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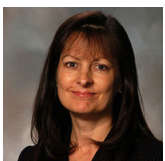


Integrated  
Real Estate  
Services



**Office Suite For Lease**  
Nickels Arcade  
326 S State St., Suite 340  
Ann Arbor, MI 48104

708 SF  
\$25.00 SF/yr (MG)  
Available



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

Office: 734.665.6500  
Cell: 734.323.4263  
koneil@oxfordcompanies.com

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## OFFERING SUMMARY

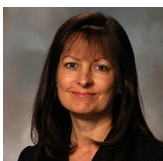
|               |                    |
|---------------|--------------------|
| Lease Rate:   | \$25.00 SF/yr (MG) |
| Available SF: | 708 SF             |
| Lot Size:     | 0.35 Acres         |
| Year Built:   | 1917               |
| Zoning:       | D1                 |
| Submarket:    | Washtenaw W of 23  |

## PROPERTY OVERVIEW

Nickels Arcade is one of Ann Arbor's most iconic landmarks, and offers both office and retail suites that offer tremendous differentiation 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 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. Can be combined with Suites 334 & 336 for 1,500 SF of space.

## 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



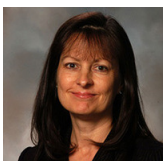
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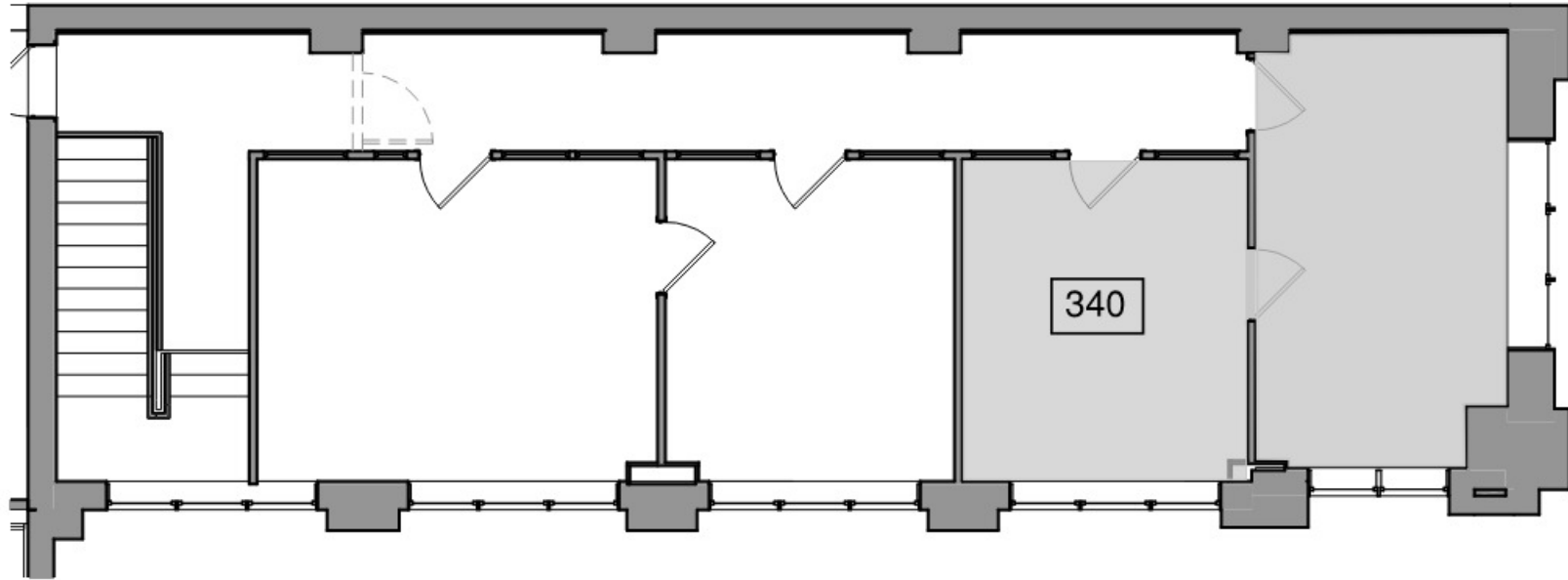
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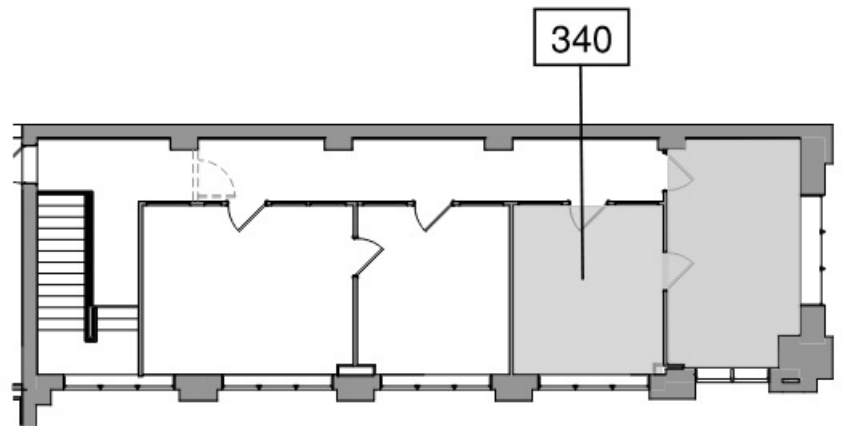
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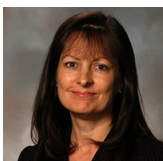
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N  
2 Partial Existing Level 3 Floor Plan  
340 4' 8' 16' 1/8" = 1'-0"



N  
1 Key Plan - Level 3  
340 100' 200' 1" = 100'-0"



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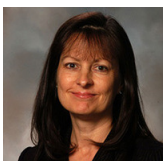
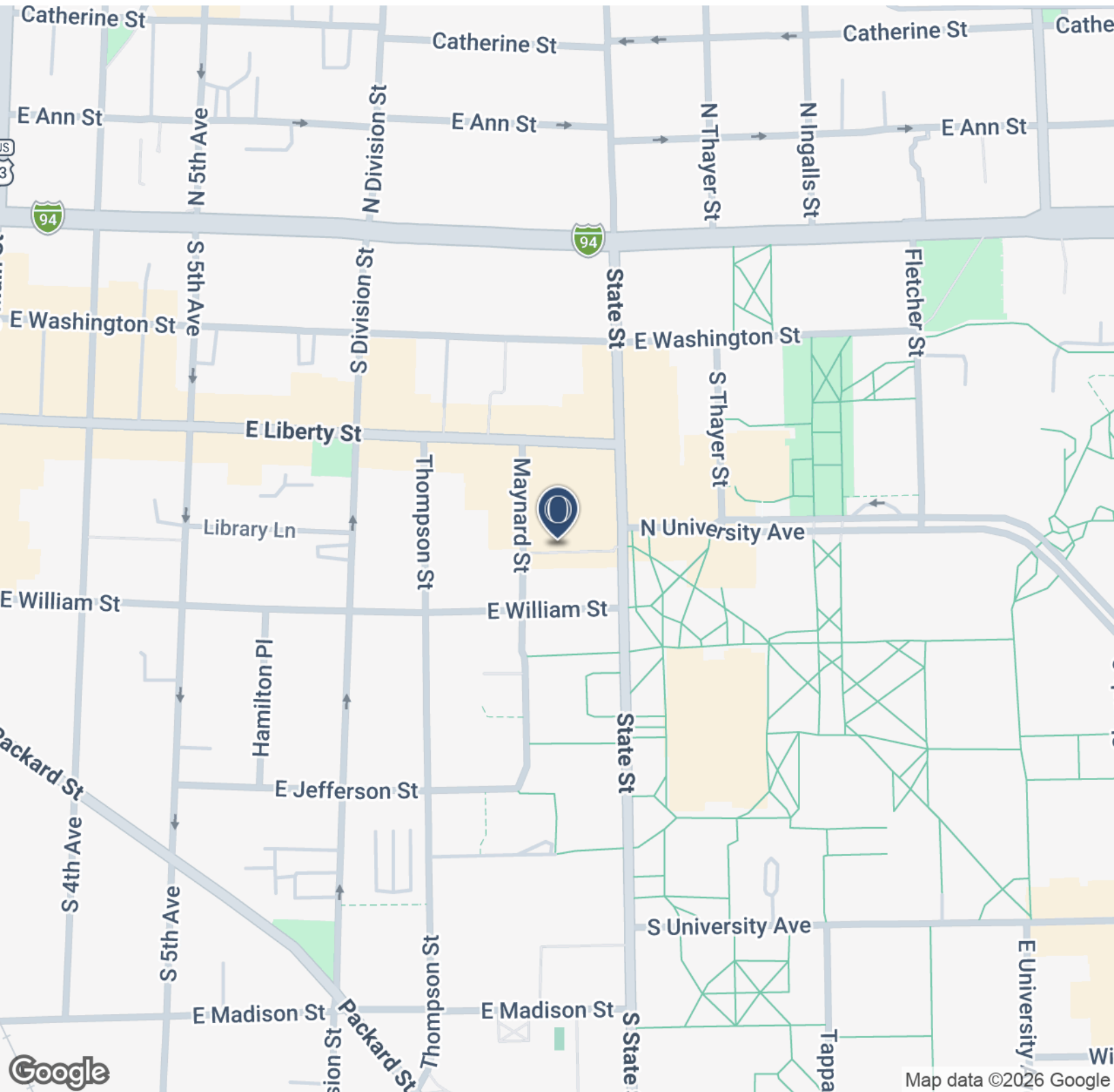
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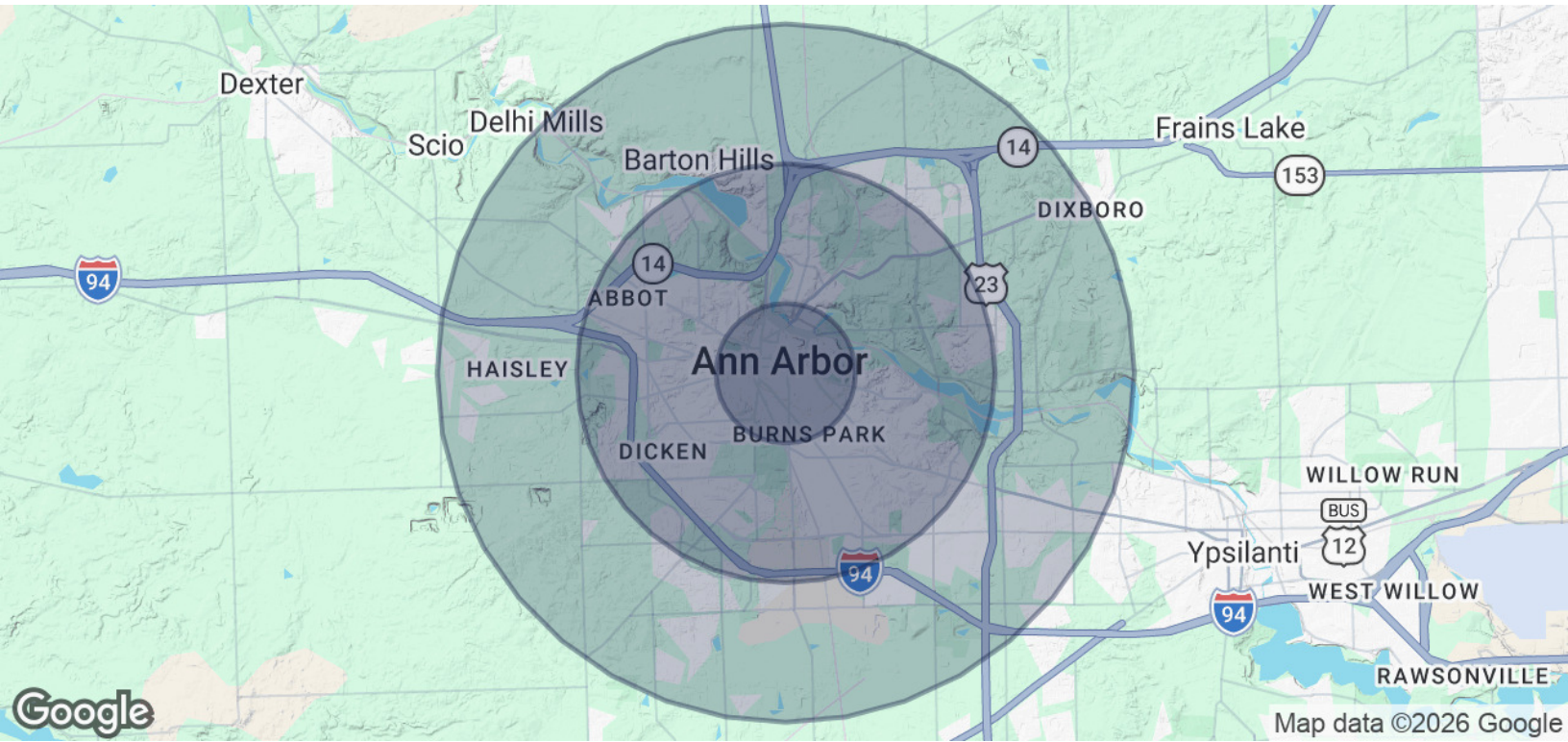
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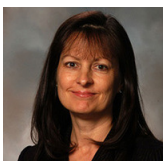


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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 35,450        | 108,651        | 165,717        |
| Average Age                    | 28            | 35             | 37             |
| Average Age (Male)             | 28            | 35             | 36             |
| Average Age (Female)           | 28            | 36             | 38             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| 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      |

Demographics data derived from AlphaMap



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