



# FOR LEASE

RETAIL • PROPERTY HIGHLIGHTS

## 1300 S University Ave | Ann Arbor, MI

- +/- 2,829 SF @ \$35 PSF NNN
- Great Downtown Ann Arbor Location at the Landmark Ann Arbor Student Apartments
- Two Blocks from the U of M Campus
- Surrounded by Established Retail such as Beyond Juice & Eatery, No Thai!, 7-Eleven, Good Time Charley's, Joe's Pizza, and Soul Cycle.
- Nearby Vic Village Student Housing, & future Student Housing Development
- Plenty of Street Frontage & Storefront Windows. Overall Industrial feel with High Ceilings, Two Offices, a Restroom, & Large Open Space.
- Parking Nearby at Forest Street Parking Structure.



**Jim Chaconas**  
 734-769-5005  
 jim.chaconas@colliers.com

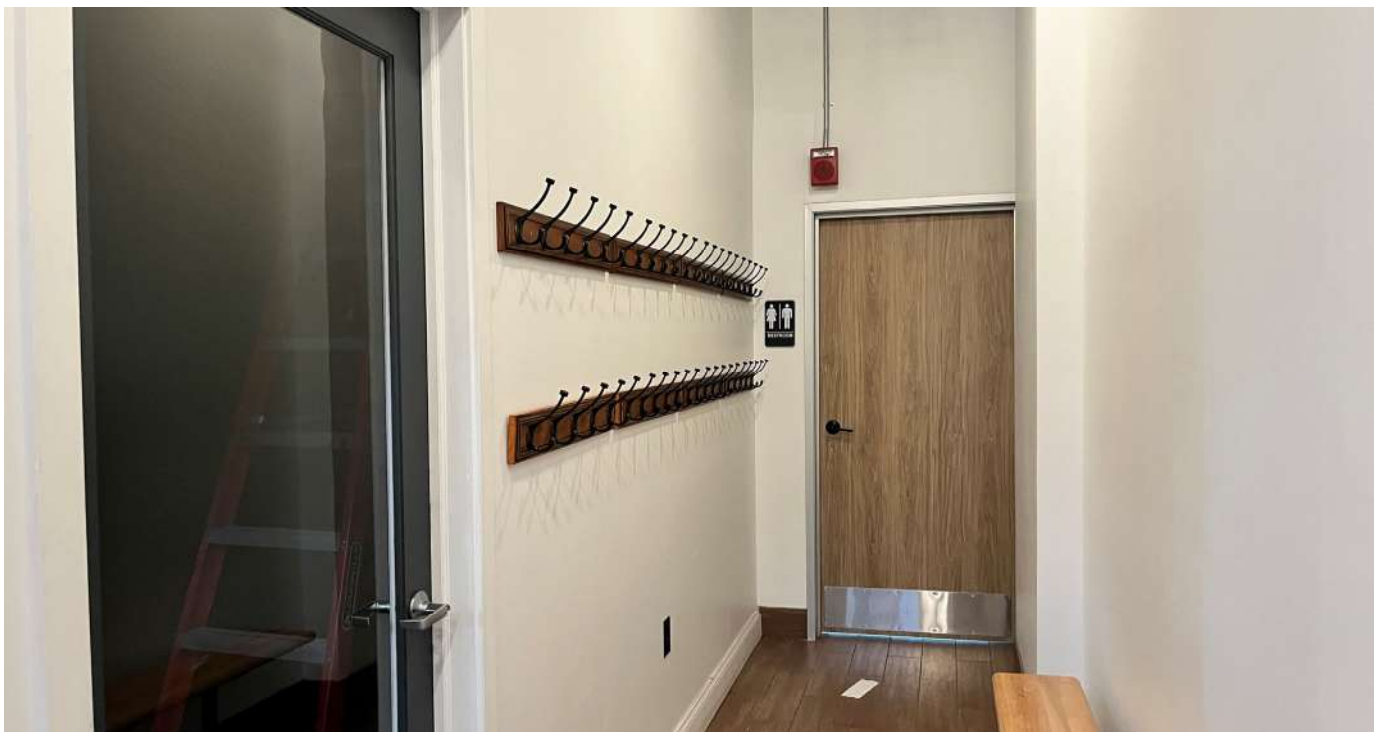
Colliers Ann Arbor, 1955 Pauline Blvd, Suite 400, Ann Arbor, MI 48103  
[www.colliersannarbor.com](http://www.colliersannarbor.com)



PROPERTY PHOTOS



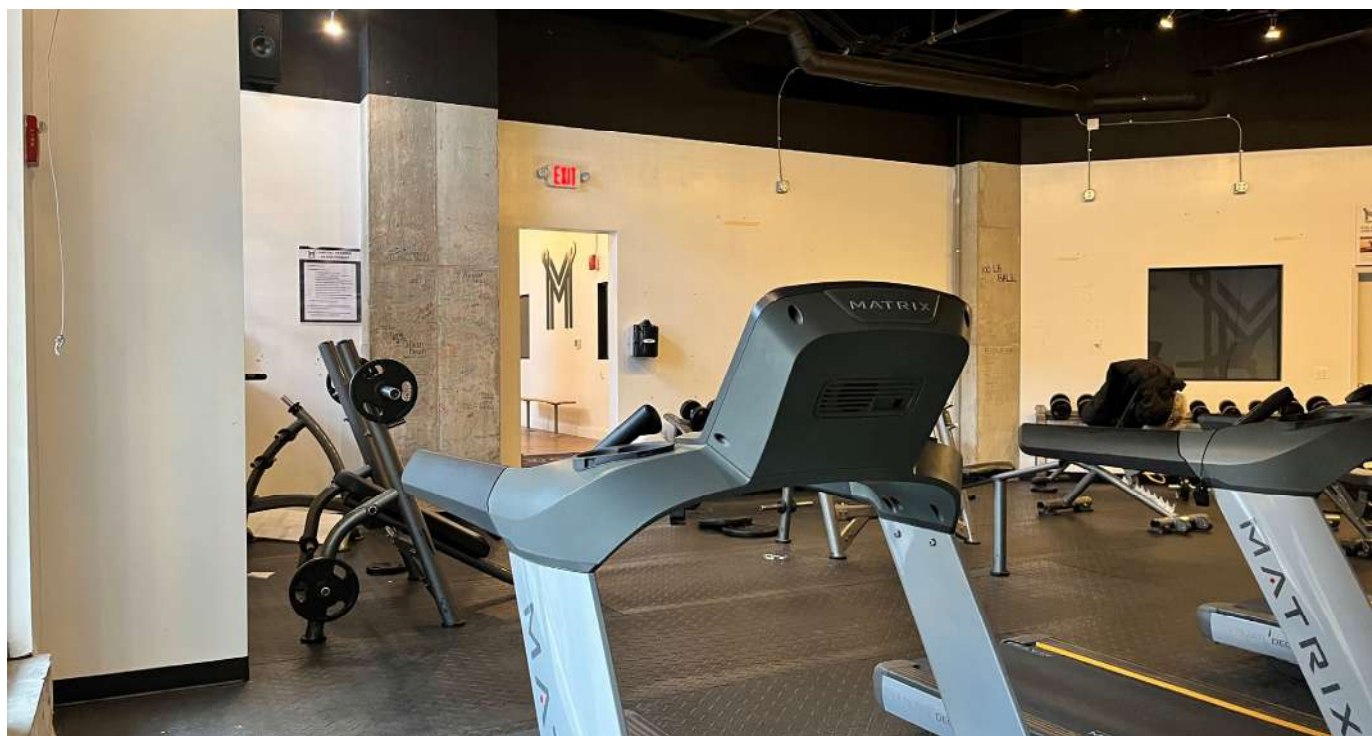
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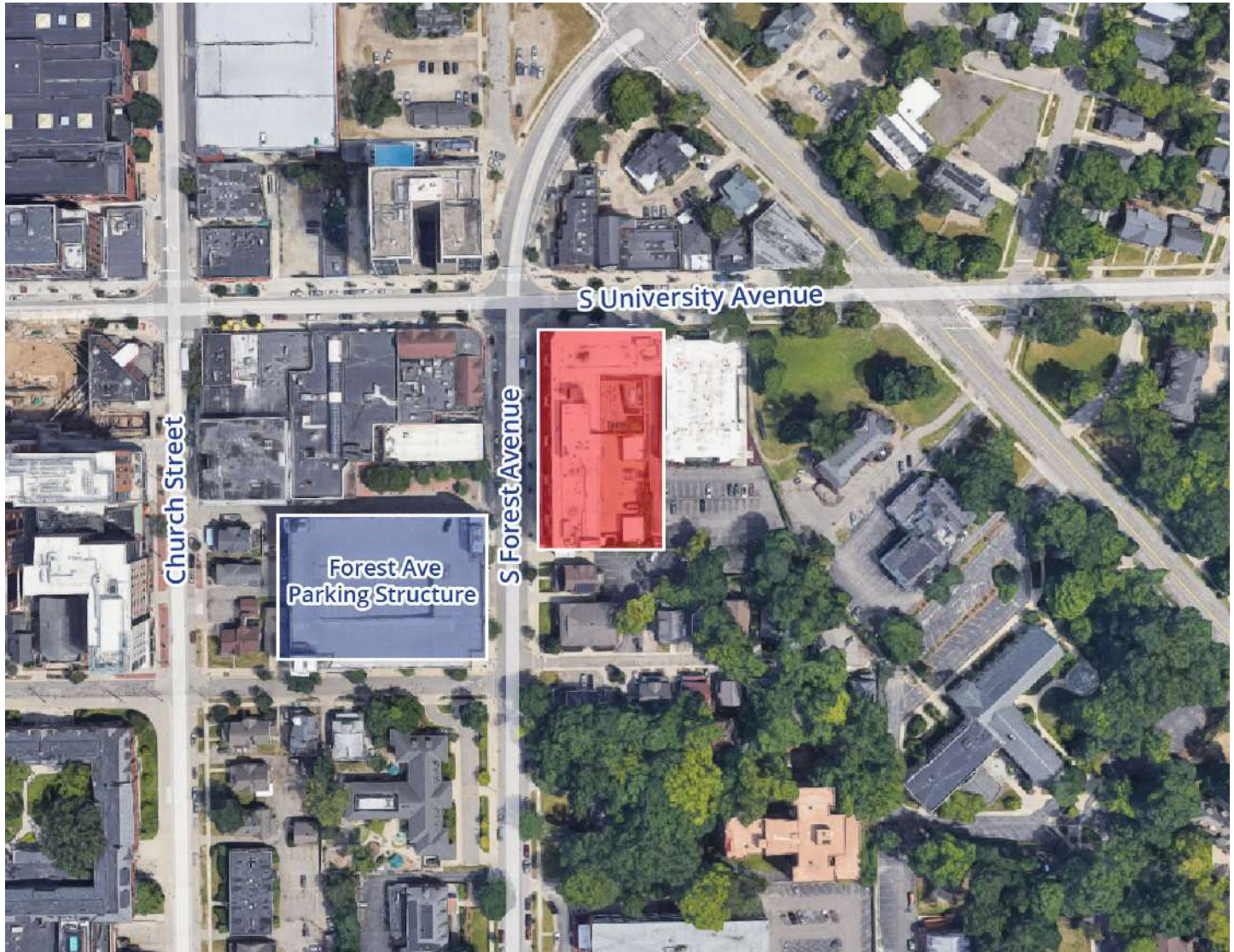
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FLOOR PLAN



AERIAL



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