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## Office Building For Lease

Nickels Arcade

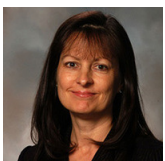
326-330 S State St, Suite 210

Ann Arbor, MI 48104

376 SF

\$25.00 SF/yr (MG)

Available 2/1/2026



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

Office: 734.665.6500  
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### OFFERING SUMMARY

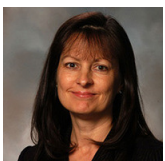
Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	42,997 SF
Available SF:	376 SF
Lot Size:	0.35 Acres
Year Built:	1917
Zoning:	D1
Submarket:	Downtown Ann Arbor

### PROPERTY OVERVIEW

Located in the heart of downtown Ann Arbor, Nickels Arcade offers a unique opportunity to work in one of the city's most iconic and historic landmarks. Just steps from the University of Michigan campus, the Arcade provides high visibility, steady foot traffic, and a vibrant mix of neighboring shops and cafes. With its distinctive glass-roofed architecture and strong sense of community, Nickels Arcade combines charm, convenience, and connectivity - making it an ideal location for retail, creative offices, or boutique services.

### 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



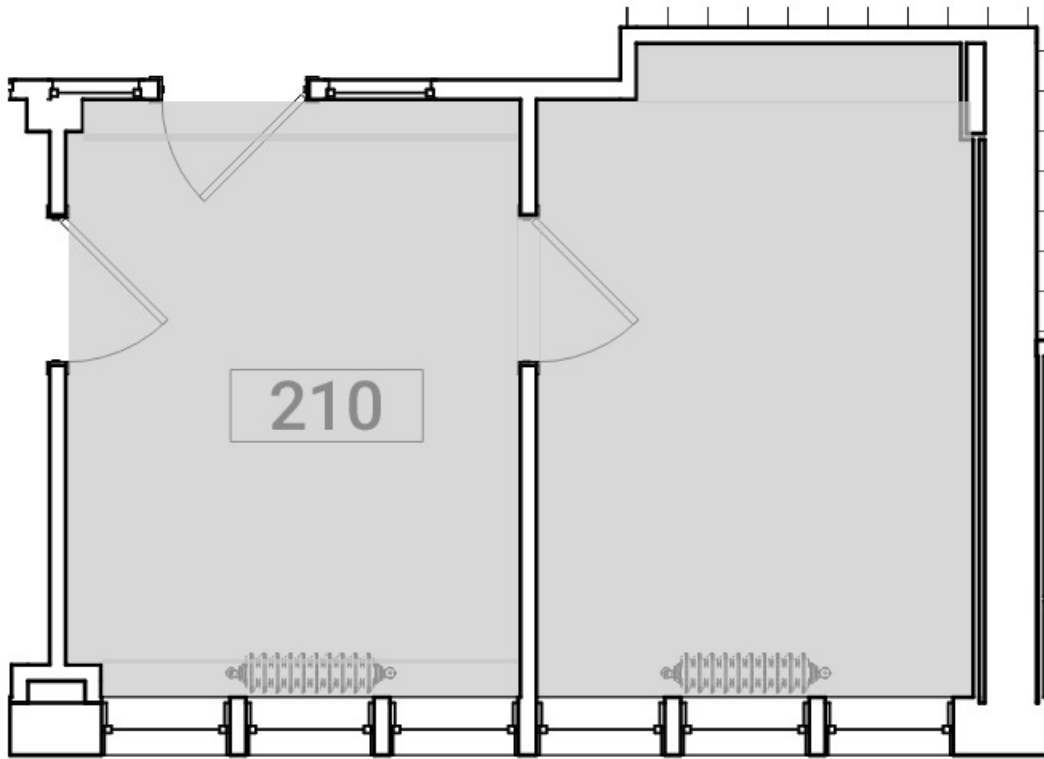
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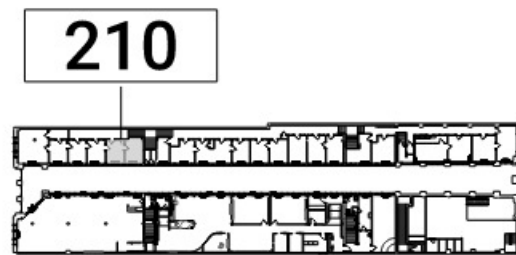
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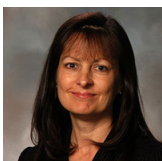
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1 Suite 210 - Partial Existing Level 2 Plan  
 1/4" = 1'-0"



  
2 Key Plan - Level 2  
 1" = 100'-0"



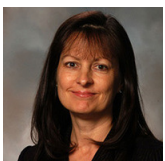
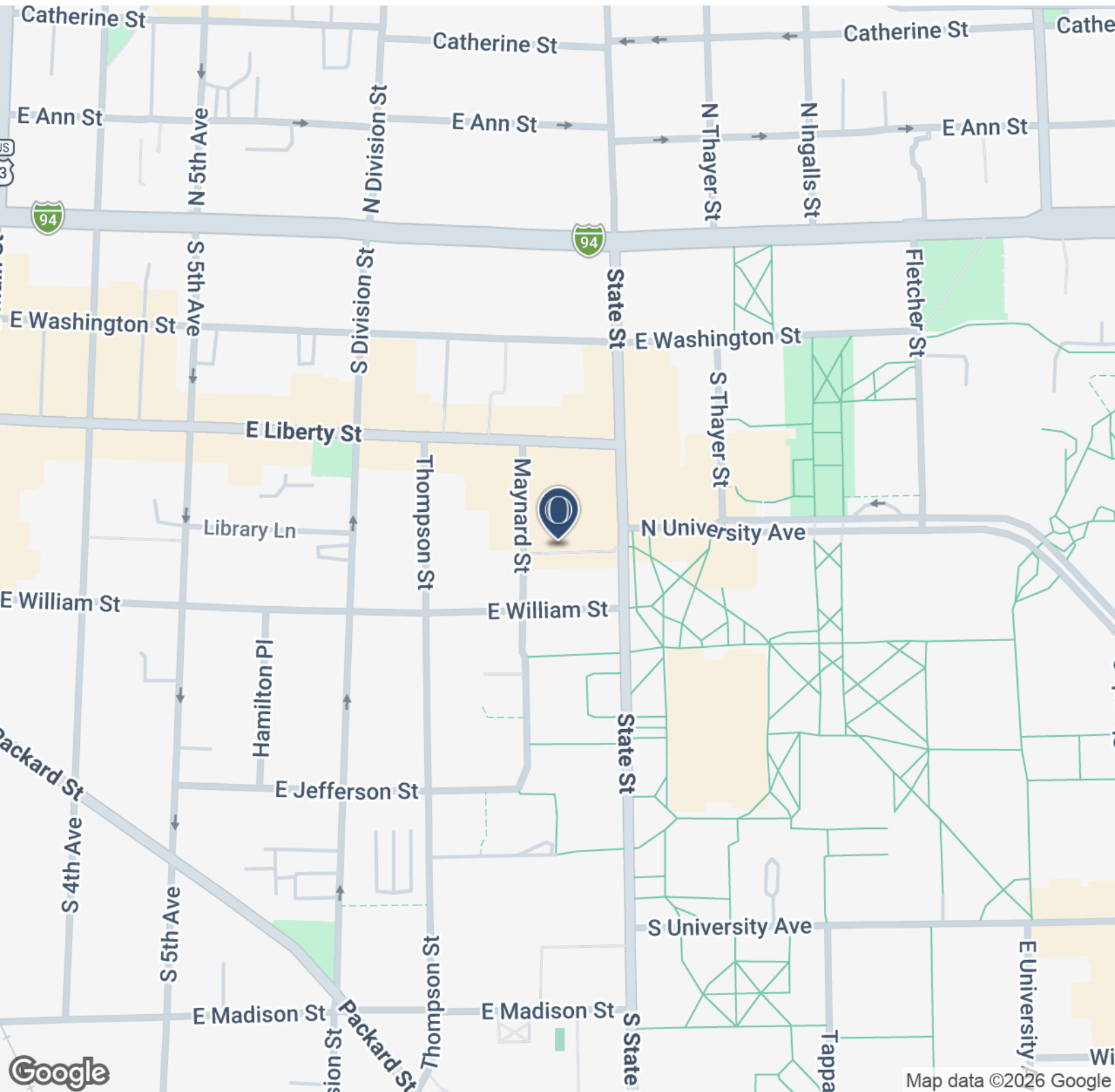
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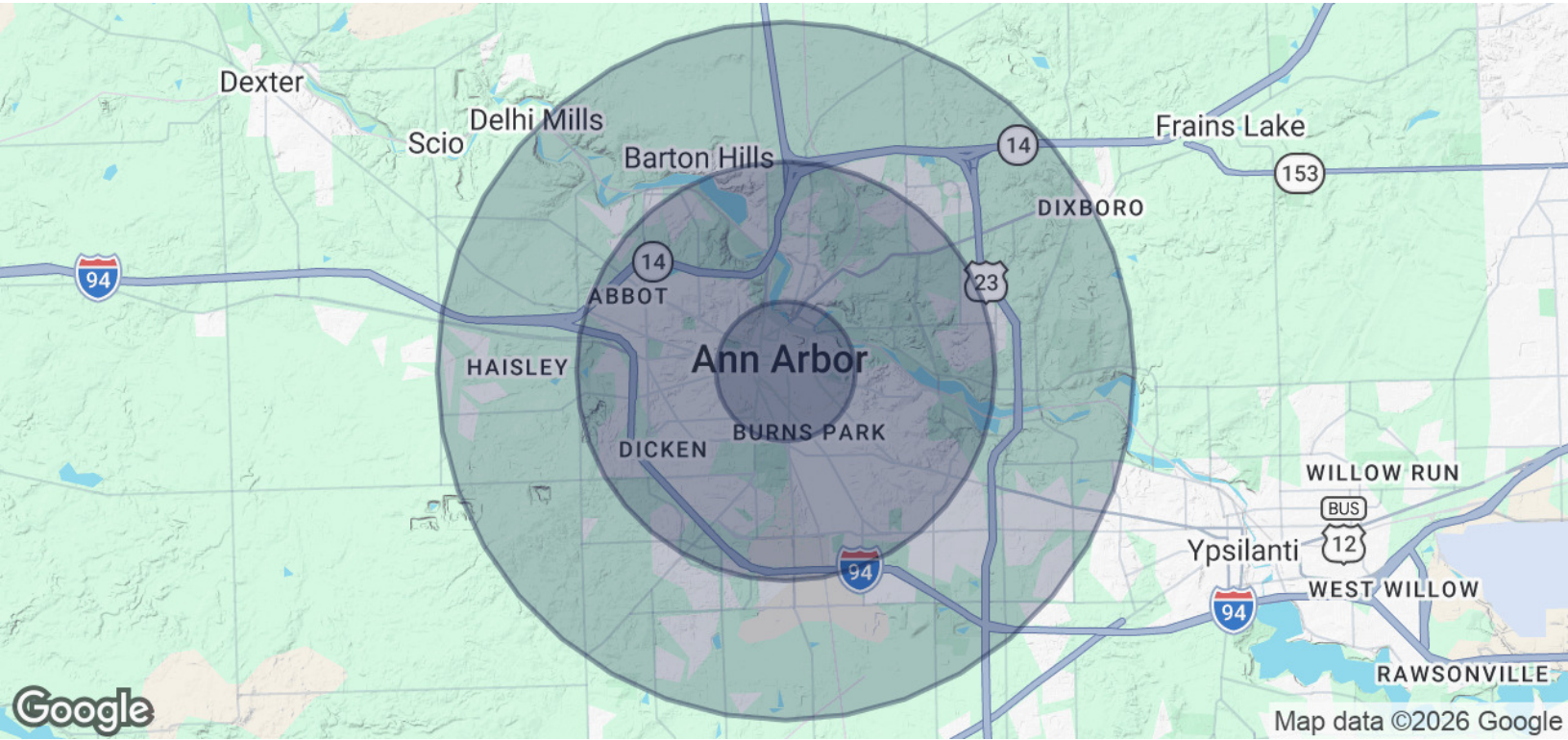
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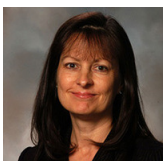


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	35,450	108,651	165,717
Average age	28	35	37
Average age (Male)	28	35	36
Average age (Female)	28	36	38

<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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