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Office Building For Lease

Nickels Arcade

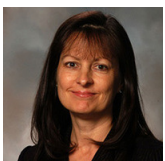
326-330 S State St, Suite 334

Ann Arbor, MI 48104

446 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

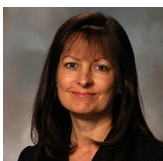
Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	446 SF
Lot Size:	0.35 Acres
Year Built:	1917
Zoning:	D1
Submarket:	Washtenaw W of 23

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 Suite 336 & Suite 340 for 1,500 SF of space.

PROPERTY HIGHLIGHTS

- Landmark downtown Ann Arbor structure
- Covered walkway between S. State and Maynard
- Located across from U of M campus
- Retail shops on the street level with 2 floors of office spaces above



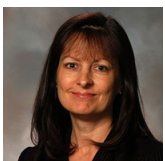
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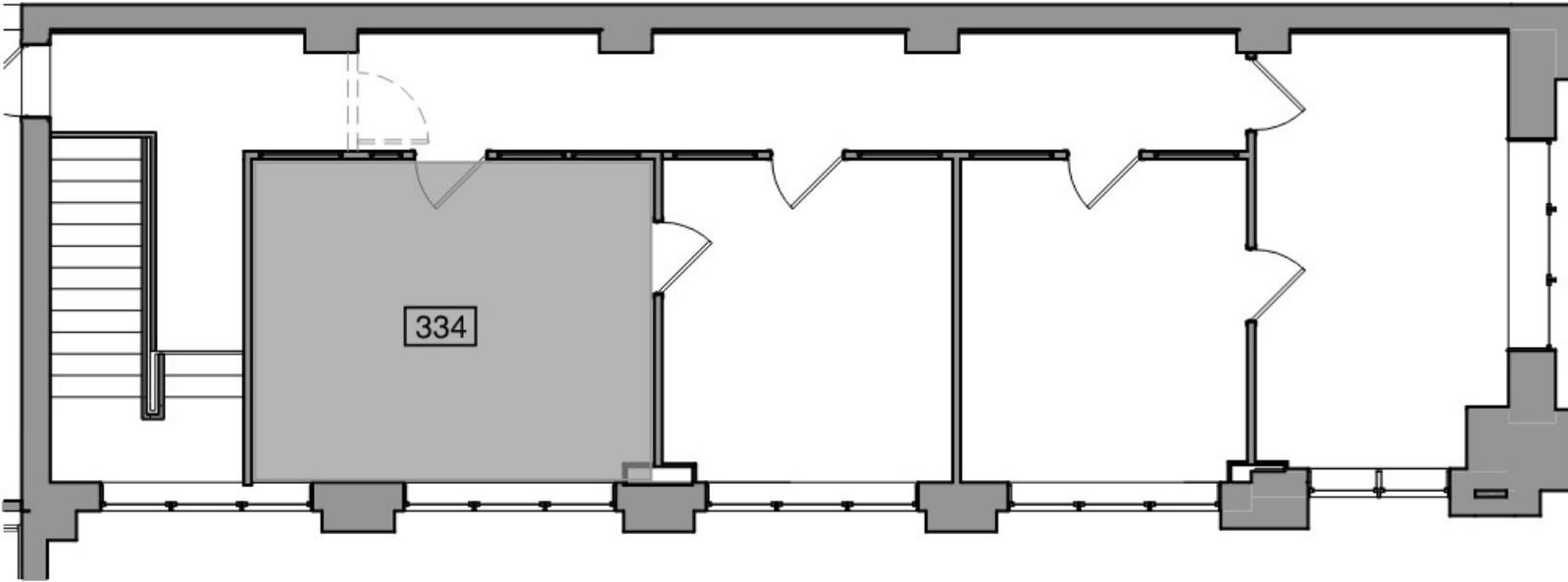
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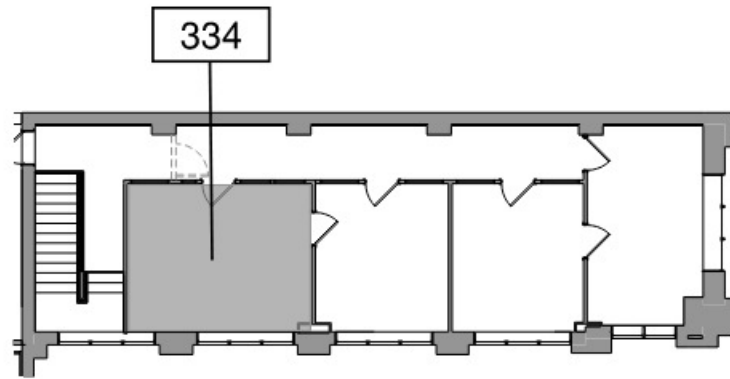
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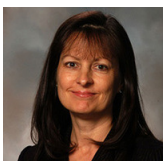
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A north arrow pointing up, a circle with the number "2" and "340" below it, and a scale bar with markings for 4', 8', and 16'. The text "1/8" = 1'-0"" is to the right of the scale bar.
2 Partial Existing Level 3 Floor Plan



A north arrow pointing up, a circle with the number "1" and "340" below it, and a scale bar with markings for 100' and 200'. The text "1" = 100'-0"" is to the right of the scale bar.
1 Key Plan - Level 3



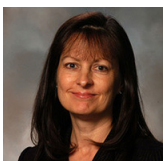
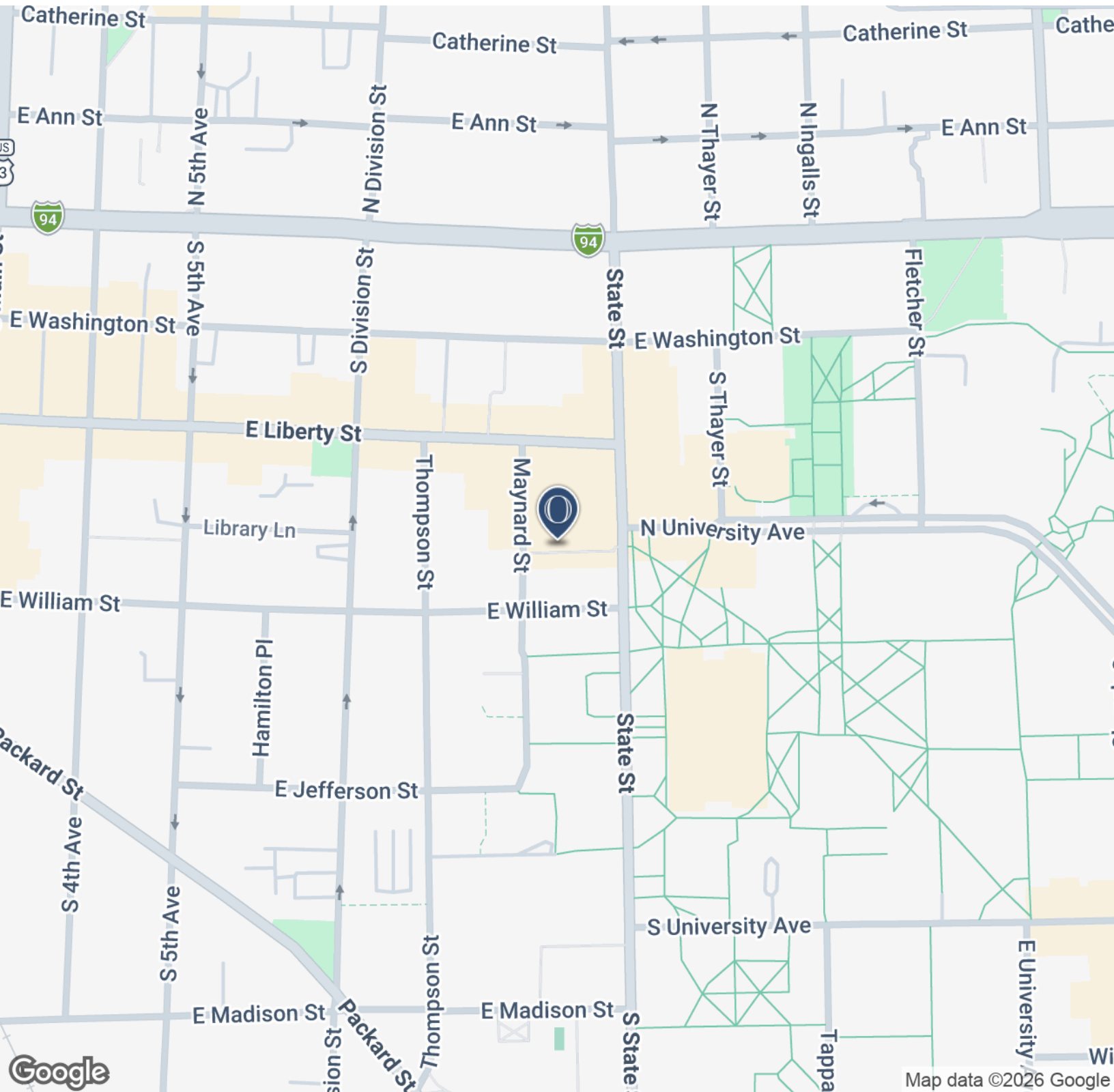
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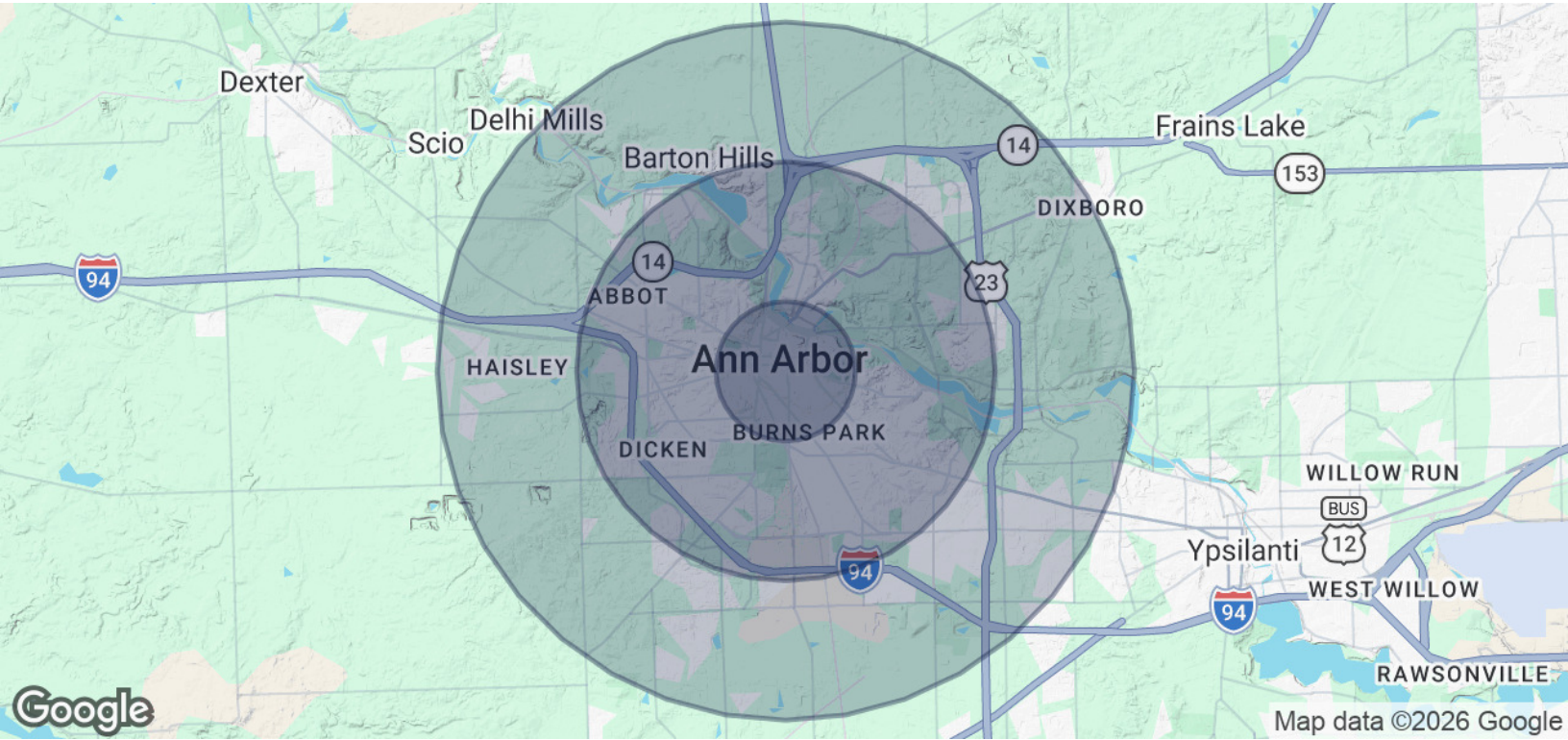
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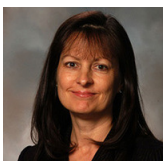


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,450	108,651	165,717
Average age	28	35	37
Average age (Male)	28	35	36
Average age (Female)	28	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,488	44,193	69,092
# of persons per 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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