

HEADQUARTERS
FOR SUBLEASE

100 PHOENIX

ANN ARBOR, MI 48108

KYLE PASSAGE
Senior Associate
+1 248 358 6113

kyle.passage@cushwake.com



**CUSHMAN &
WAKEFIELD**

CRAIG HERSCHEL
Director
+1 734 944 5182
craig.herschel@cushwake.com

27777 Franklin Road, Suite 1050, Southfield, MI 48034
+1 248 358 6100 | cushmanwakefield.com

PROPERTY HIGHLIGHTS

100,477 SF

INNOVATION CENTER

- + Largest availability of continuous office space in Ann Arbor market
- + Abundant storage space with 5 docks and 1 grade A door
- + Exercise and wellness facility with locker rooms
- + Onsite parking and vending
- + Multiple conference rooms
- + Monument signage available
- + Close proximity to I-94 and US-23

INNOVATION CENTER

ANN ARBOR, MI 48108



BUILDING DATA

100 PHOENIX

ANN ARBOR, MI 48108

Location Information

Property Address	100 Phoenix, Ann Arbor, MI 48108
County	Washtenaw
Cross Streets	State Street & W. Ellsworth
Nearest Highway	I-94 & US 23

Building Information

Building Size	327,374 SF
Building Class	B
Property Type	Office
Occupancy %	77%
Number of Floors	2
Year Built/ Renovated	1970/1988
Load Factor	5%

Property Information

Zoning	M-1
APN #	12-09-400-025 & 12-09-401-010
Amenities	Fitness Center with Locker Rooms Vending Area
Parking Type	Surfaced Lot
Parking Ratio	3.85/1,000

Sublease Information

Sublease SF	100,477 SF on first floor
Sublease Rate	\$16.00/SF MG
Sublease Expiration	12/31/26
Miscellaneous	Sub landlord open to demising space



FURNITURE PLAN

100 PHOENIX
ANN ARBOR, MI 48108



BUILDING AERIAL

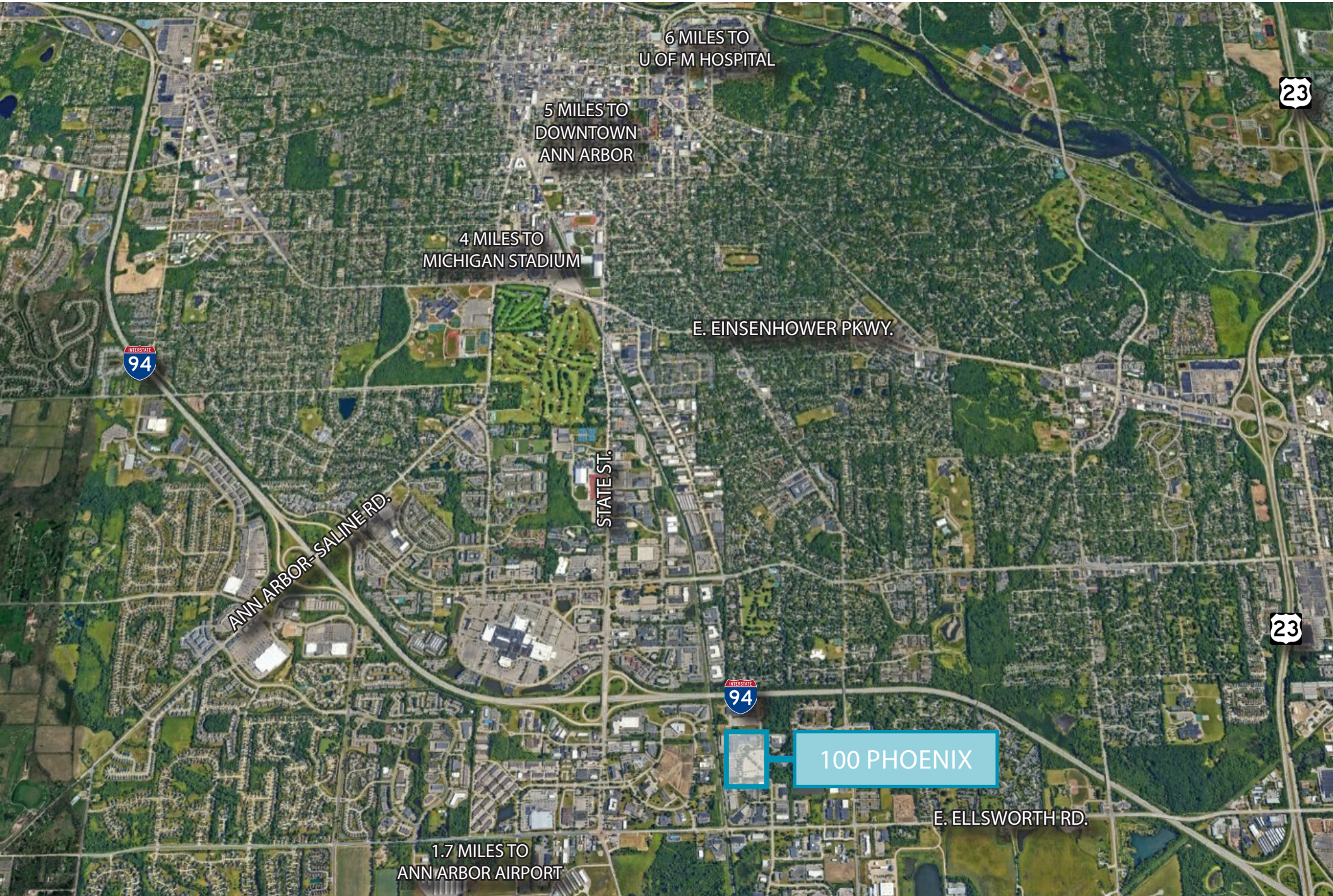
100 PHOENIX
ANN ARBOR, MI 48108



LOCATION AERIAL

100 PHOENIX

ANN ARBOR, MI 48108



6 MILE TO
U OF M HOSPITAL

5 MILE TO
DOWNTOWN
ANN ARBOR

4 MILE TO
MICHIGAN STADIUM

E. EINSENHOWER PKWY.



ANN ARBOR-SALINE RD.

STATE ST.



100 PHOENIX

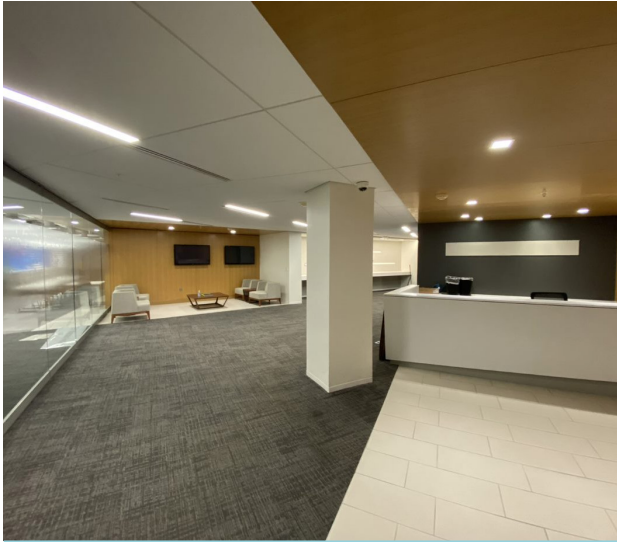


1.7 MILE TO
ANN ARBOR AIRPORT

E. ELLSWORTH RD.

SPACE PHOTOS

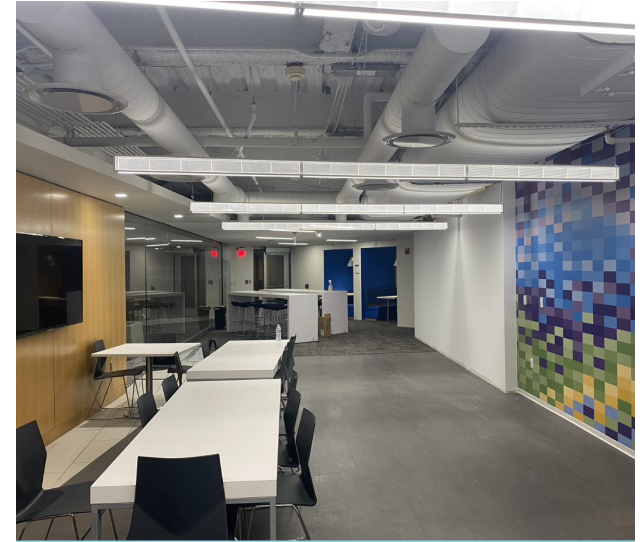
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Professional Entrance



Bullpen



Collaborative Space



Expandable Training Room



Executive Boardroom



Break Room with Kitchenette

SPACE PHOTOS

100 PHOENIX
ANN ARBOR, MI 48108



Exterior Entrance



Entrance Common Area



Elevated Ceilings



Conference Room 1



Conference Room 2



Server Room

BUILDING & AMENITIES PHOTOS

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ANN ARBOR, MI 48108



Main Entrance



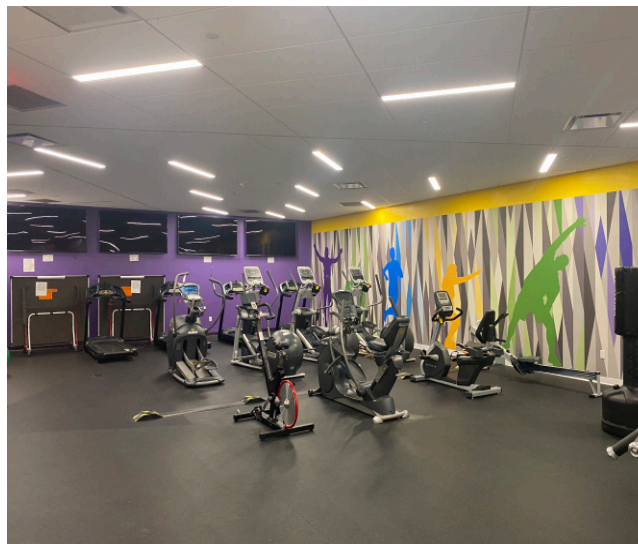
Main Lobby



Cafeteria Seating



Fitness Center - Weight Room



Fitness Center - Cardio Room



Vending Area

ANN ARBOR MARKET

100 PHOENIX
ANN ARBOR, MI 48108

#1

Places to live for families
Fortune.com (2022)

#1

City to live in Michigan
U.S News & World Report

#1

Most educated city in U.S
Wallethub.com (2022)

#1

Best places to live for quality of
life

#2

Best place to live in the
U.S

