

TURTLE

SWEETWATERS
COFFEE & TEA

For Lease

Retail Availability • Property Highlights

604 E Liberty St. | Ann Arbor, MI

- 2,020 SF Main Level
 - \$49.00 PSF NNN
- 302 SF Basement
 - \$11.00 PSF Gross
- Prime Downtown Ann Arbor with High Foot and Auto Traffic, Located near S State Street, U of M Central Campus, & Established Retail and Businesses
- Great Street Presence with Storefront Windows
- Currently Sweetwaters Coffee & Tea
- Move In Condition for a Café or Small Restaurant
- Open Floor Plan, with High Ceilings, and Stunning Finishes, Two Restrooms, and a Rear Service Entrance
- NNN's are Currently \$10.93 PSF and include Taxes, Insurance, and CAM Charges. Tenant Responsible for Utilities
- Nearby Public Parking Garage
- Locally Owned and Managed

CHACONAS GROUP
ANN ARBOR AREA

Colliers Ann Arbor, 1955 Pauline Blvd, Suite 400, Ann Arbor, MI 48103
www.colliersannarbor.com





Property Photos

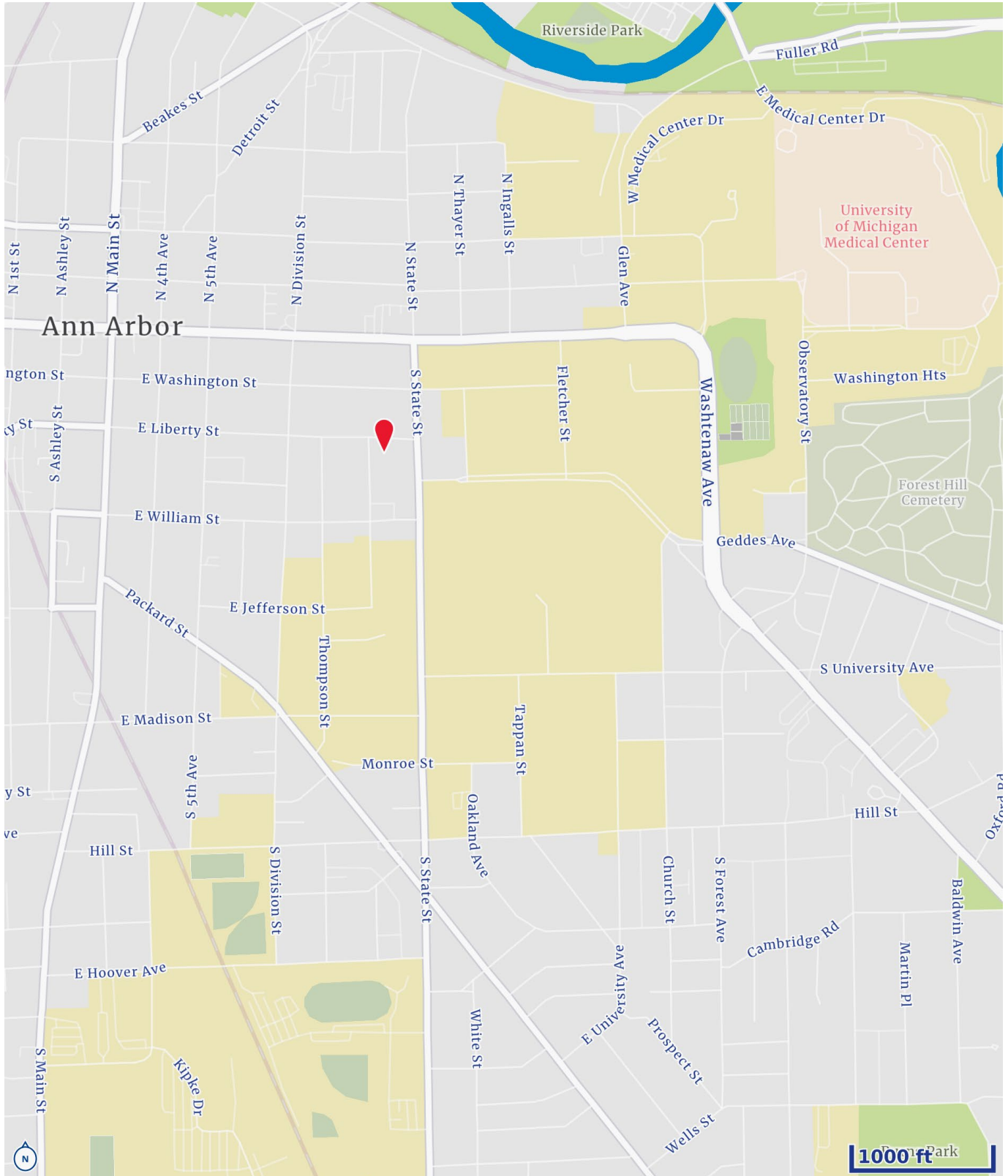


Property Photos

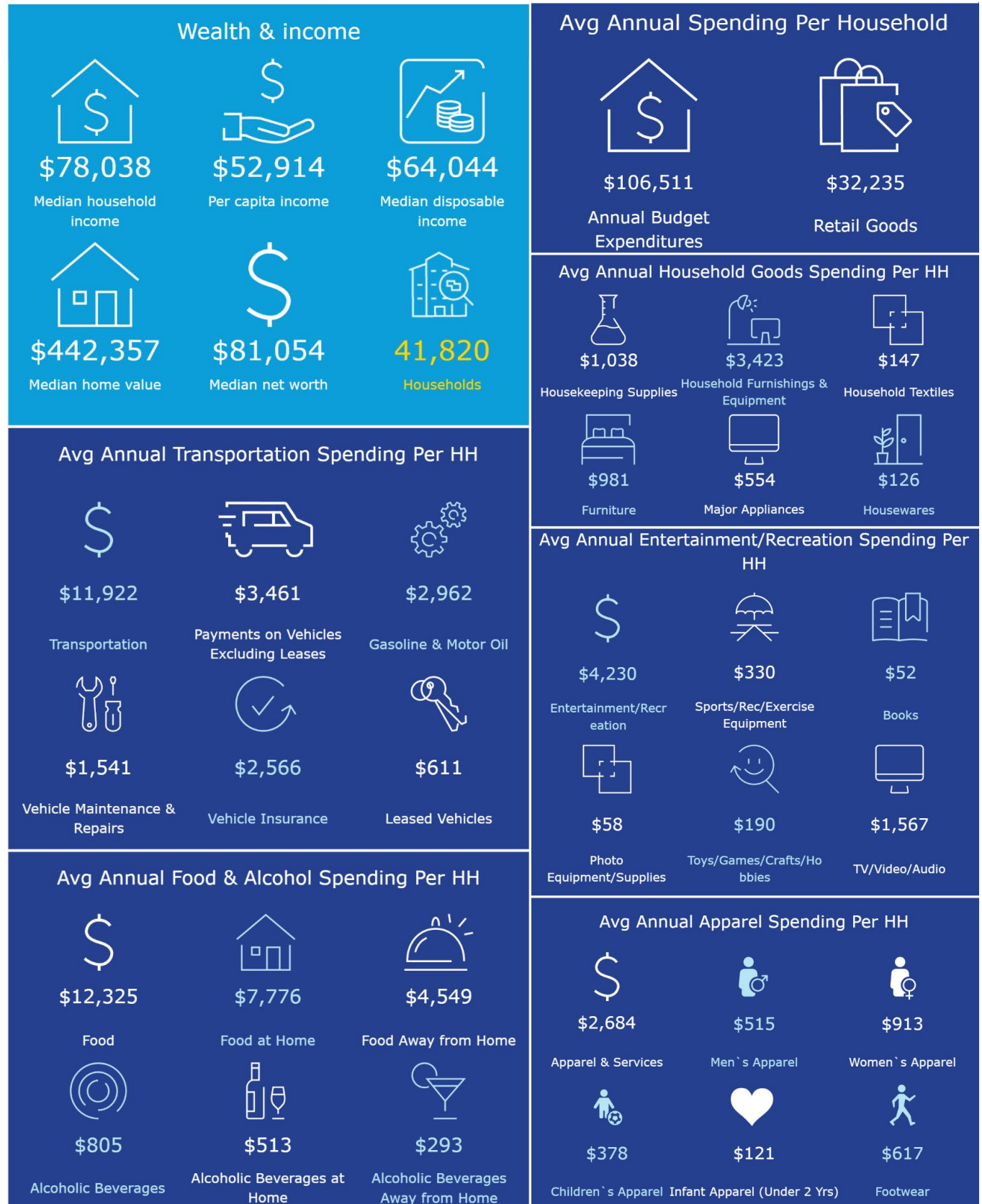


Location

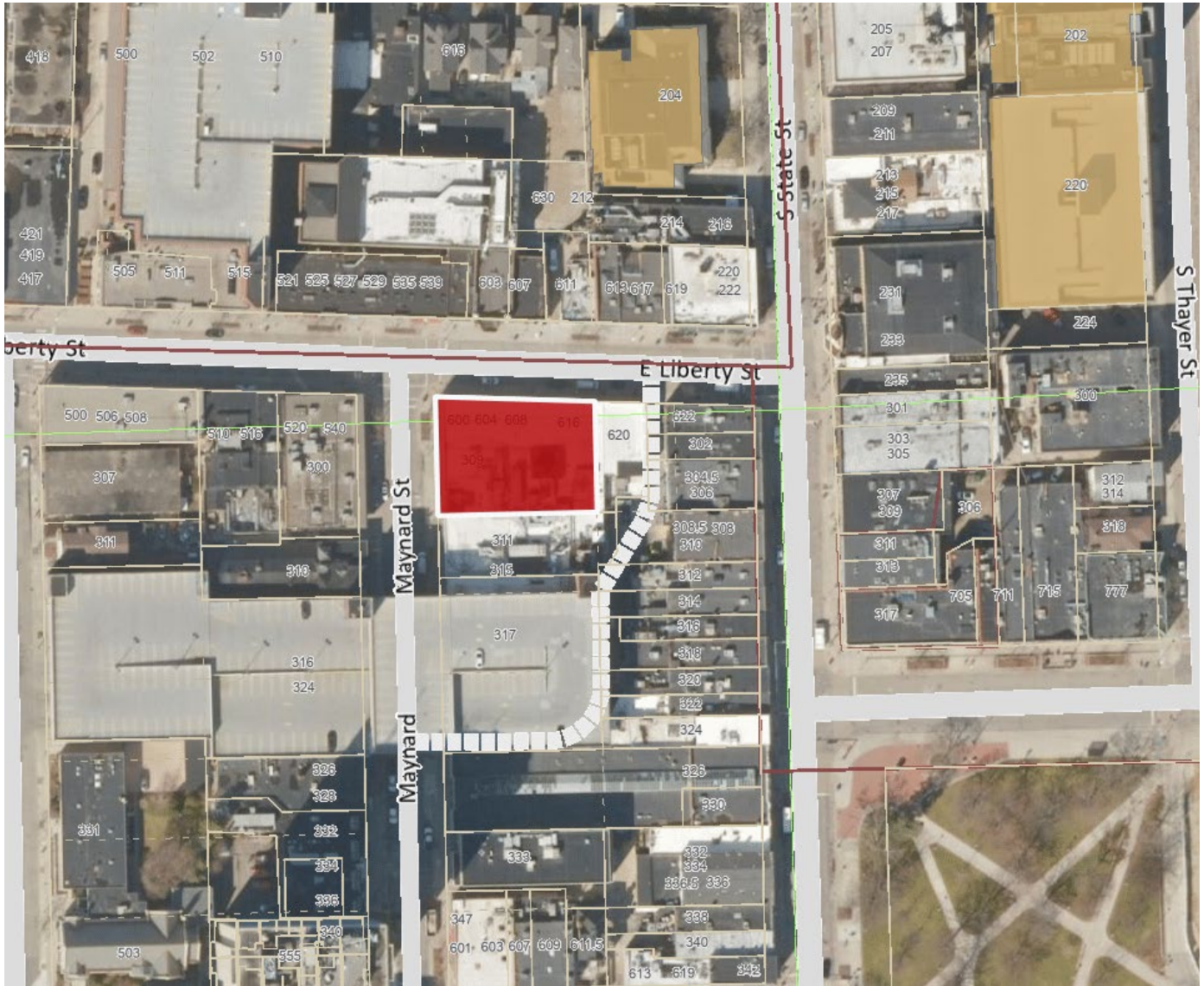
The University of Michigan & Michigan Medical are Yellow Areas



Demographics – 3 Mile Radius



Aerial



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

CHACONAS GROUP ANN ARBOR AREA

Colliers Ann Arbor, 1955 Pauline Blvd, Suite 400, Ann Arbor, MI 48103
www.colliersannarbor.com