

# FOR LEASE

Colliers



## The City Center Building

220 E Huron Street in Ann Arbor, Michigan



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# FOR LEASE

1,039 –10,788 SF of Office Space Available

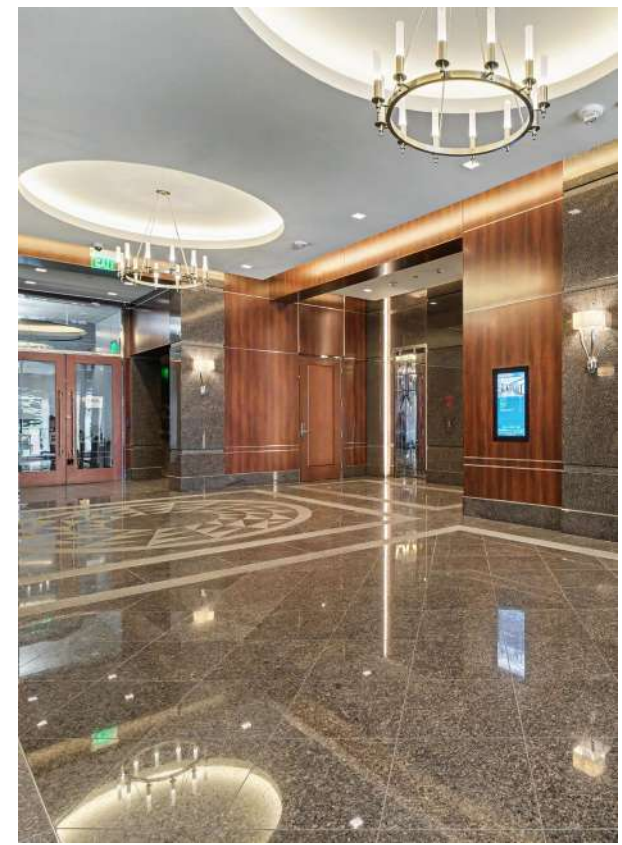
## PROPERTY HIGHLIGHTS

- 1,039 –10,788 SF Available
- Professional Office Suites Available over 4 Floors across from City Hall
- Central Downtown Ann Arbor Location at the City Center Building with a Stunning High-End Formal Entry
- Secure Exterior and Elevator Card Access
- Updated Suites with High-End Finishes Available
- Close to Municipal Parking Garages. Walk to Local Restaurants, Businesses and Retail
- Locally Owned and Professional Managed – See our [Testimonials Page!](#)
- \$24.00-\$31.00 Per SF Modified Gross – Load Factor TBD

## AVAILABLE SUITES

| Floor           | Rentable SF                   | Lease Rate (\$/RSF) |
|-----------------|-------------------------------|---------------------|
| 1 <sup>st</sup> | 2,450 SF                      | \$31.00             |
| 2 <sup>nd</sup> | 4,000 SF - 8,548 SF           | \$24.00             |
| 4 <sup>th</sup> | 1,039 SF, 4,000 SF - 8,008 SF | \$24.00             |
| 7 <sup>th</sup> | 5,000 SF – 10,788 SF          | \$30.00             |

**Lease Type:** Modified Gross - prorated share of gas, electricity, water/sewer and common area maintenance



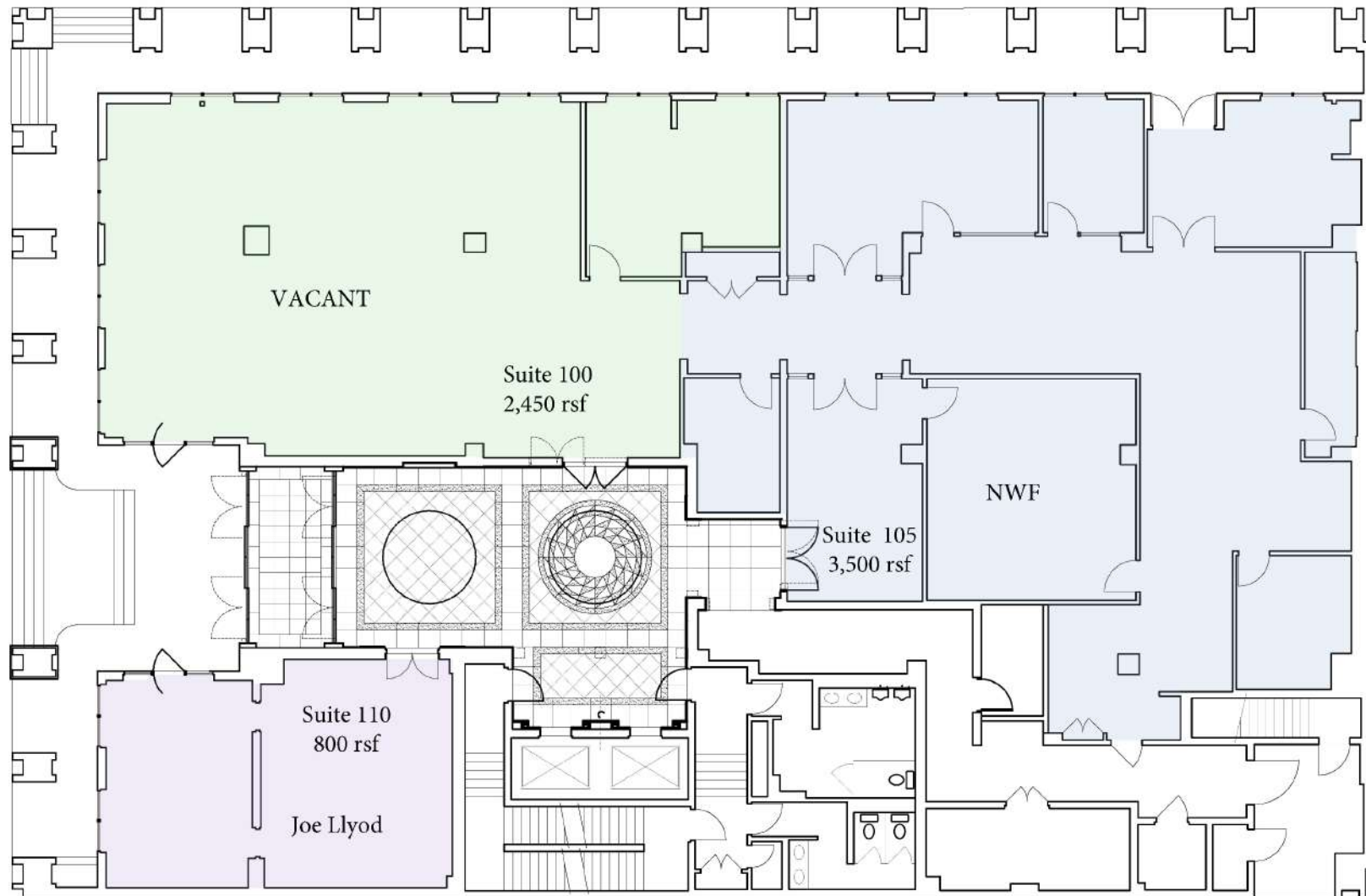
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# A LANDLORD KNOWN FOR EXCEPTIONAL CARE — BACKED BY REAL TENANT FEEDBACK

- *"...it's been a pleasure working with the both of you and the guys they are awesome."*
- *"...thank you for the couple of years that I have worked with you and again, my apologies if I came off rough at times and so appreciate you, your staff, Tim and the guys, they are amazing. They need to be recognized for their work."*
- *"...I just wanted to say thank you for always being so responsive, helpful, and thoughtful over the years. You (and the whole Dahlmann staff) made working in this building such a pleasure, and I'll always remember that."*
- *"I would like to thank you and your team for providing outstanding services to Mathematica. It was a pleasure working with you and your team."*
- *"Thanks again Linda, you're always on top of everything! You're always that way which is awesome for us as were mostly in the dark. Thank you sooooo much for everything."*
- *"I want you to know how much we have appreciated you, Susan and the Dahlmann's for being such good landlords."*
- *"First just want to say thank you for the prompt response and engineer / building maintenance crew Steve and Dave are amazing, they are truly taking care of things...thank you."*
- *"...we are truly grateful for the amazing work that the crew has been doing."*
- *"Your company is a PLEASURE to work with."*
- *"Thanks for your help and all the Dahlmann staff. All have been very helpful and respectful without fail."*
- *"Linda thanks for being so responsive in helping us. I had a chance to see Dennis Dahlmann last night at the building and was sure to let him know how pleased we were in as to the responsiveness of his team members. Thank you."*
- *"Thank you so much Linda!! And please tell Dave thank you from us too! You're all the best!"*

## 1st Floor – 2,450 SF



# FLOOR PLAN

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2nd Floor – 4,000-8,548 SF



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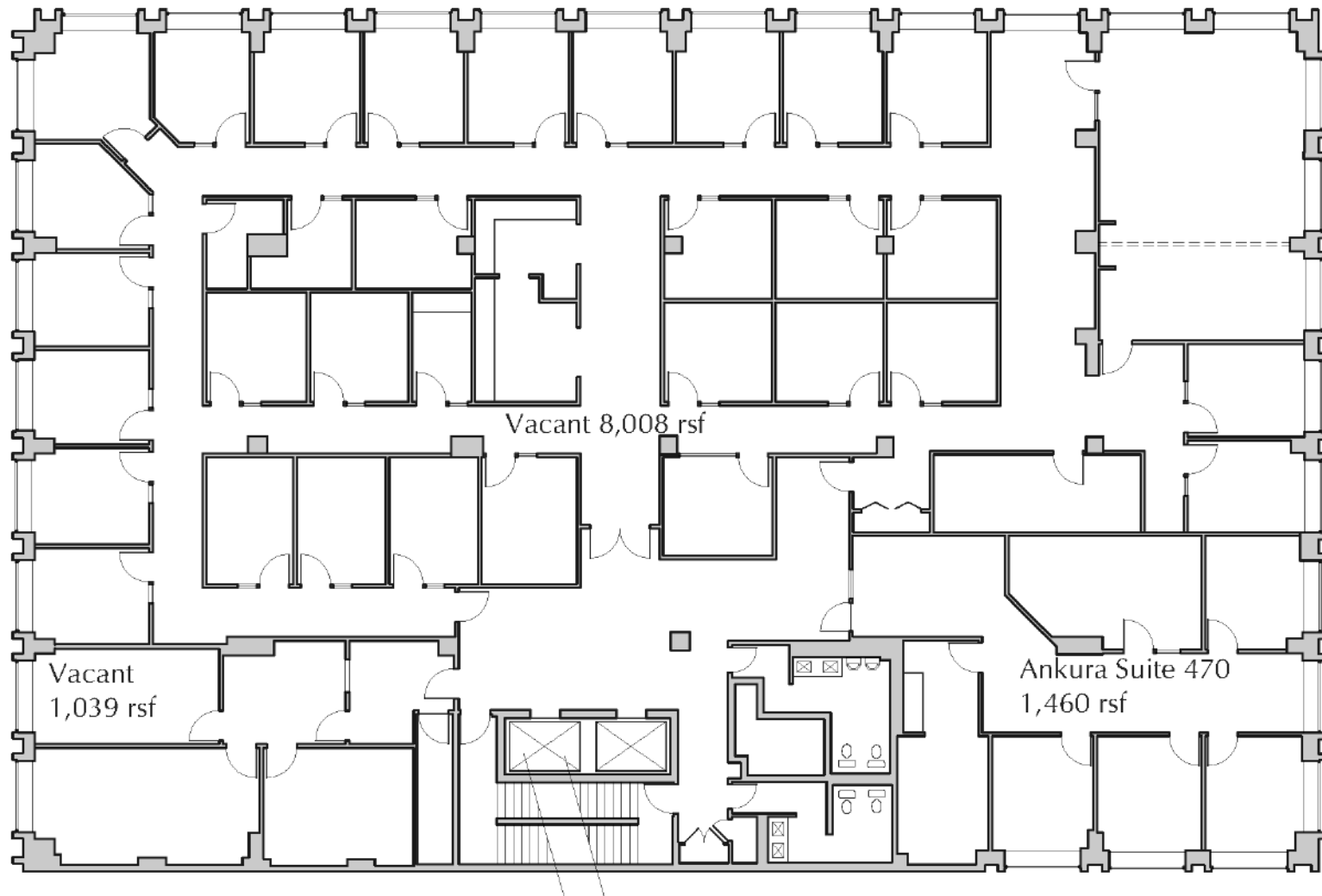
2<sup>nd</sup> Floor Suite



**FOR LEASE**

1,039 – 10,788 SF of Office Space Available

4th Floor – 1,039 & 4,000-8,008 SF

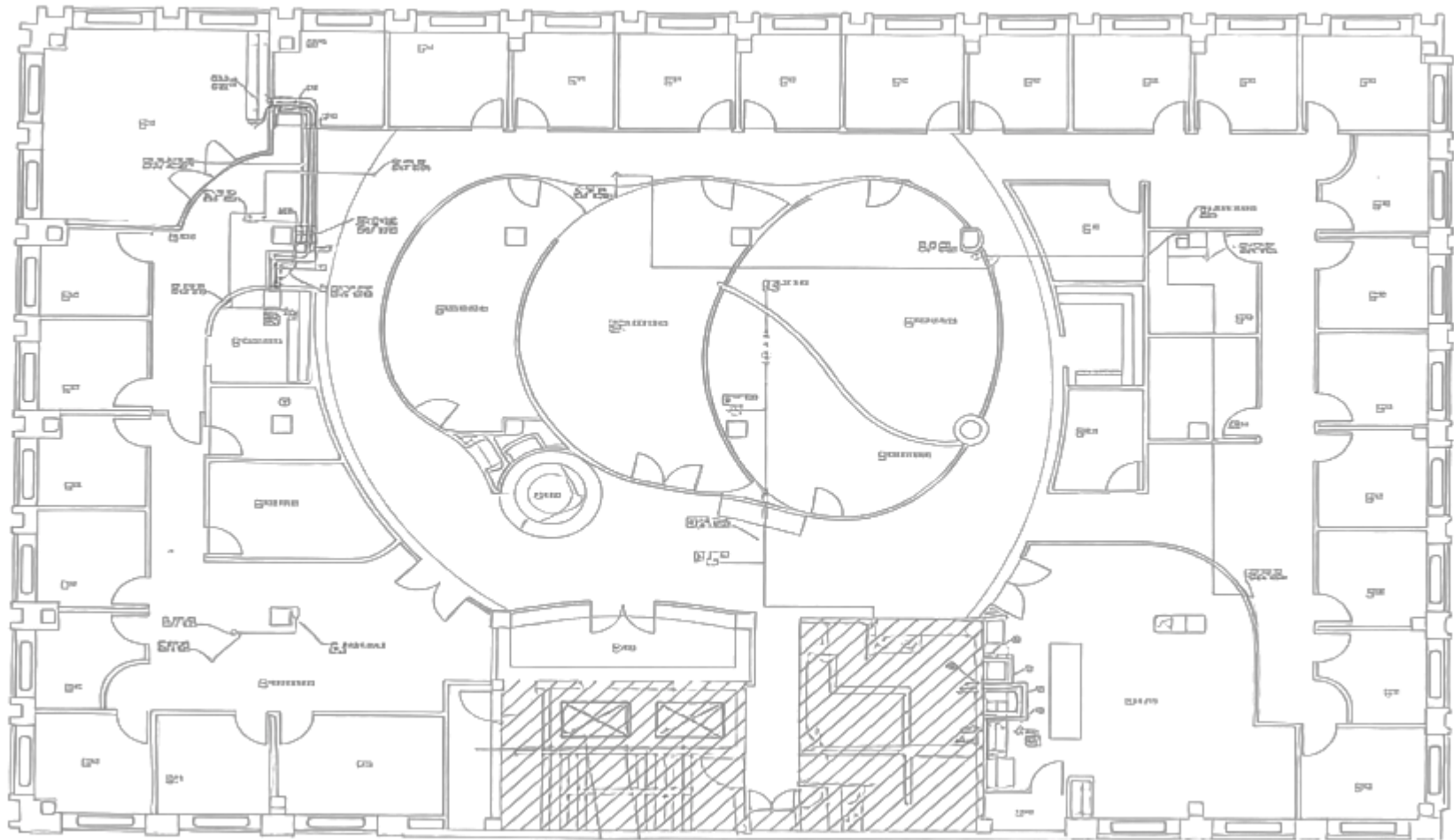


# FLOOR PLAN

1,039 – 10,788 SF of Office Space Available



7<sup>th</sup> Floor – 5,000-10,788 SF



# FLOOR PLAN

1,039 -10,788 SF of Office Space Available





7<sup>th</sup> Floor Suite



**FOR LEASE**

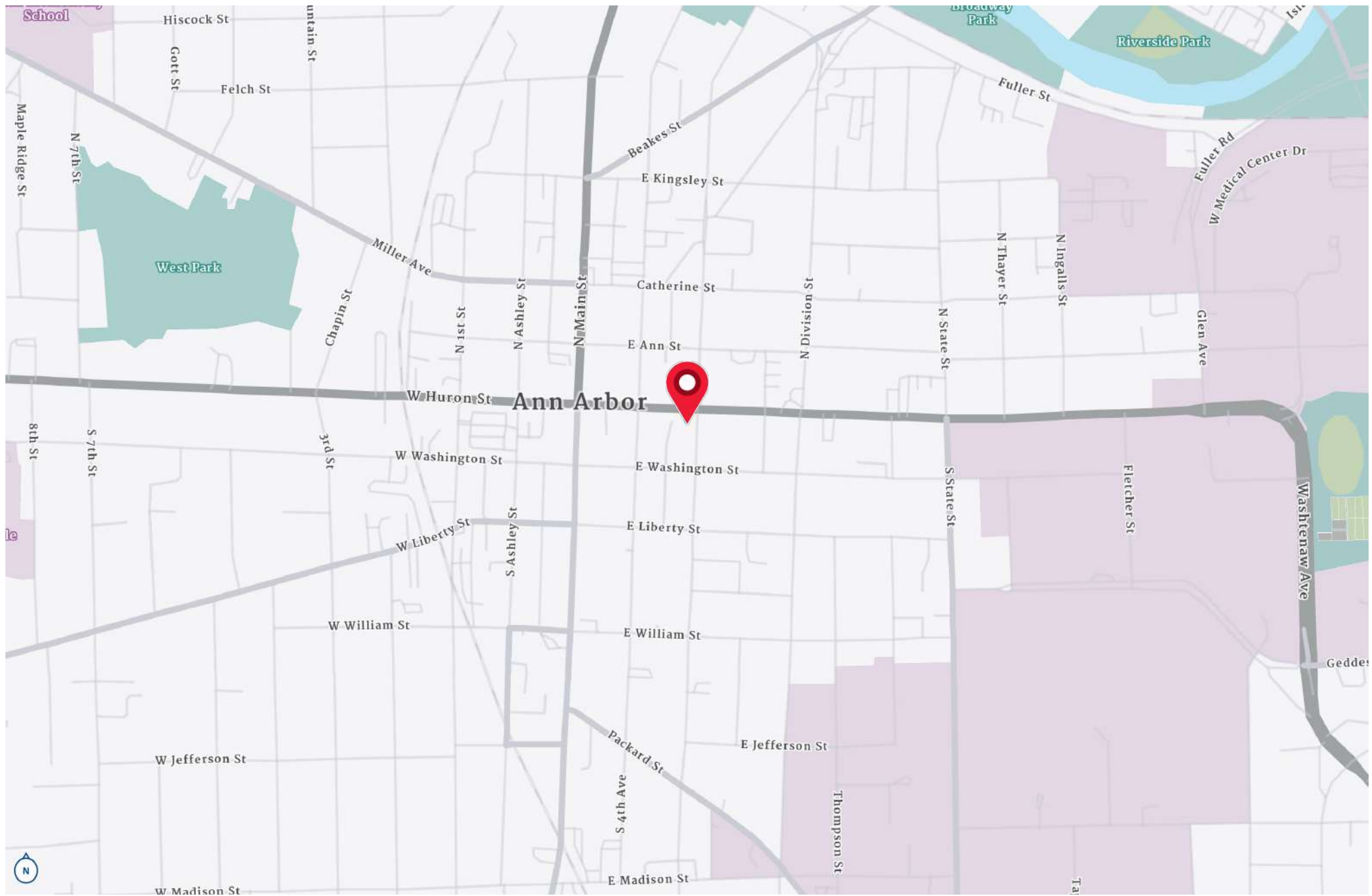
1,039 – 10,788 SF of Office Space Available



**FOR LEASE**

1,039 – 10,788 SF of Office Space Available

7th Floor Suite



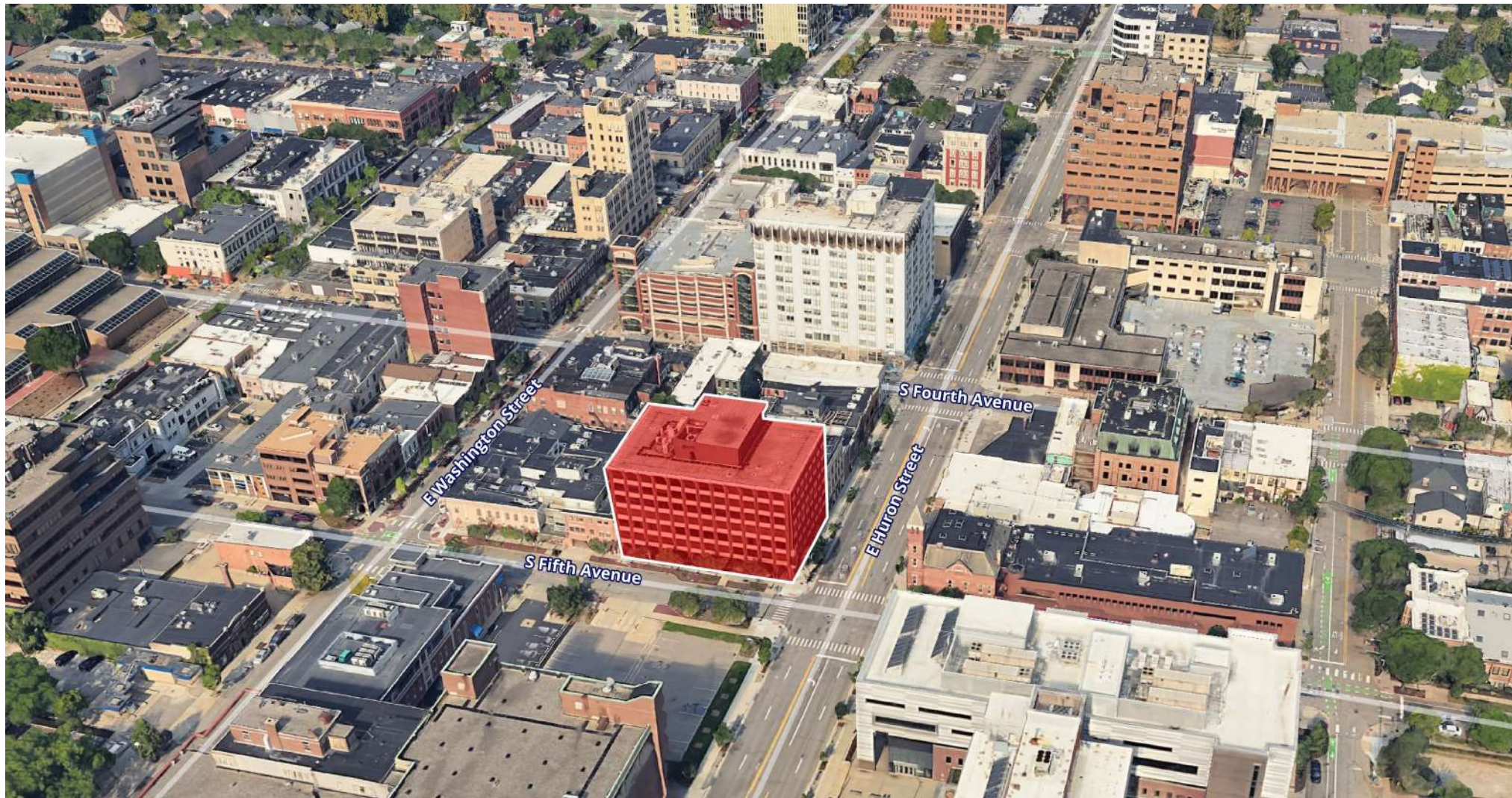
# LOCATION MAP

1,039 – 10,788 SF of Office Space Available



# PROPERTY AERIAL

1,039 –10,788 SF of Office Space Available



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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*