

Oxford Companies  
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Real Estate  
Services



## Office Building For Lease

Nickels Arcade

326-330 S State St, Suite 336

Ann Arbor, MI 48104

329 SF

\$25.00 SF/yr (MG)

Available



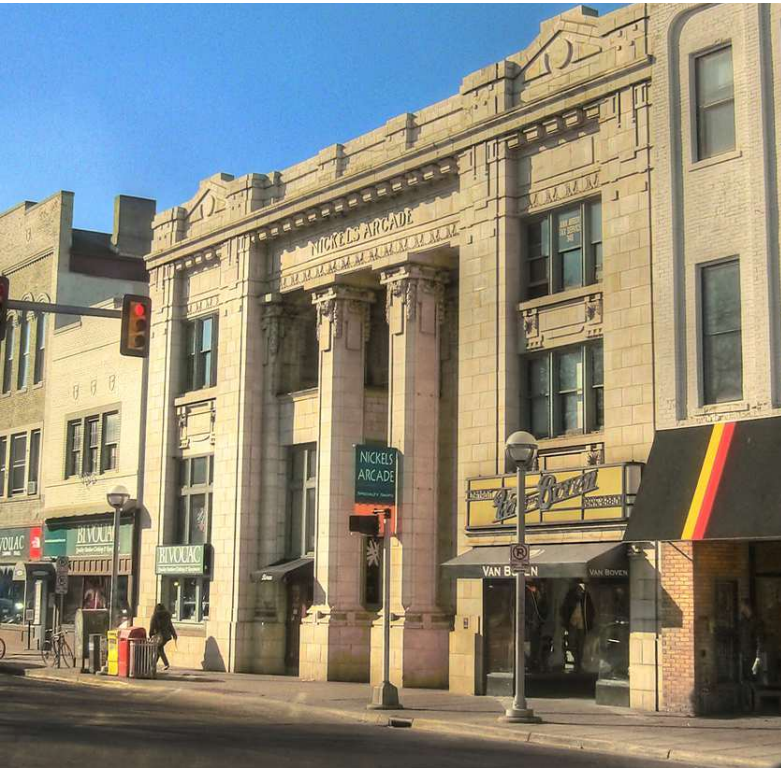
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
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## OFFERING SUMMARY

|               |                    |
|---------------|--------------------|
| Lease Rate:   | \$25.00 SF/yr (MG) |
| Available SF: | 329 SF             |
| Lot Size:     | 0.35 Acres         |
| Year Built:   | 1910               |
| 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 334 & 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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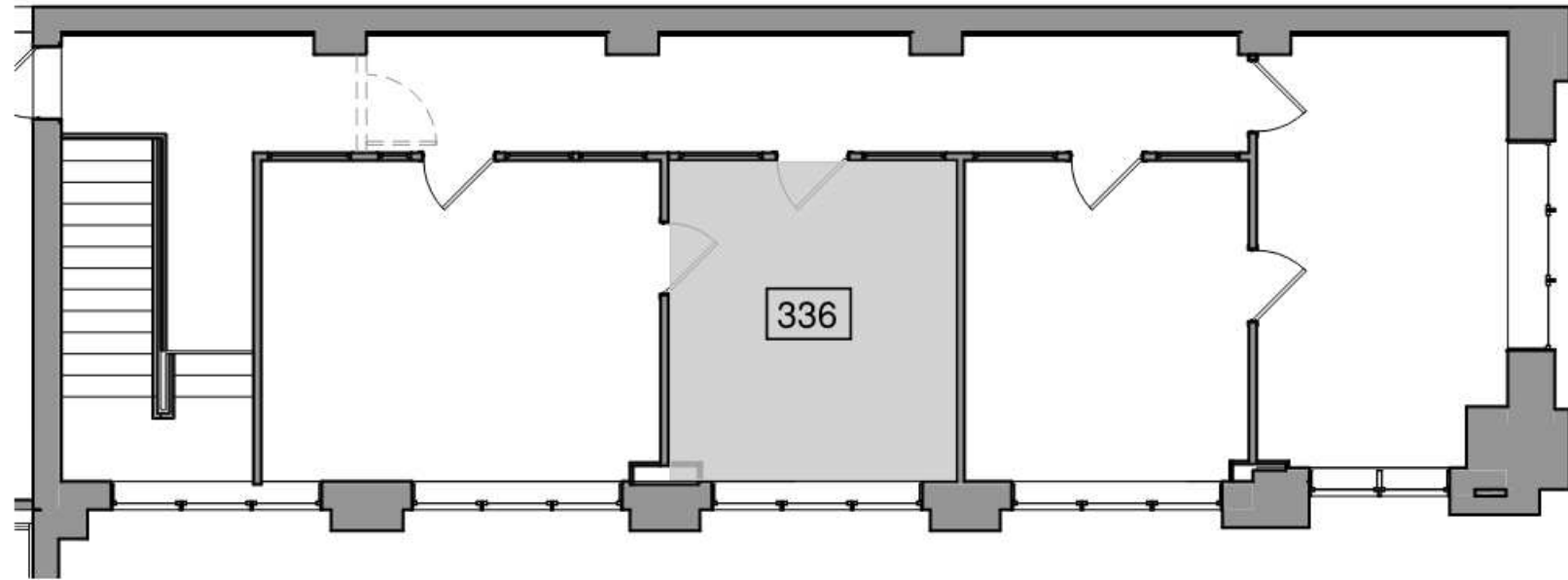
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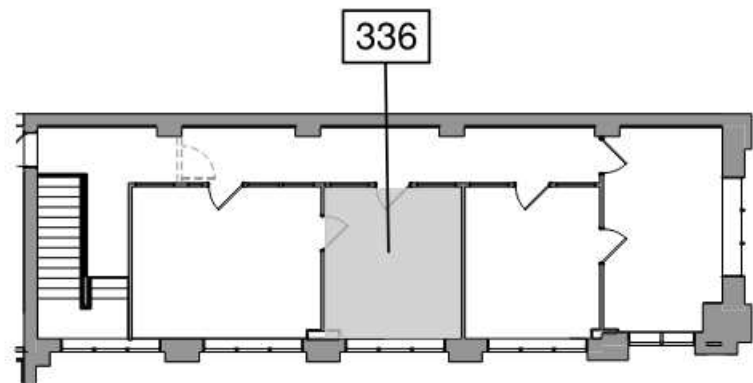
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N  
2 Partial Existing Level 3 Floor Plan  
340 4' 8' 16' 1/8" = 1'-0"



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



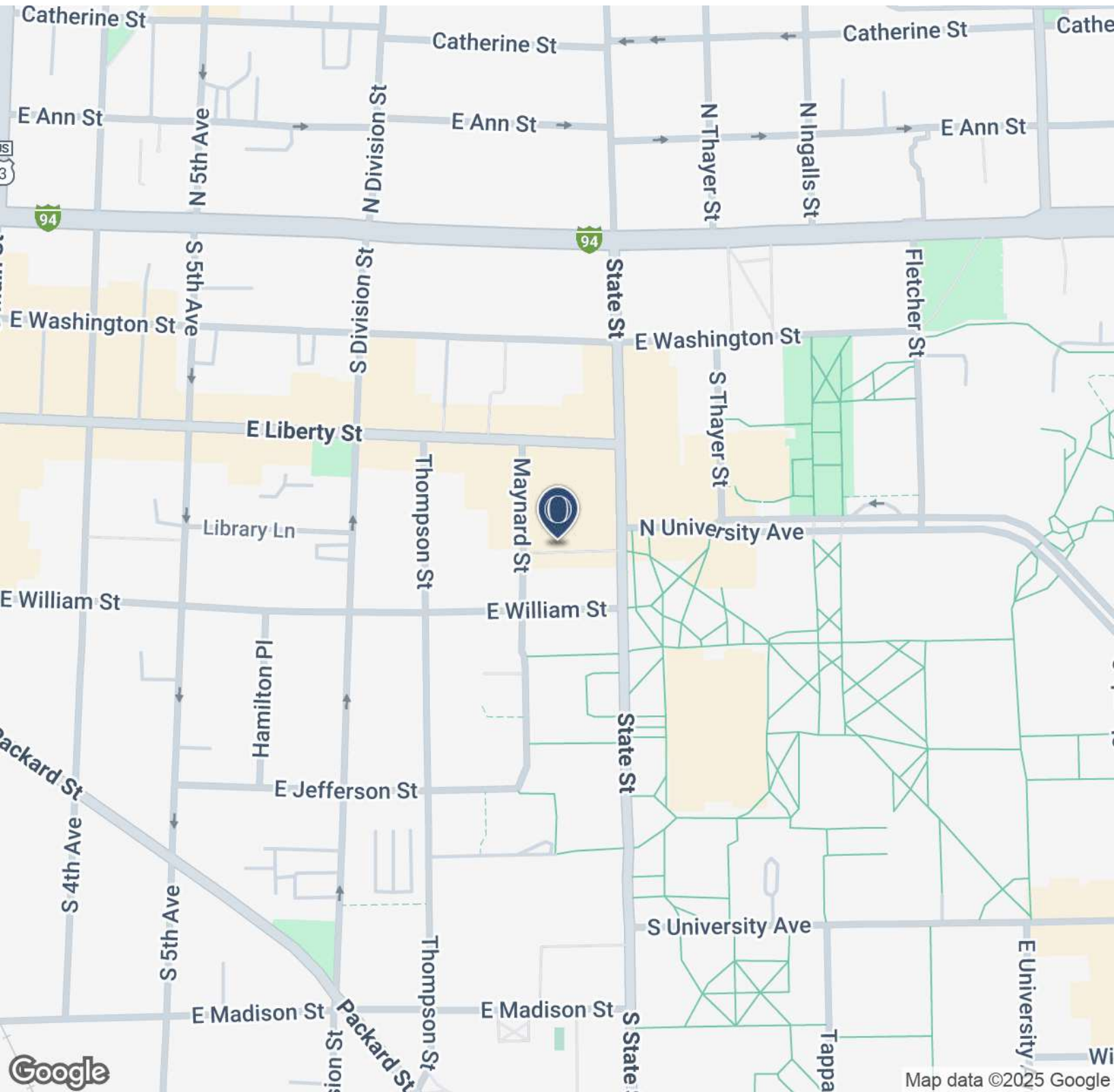
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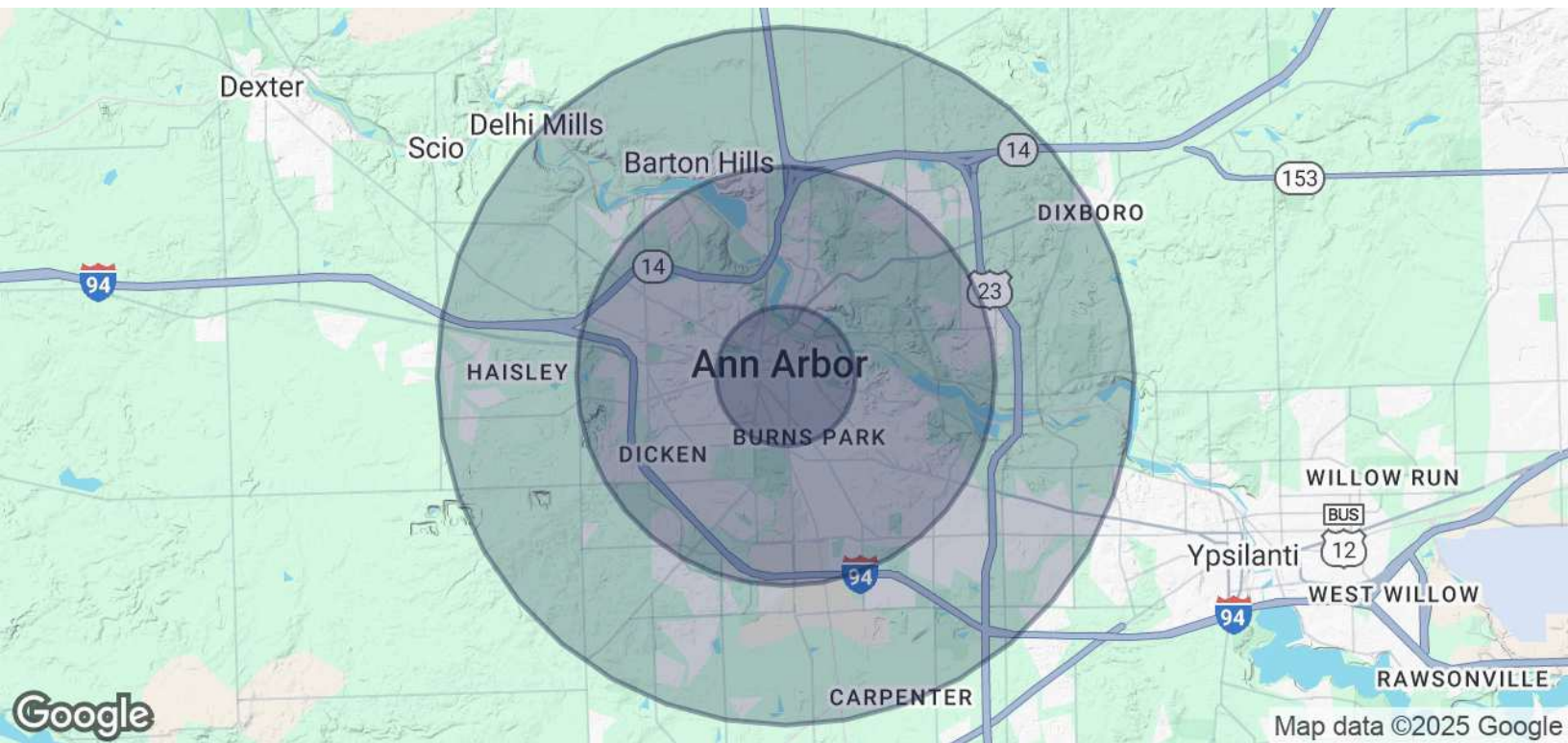
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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 35,450        | 108,651        | 165,717        |
| 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      |

\* Demographic data derived from 2020 ACS - US Census



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