



MEDICAL OFFICE BUILDING

3200 W Liberty Rd

Ann Arbor, Michigan 48103

THE PROPERTY

A quiet, professional medical office building minutes from downtown Ann Arbor and the University of Michigan, with easy access to M-14, US-23 and I-94. The property is home to an established mix of healthcare practices — an ideal setting for medical and wellness professionals.

AT A GLANCE

BUILDING TYPE Medical office	ZONING O office	TOTAL AVAILABLE 2,382 SF
DIVISIBLE Yes B1 + B2	RATE \$24.00 PSF MG	PARKING Surface abundant

SUITE B — LEASE OPTIONS

SUITE	SIZE	RATE
Suite B · whole	2,382 SF	\$24.00 PSF MG
↳ Suite B1	1,457 SF	SPLIT AVAILABLE
↳ Suite B2	925 SF	SPLIT AVAILABLE



ABUNDANT PARKING



HIGHWAY CONVENIENCE



MEDICAL SETTING

B

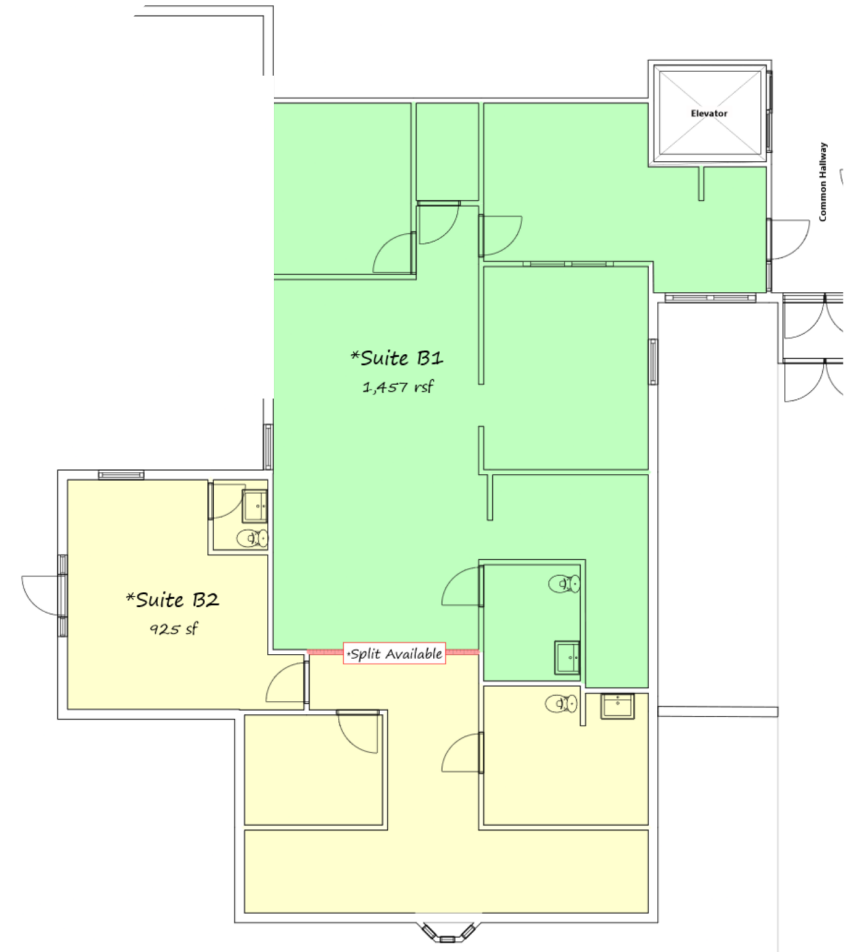
SUITE

2,382 SF total • lease whole or divided

TOTAL SUITE B	SUITE B1	SUITE B2
2,382 SF	1,457 SF	925 SF

Suite B can be leased as a single 2,382 SF footprint or divided into two independent suites. The flexible layout suits tenants seeking either a smaller starter space or room to grow.

- **Suite B1** — 1,457 SF • larger footprint
- **Suite B2** — 925 SF • smaller footprint
- ▤ **Split line** • demising wall location

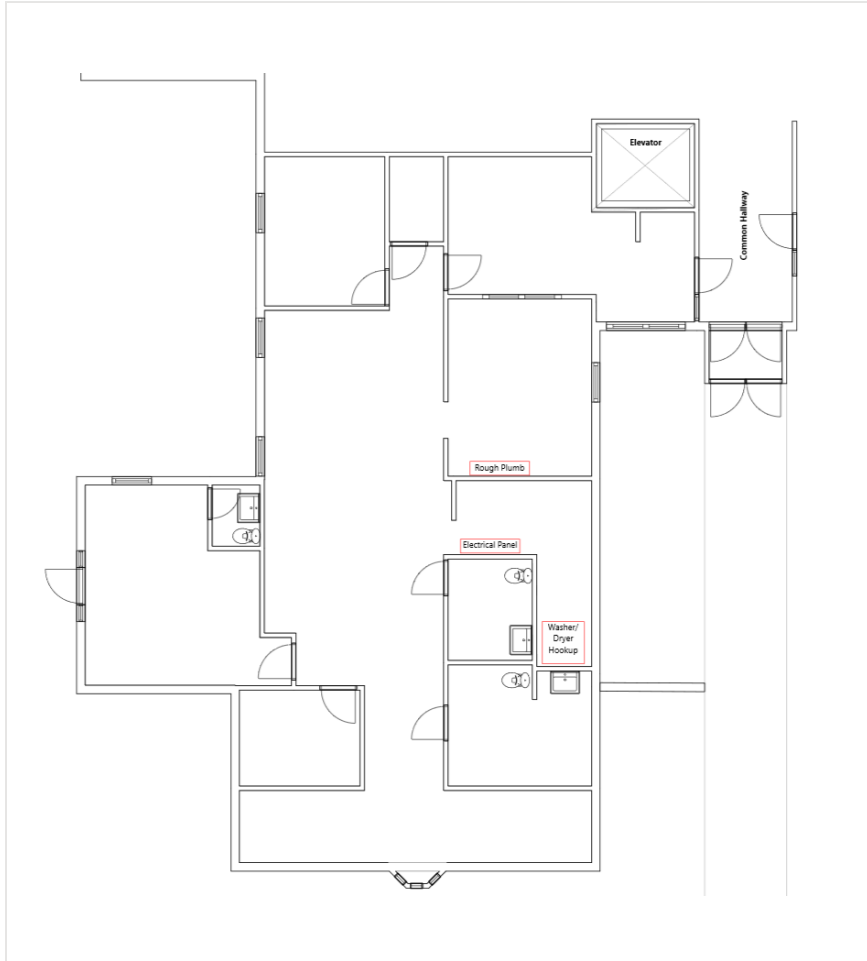


SUITE B FLEXIBLE LAYOUT • NOT TO SCALE

B SUITE

Current, unfurnished — ready for buildout

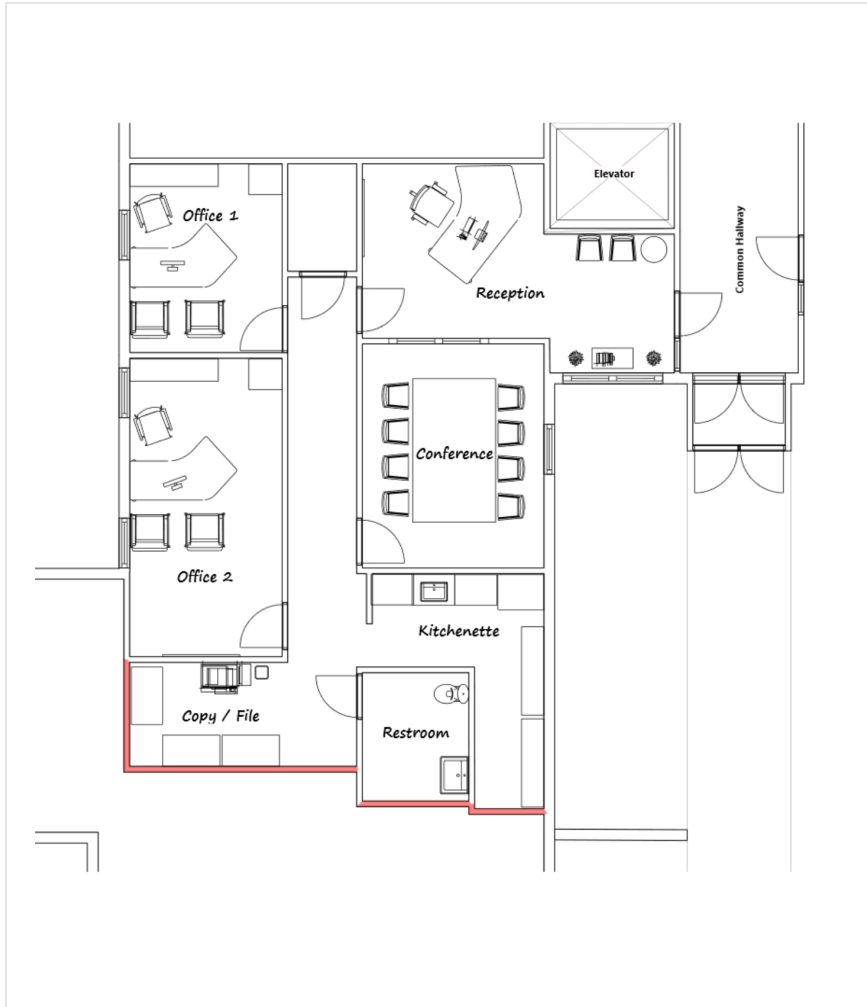
The space is delivered clean and open with existing offices, a kitchenette, restrooms and a generous open work area — a flexible shell ready to tailor to a medical, wellness or professional tenant.



B1

SUITE

The larger of the two suites — configured for two private offices, a conference room, reception and a kitchenette.

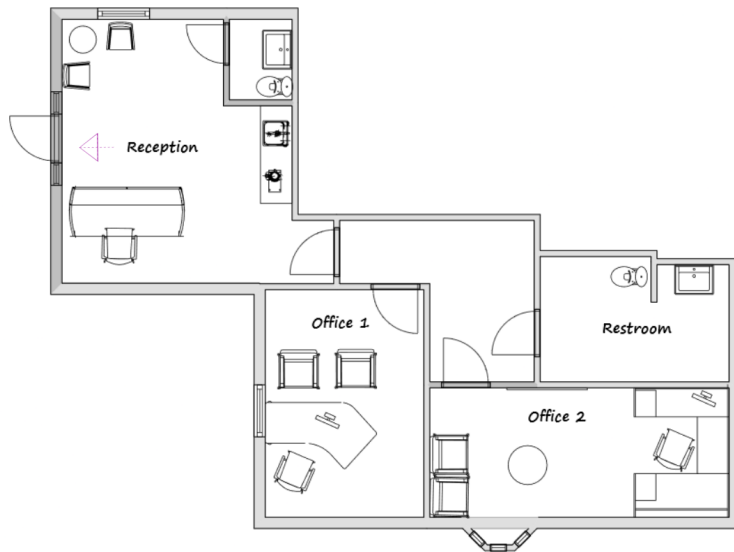


CONCEPTUAL RENDERING

B2

SUITE

925 SF · Conceptual buildout

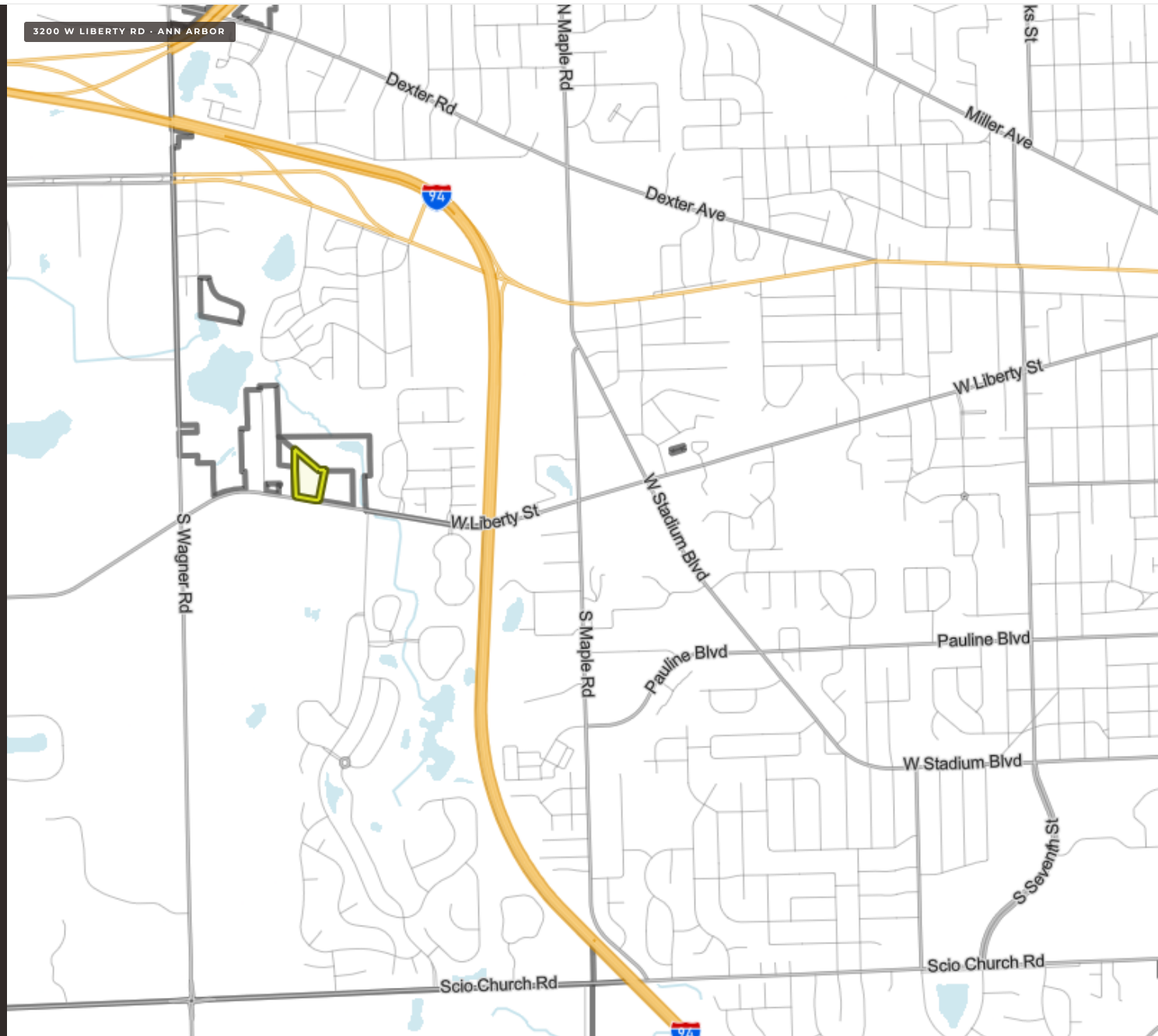


LOCATION

Quietly connected.

3200 W Liberty Rd · Ann Arbor, MI

- Minutes from **downtown Ann Arbor** and the **University of Michigan**
- Direct access to **M-14, US-23 and I-94**
- Established **medical & healthcare** building
- **Abundant** on-site surface parking
- **Elevator-served** with common-area hallway





FOR LEASING INQUIRIES

**Tyler
Burgoon**

Broker · Operations Director

GET IN TOUCH

Let's find the right space for your practice.

EMAIL tyler@jpcommercialre.com
OFFICE 734 994 8800
CELL 734 730 5633
OFFICE 500 S Main Street Ann Arbor, MI
WEB jpcommercialre.com

NEXT STEPS

Tours can typically be scheduled within 48 hours. Call or email to set a time, request additional materials, or ask about buildout and lease terms.

JP Commercial Real Estate (JPCRE) does not make any representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the property. This may include certain statements and estimates with respect to the property. JPCRE disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted information. The information contained herein is subject to change without notice and the recipient of these materials shall not look to JPCRE or the JPCRE advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof.