

## 2300 WASHTENAW AVENUE - FOR LEASE

2300 Washtenaw Avenue, Ann Arbor, MI 48104



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:  
**JAMES PORTH**  
*Partner*  
[jporth@thomasduke.com](mailto:jporth@thomasduke.com)

---

**OFFERING SUMMARY:** 2300 Washtenaw Avenue | Ann Arbor, MI 48104

---



**PROPERTY OVERVIEW**

A 7,270 Square Foot, 2-Story Office Building ideal for Medical or General Office use. It features signage on Washtenaw and plenty of parking.

**OFFERING SUMMARY**

Lease Rate:               \$22 SF/yr (Gross)  
Building Size:            7,270 SF  
Available SF:             1,800 SF  
Year Built:                1956  
Zoning:                    O-Office

**PROPERTY HIGHLIGHTS**

- Plenty of parking
- Monument signage on Washtenaw (Shared)
- Newer interior

**LEASE SPACES:** 2300 Washtenaw Avenue | Ann Arbor, MI 48104

---



#### LEASE INFORMATION

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | Gross    | Lease Term: | Negotiable |
| Total Space: | 1,800 SF | Lease Rate: | \$22 SF/yr |

#### AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|-------------|
| 201   | Available | 1,800 SF  | Gross      | \$22.00 SF/yr | -           |

---

**ADDITIONAL PHOTOS:** 2300 Washtenaw Avenue | Ann Arbor, MI 48104

---

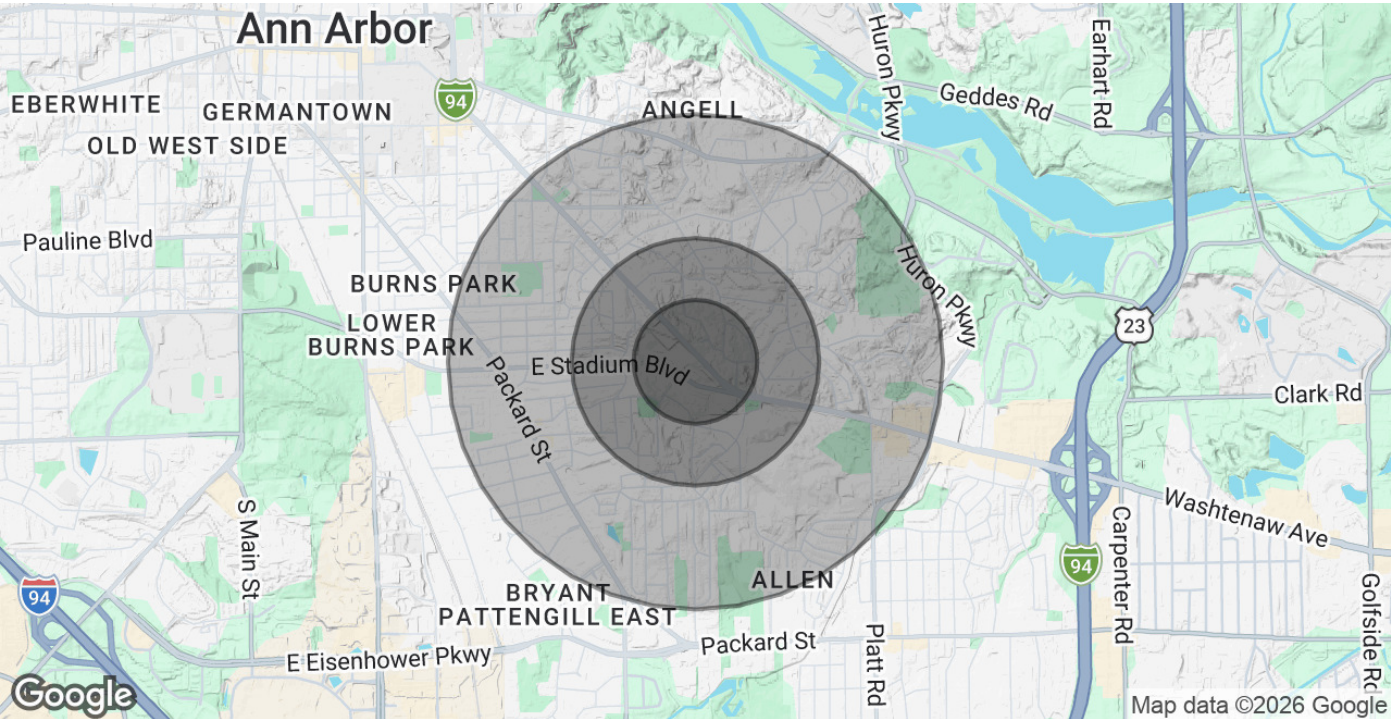


**RETAILER MAP:** 2300 Washtenaw Avenue | Ann Arbor, MI 48104



DEMOGRAPHICS MAP & REPORT:

2300 Washtenaw Avenue | Ann Arbor, MI 48104



| POPULATION                           | 0.25 MILES | 0.5 MILES | 1 MILE    |
|--------------------------------------|------------|-----------|-----------|
| Total Population                     | 707        | 2,743     | 12,454    |
| Average Age                          | 42.4       | 43.2      | 40.2      |
| Average Age (Male)                   | 42.8       | 43.9      | 40.7      |
| Average Age (Female)                 | 39.7       | 40.7      | 39.5      |
| HOUSEHOLDS & INCOME                  | 0.25 MILES | 0.5 MILES | 1 MILE    |
| Total Households                     | 298        | 1,178     | 5,359     |
| # of Persons per HH                  | 2.4        | 2.3       | 2.3       |
| Average HH Income                    | \$218,571  | \$211,280 | \$185,647 |
| Average House Value                  | \$815,539  | \$747,910 | \$664,787 |
| 2023 American Community Survey (ACS) |            |           |           |