR LOBBY



11 May 2022

**PLYMOUTH OFFICE CENTER**  
**EXISTING CONDITIONS**

40400-40500 ANN ARBOR RD, LLC  
42180 Ford Road, 6483 1FL, P.O. Box 87138, Canton, MI 48107

Prepared by  
**COOPER DESIGN INC.**  
3880 Boulevard Court, Ann Arbor, Michigan 48106  
Office: 734.766.7661, general@cooperdesigninc.com

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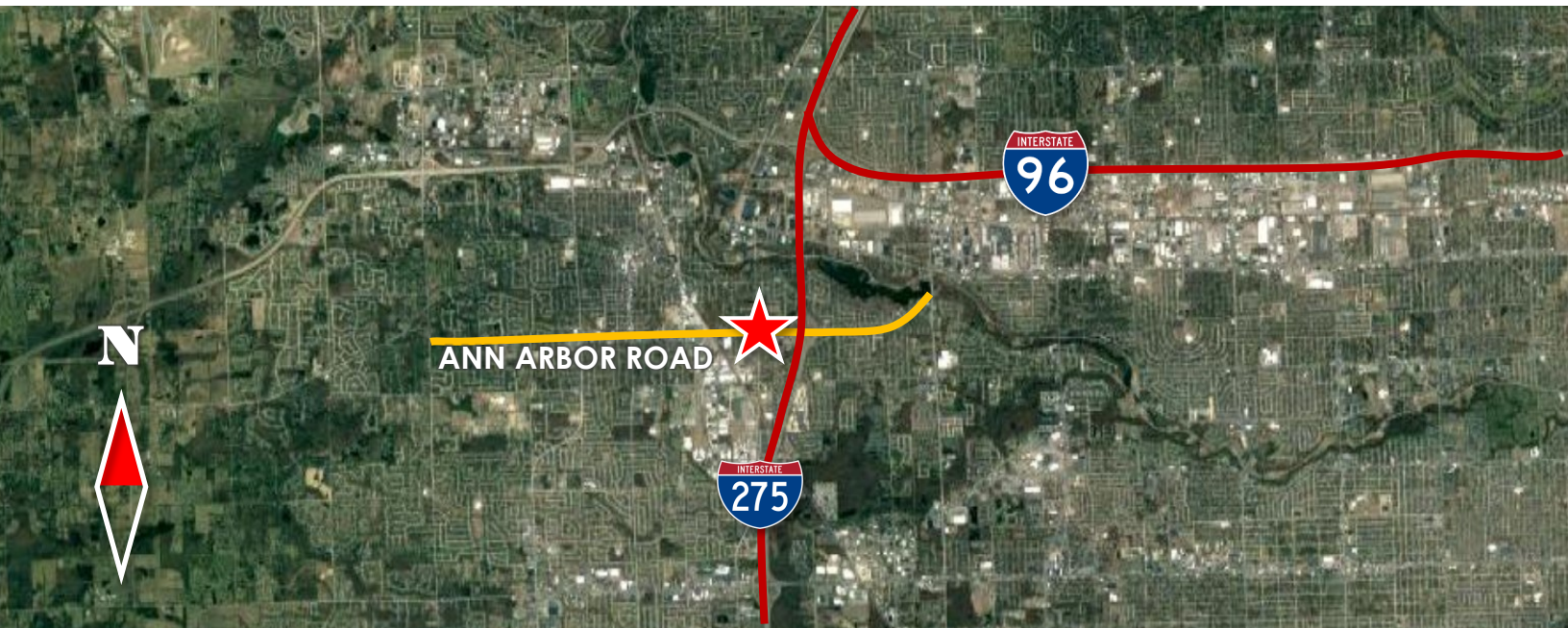
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# AERIAL VIEWS



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