



For Lease

Medical / Wellness / Office Availability • Property Highlights
2345 S Huron Parkway | Ann Arbor, MI

Unique leasing opportunity in a historic Ann Arbor landmark! This property comprises two Queen Anne Victorian homes, relocated from S Main Street in 1987. Expertly transformed into an office/medical and retail space, it preserves much of its mid-1880s ornamentation. Currently, partially owner-occupied with esteemed tenants including Castle Remedies, Huron Dental Center, Precision Chiropractic & Massage Center, nutritionists, holistic medicine providers, and private counselor/therapist practices. Strategically located between Washtenaw Avenue and Platt Road, offering easy access to US-23, downtown Ann Arbor, and neighboring communities. Boasting a high traffic count of 17,335. Witness the historic move in the video: [Victorian Move.](#)



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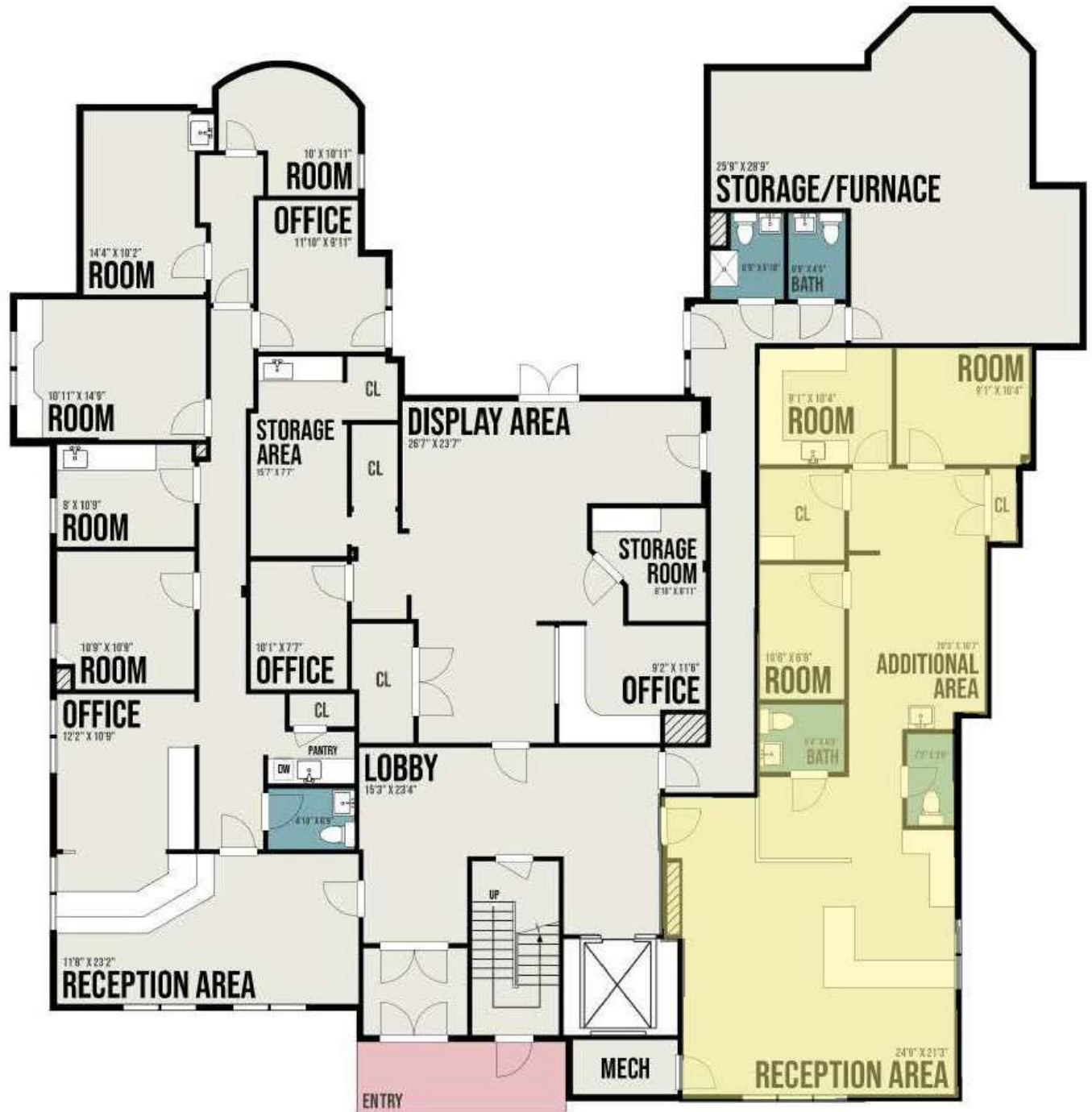
Lease Details

- Two Office Suites and Individual Office Spaces
- Lease rate: \$28 PSF Gross
- Main Level Medical Suite: 1,499 SF, featuring Reception, 3 Exam Rooms, Open Work Area, and Two Restrooms
- Third Floor Suite: +/- 2,003 SF, Includes a Large Waiting Area, Reception, 6 Rooms, and a Restroom
- Individual Office Suites are Available on the 2nd and 3rd Floors
- Amenities include an Elevator and Ample Parking
- Positioned amid Established Retail and Neighborhoods with High Traffic Counts
- Well-Maintained property, Locally Owned, and Managed
- Explore the Available Space Through a [Virtual Tour!](#)



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

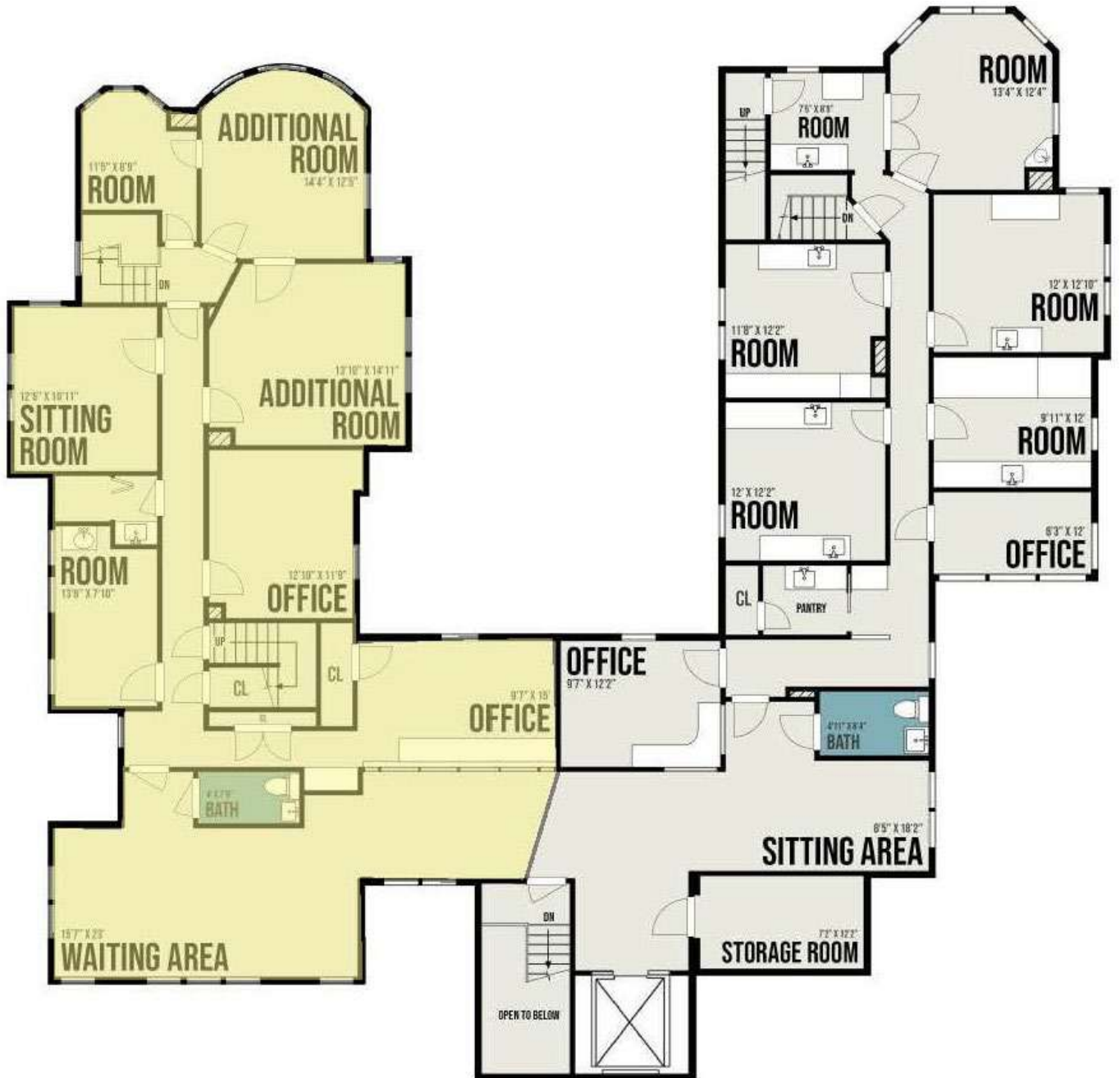
Main Floor – Available Space



Main Floor – 1,499 sq. ft.



Third Floor – Available Space



Third Floor – 2,003 sq. ft.



Third Floor – 2,003 sq. ft.





Third Floor – 2,003 sq. ft.

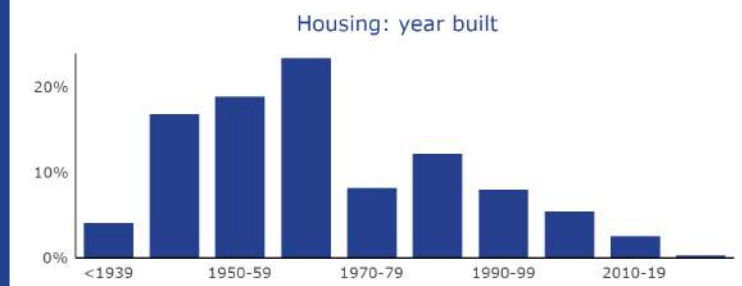
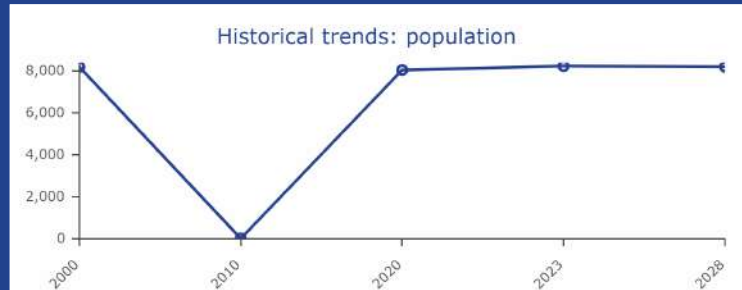
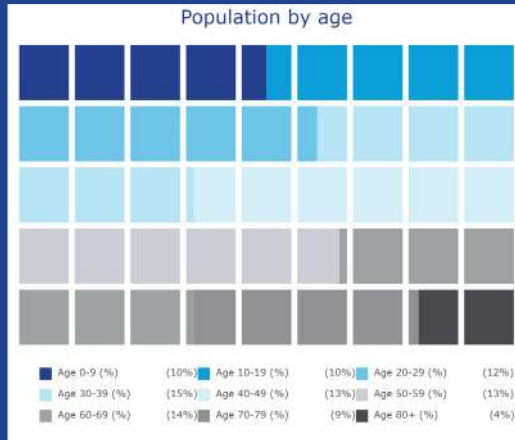


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Demographic Trends – 1 Mile Radius

8,227 Population 3,762 Households 2.18 Avg size household 42.0 Median age \$85,890 Median household income \$298,782 Median home value 139 Wealth index 104 Housing affordability 55 Diversity index



Mortgage indicators



\$16,372

Avg spent on mortgage & basics



20.9%

Percent of income for mortgage

Population by generation



5.5%

Greatest gen: born 1945/earlier



22.9%

Baby boomer: born 1946 to 1964



20.0%

Generation x: born 1965 to 1980



25.5%

Millennial: born 1981 to 1998



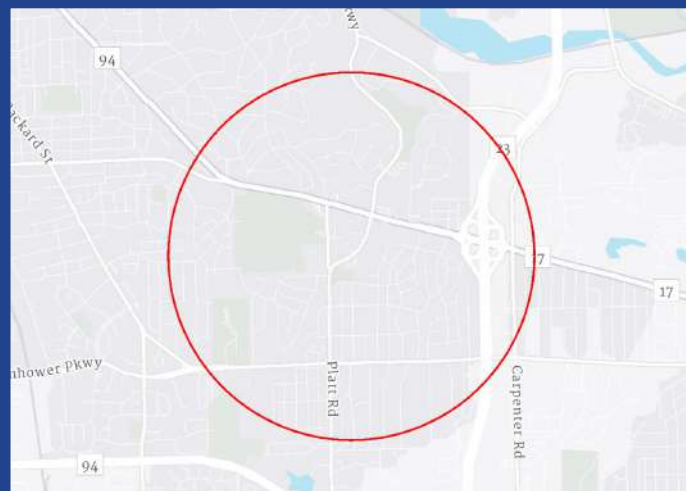
19.3%

Generation z: born 1999 to 2016

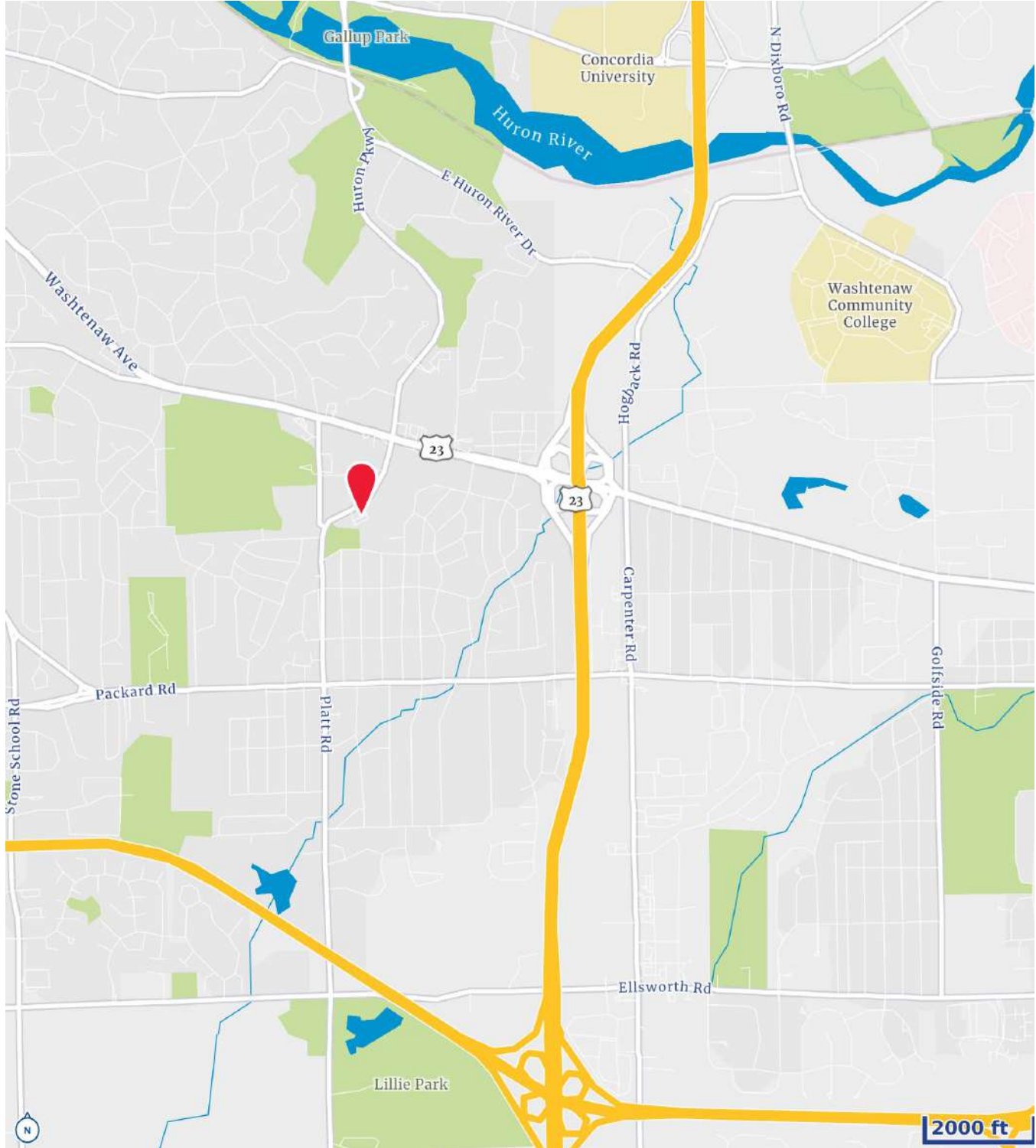


6.8%

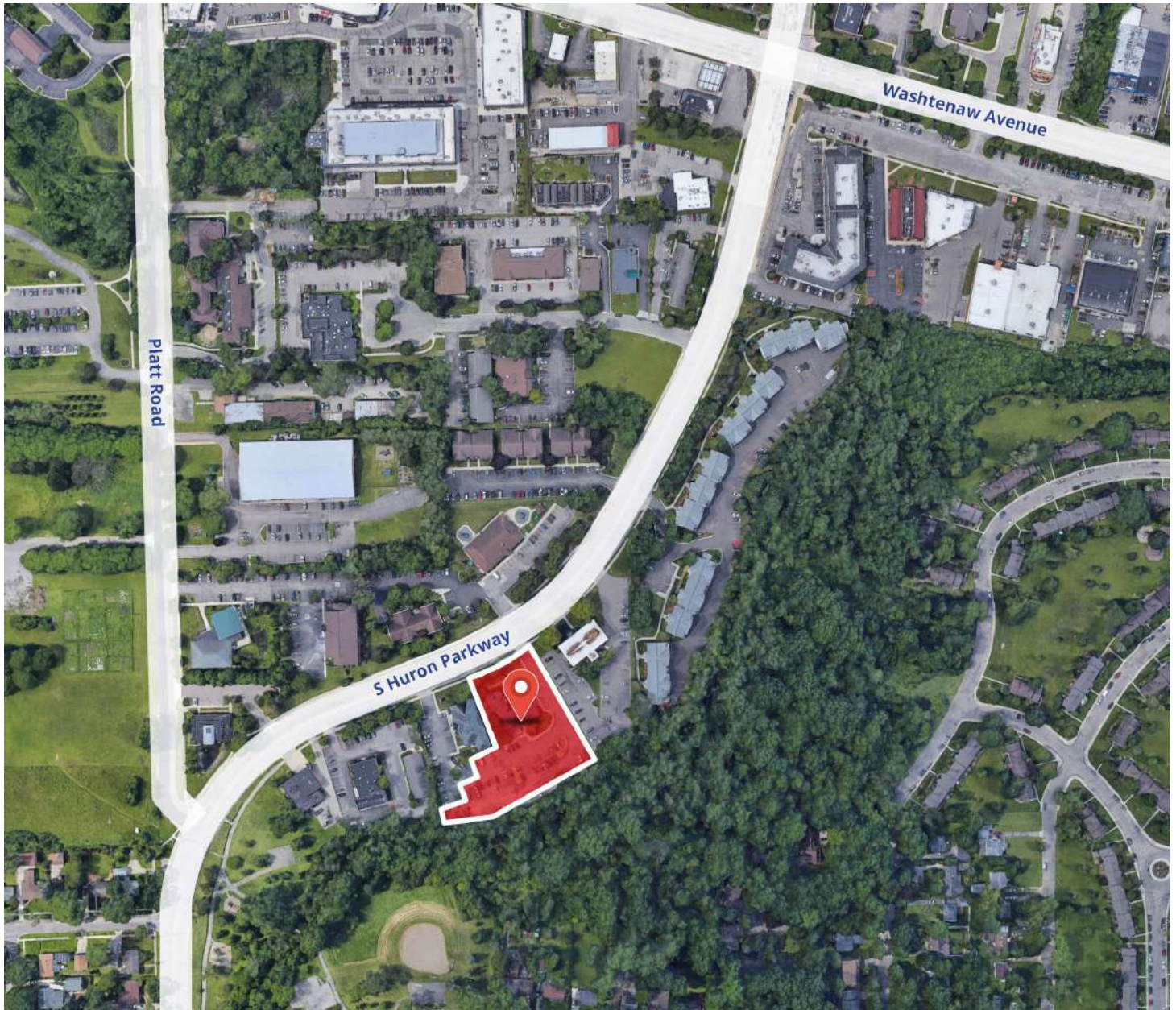
Alpha: born 2017 to present



Location



Aerial



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