



THE CROSSROADS
URBAN CROSSROADS, LLC

FOR SALE OR LEASE | THE CROSSROADS
A UNIQUE SUSTAINABILITY DESIGNED OFFICE CAMPUS
SW CORNER OF WEST LIBERTY RD & SOUTH WAGNER RD
ANN ARBOR, MI 48103 | **PROPERTY HIGHLIGHT**

Presented by Friedman Real Estate | 248.324.2000

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REAL ESTATE DEVELOPMENT

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ARCHITECTS



THE CROSSROADS OFFICE CAMPUS PROPERTY OVERVIEW

PROPERTY DETAILS	
eCode	414
Lot Size	10.39 Acres
Total Building Size	± 148,000 SF
Property Type	Office (Medical, R&D, Flex, Lab Permitted)
City	Ann Arbor
Rental Rate	\$26.00 SF/YR NNN
Parking Ratio	2.96/1,000 SF
Year Built	Coming 2022

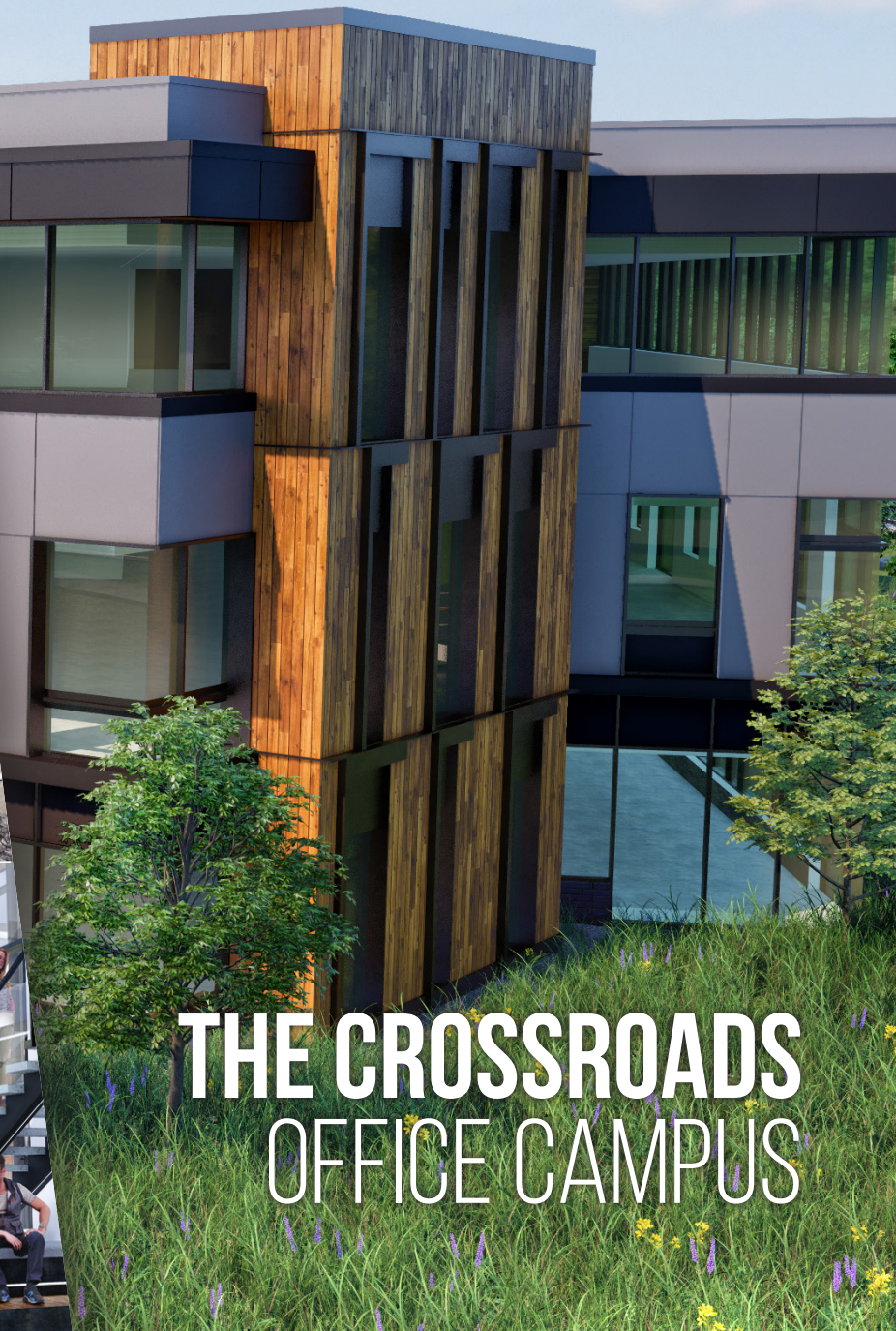



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THE CROSSROADS OFFICE CAMPUS



THE CROSSROADS

YOUR WORK, YOUR CALM, YOUR BALANCE

OFFICE REDEFINED

Space created specifically for the enlightened indweller desiring a state-of-the-art livable office space and environment.

A TRANSFORMATIVE VISION OF THE WORKPLACE

Designed to promote well-being and create a healthy environment, the cutting-edge development will give diverse employees the ability to design a worklife conducive to health, happiness, and maximum productivity.

The architectural team optimizes floor sizes and planning depths maximizing natural light and showcasing the site's inherent setting. There is an opportunity for every tenant to maximize natural light, comfort, and flexibility without compromising the design integrity or spatial use for individual tenant improvements. Efficient, open floor plans deliver an elevated work environment that stimulates creativity and innovation.

COMING FALL 2022



2 LOW-RISE CLASS A OFFICE BUILDINGS
2 FLOORS WITH A PARTIAL 3RD FLOOR



10.39 ACRE SITE WITH EXTENSIVE
GREEN SPACE



±148,000 SF STATE-OF-THE-ART CLASS
A OFFICE SPACE (MEDICAL, R&D, FLEX, &
LAB PERMITTED)



SPACES FROM 30,000 SF TO 148,000 SF



\$26.00/SF NNN



500 TOTAL PARKING SPACES |
50 COVERED



MULTIPLE ACCESS POINTS OFFERING
EXCELLENT INGRESS & EGRESS



LARGE FLOOR PLATES – 40,000 SF



2,400 SF ON-SITE CAFÉ |
RESTAURANT WITH EXTENSIVE OUTSIDE
HEATED TERRACE



LIVELY PROFESSIONAL SETTING
REFLECTIVE OF USER REQUIREMENTS



FLOOR-TO-CEILING GLASS PROVIDING
MAXIMUM DAYLIGHT & ENHANCED VIEWS



OPEN, PUBLIC SPACE PROMOTES
HEIGHTENED USER EXPERIENCE



OUTDOOR AREAS TO MEET,
WORK SOLO, OR SIMPLY TAKE A BREAK



WALKING/BIKING OPPORTUNITIES TO
MULTIPLE PARKS & NATURE AREAS



RAIN GARDENS & PRAIRIE WITH
NATIVE PLANTS



ELECTRIC CAR CHARGING STATIONS



SECURED BIKE STORAGE



QUALITY HABITAT INTEGRATED
THROUGHOUT THE CAMPUS



HIGH PERFORMING HVAC AIR FILTRATION
SYSTEM USING FRESH OUTDOOR AIR



SUSTAINABLE WATER MANAGEMENT SYSTEM



CLOSE TO DOWNTOWN ANN ARBOR
RESTAURANTS & SHOPS



CONVENIENTLY CLOSE
FITNESS CENTERS



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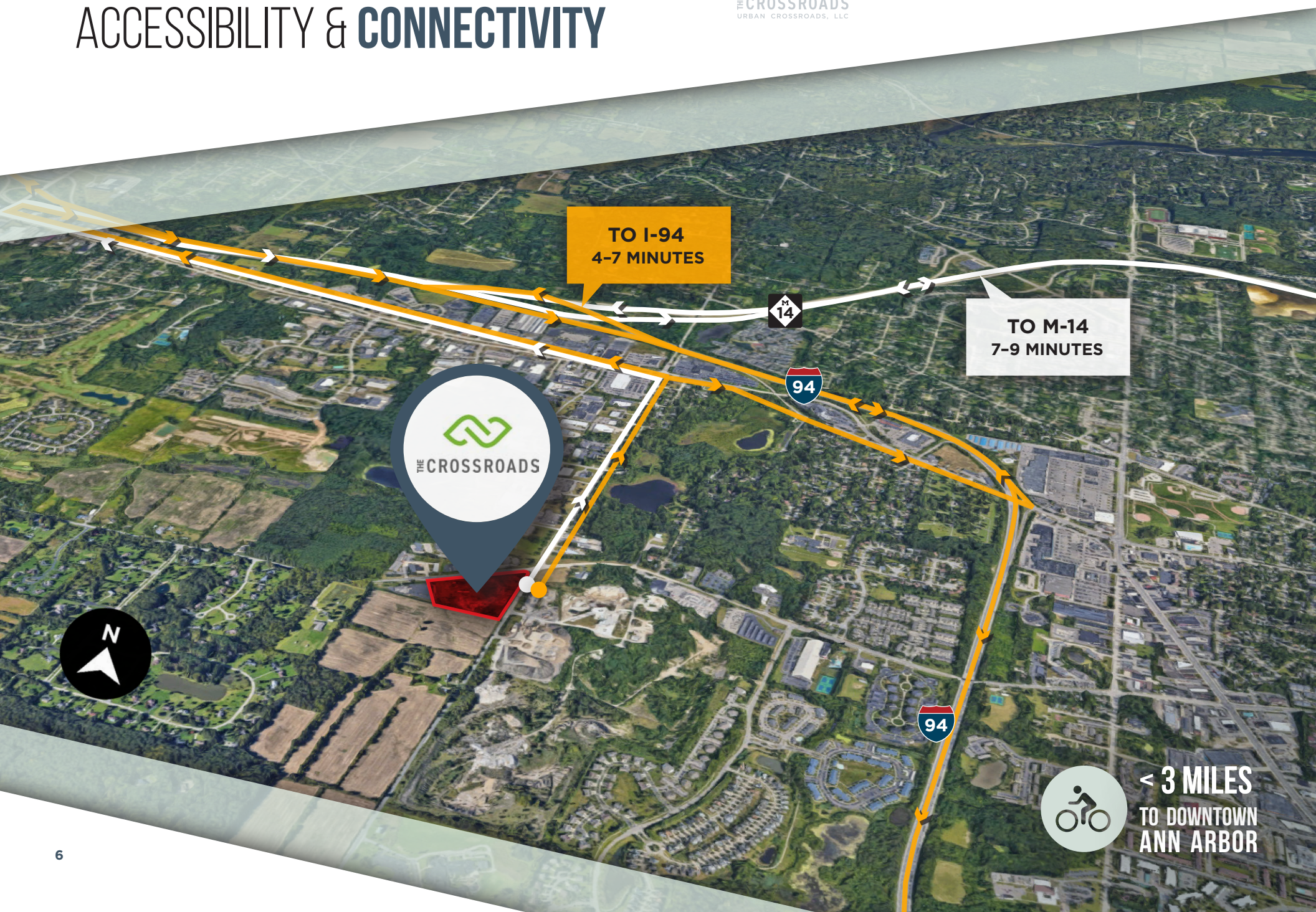
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THE CROSSROADS OFFICE CAMPUS
PROPERTY HIGHLIGHTS

THE CROSSROADS OFFICE CAMPUS LOCATION OVERVIEW



THE CROSSROADS OFFICE CAMPUS ACCESSIBILITY & CONNECTIVITY



< 3 MILES
TO DOWNTOWN
ANN ARBOR

THE CROSSROADS OFFICE CAMPUS SITE PLAN



THE CROSSROADS OFFICE CAMPUS ANN ARBOR AMENITIES



FOOD & BEVERAGE

Aamani's Smokehouse & Pizzeria
Ahmo's Gyros & Deli
Anthony's Gourmet Pizza
Aventura
Baskin Robbin
Biggby Coffee
Bill's Beer Garden
Black Pearl
Blackrock
Blue Tractor BBQ & Brewery
Buddy's Pizza
Café Zola
Carlyle Grill
Chela's Restaurant & Taqueria
China King
CoreLife Eatery
Dessous
Dimo's Deli & Donuts
Don Juan Mexican Bar & Grill
Everest Sherpa
Fresh Forage
Frita Batidos
Godaiko
Grand Traverse Pie Company
Grizzly Peak Brewing Co.
HOMES Brewery
HopCat
Jerusalem Garden
Johnny's Speakeasy
Jolly Pumpkin Café & Brewery
Knight's Steakhouse
KouZina Greek Street Food
Krazy Jim's Blimpy Burger
LaLa's
Madras Masala
Mani Osteria and Bar
Metzger's
Noodles & Company
Outback Steakhouse
Pacific Rim
Palio
Panera Bread
Ruth's Chris Steak House
Sava's

Seva Ann Arbor
Slurping Turtle
Star's Cafe
Starbucks
Texas Roadhouse
The Chop House
The Earle
The Session Room
The Songbird Baking Company
The Sports Bar Westside
The West End Grill
Tomukun Noodle Bar
Uptown Coney Island
Vinology
Weber's Restaurant
Wolverine State Brewing
Zingerman's Roadhouse



FITNESS & RECREATION

A2 Yoga
A2 Fitness Professionals
Ann Arbor Golf & Outing
Ann Arbor Ice Cube
Ann Arbor School of Yoga
Ann Arbor Skate Park
Ann Arbor Yoga & Meditation
Anytime Fitness
Arthur Murray Dance Studio
Blemark Lanes
Blue Lion Fitness
Crunch Fitness
Huron Valley Swim Club
LA Fitness
Liberty Athletic Club
Orangetheory Fitness
Planet Fitness
Planet Rock
Polo Fields Country Club
Pure Barre
Pure Hot Yoga
Red Yoga
SPENGA
Ticker Fitness
Tiny Buddha Yoga
Title Boxing Club
Travis Pointe Country Club
U of M Golf Course

Veterans Memorial Park Pool & Ice
Arena
Wide World of Sports
YMCA



LODGING

Bell Tower Hotel
Comfort Inn
DoubleTree
Fairfield Inn
Graduate Ann Arbor
Hampton Inn & Suites
Hilton Garden Inn Ann Arbor
Holiday Inn & Suites
Hyatt Place Ann Arbor
Residence Inn
Staybridge Suites
Staybridge Suites Ann Arbor
The Kensington Hotel
TownePlace Suites
Weber's Boutique Hotel
Wyndham Garden Ann Arbor



FINANCIAL INSTITUTIONS

Bank of America
Bank of Ann Arbor
Chase Bank
Comerica Bank
DFCU Financial
Fifth Third Bank
Flagstar Bank
Huntington Bank
Key Bank
Lake Tryst Credit Union
Level One Bank
Michigan Educational Credit Union
Old National Bank
PNC Bank
TCF Bank
University Bank
University of Michigan Credit Union



PARKS & NATURAL AREAS

Burr Oak Park
Devine Preserve
Dicken Woods Nature Area
Dolph Nature Area
Eberwhite Nature Area

Hansen Nature Area
Lakewood Nature Area
Miller Nature Park
Saginaw Forest Trailhead
Scio Woods Preserve
South Maple Park
Virginia Park
Waterworks Park
West Park
Wildwood Park
Winewood Thaler Park
Zion Park



SHOPPING & ENTERTAINMENT

Aldi
Ann Arbor Comedy Showcase
Ann Arbor Hills
Arbor Farms Market
Arborland Shopping Center
Big George's Warehouse
Brianrwood Mall
Dunham's Sports
Imagine Theatre
Home Goods
JC Penny
Kerrytown Market & Shops
Kroger
Lewis Jewelers
Macy's
Maple Village
Meijer
Menards
Michigan Theater
Party City
Plum Market
Purple Rose Theatre Company
Quality 16
Staples
State Theater
T.J. Maxx
Target
The Ark
Trader Joe's
Urban Outfitters
Von Maur
Westgate Shopping Center
Whole Foods

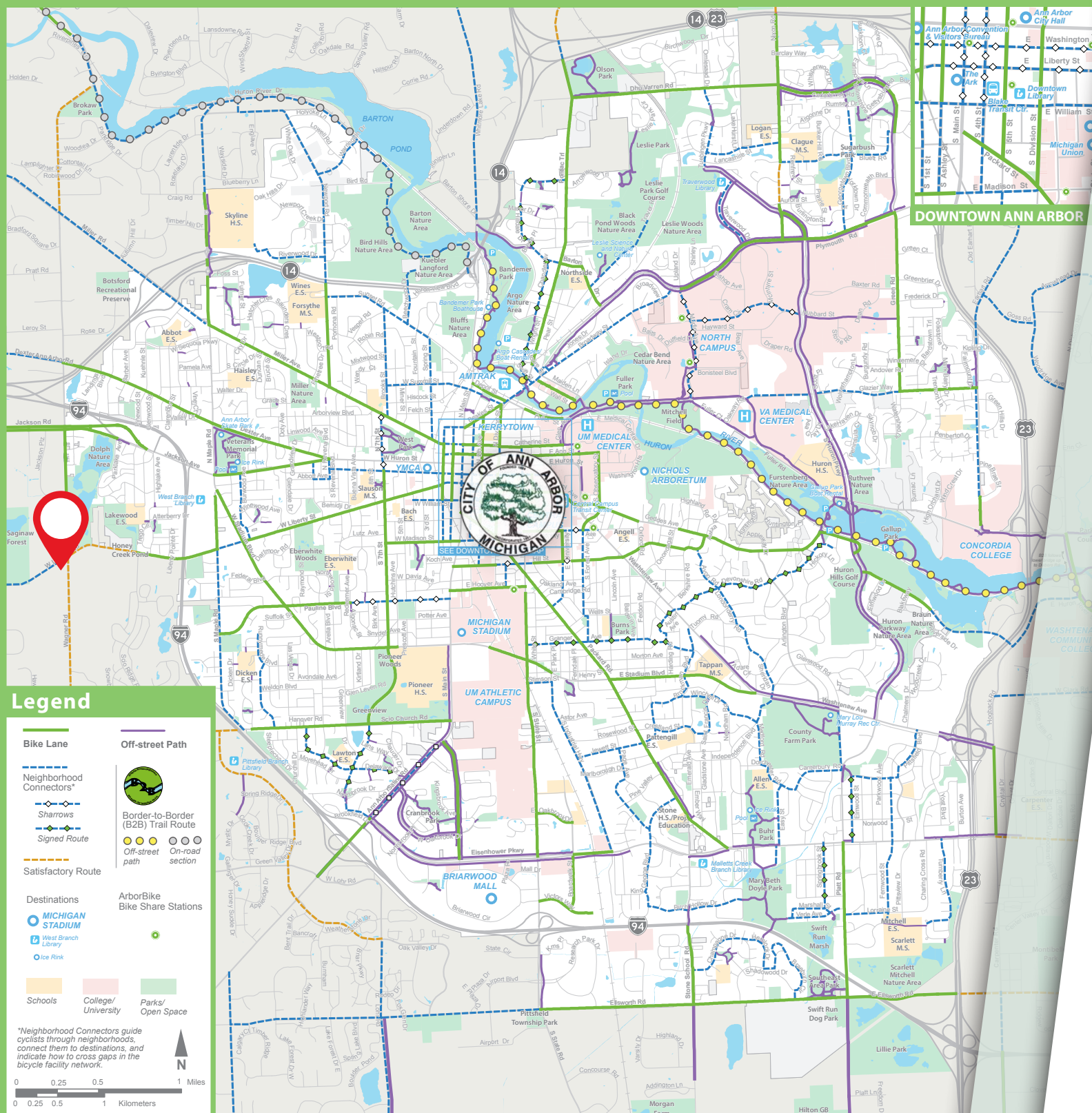


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DOWNTOWN ANN ARBOR

Legend

Bike Lane

Neighborhood Connectors*

- Sharrows
- Signed Route

Satisfactory Route

Off-street Path

Border-to-Border (B2B) Trail Route

- On-road section
- Off-street path

Destinations

- MICHIGAN STADIUM
- West Branch Library
- Ice Rink

Schools

College/University

Parks/Open Space

ArborBike Bike Share Stations

*Neighborhood Connectors guide cyclists through neighborhoods, connect them to destinations, and indicate how to cross gaps in the bicycle facility network.

0 0.25 0.5 1 Miles

0 0.25 0.5 1 Kilometers

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THE CROSSROADS
OFFICE CAMPUS
ANN ARBOR
BIKE PATHS



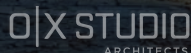
THE CROSSROADS OFFICE CAMPUS MARKET OVERVIEW

Ann Arbor, MI is the county seat of Washtenaw County and principal city of the Ann Arbor Metropolitan Statistical Area (MSA) and is also included as a major city in the Detroit-Warren-Ann Arbor Combined Statistical Area (CSA). Ann Arbor, with a 2020 population of 123,062, is the 5th largest city in Michigan. Ann Arbor is currently growing at a rate of 0.48% annually and its population has increased by 8.01% since the most recent census in 2010. This is due, in part, to new downtown high-rises with thousands of units.

Listed as one of the most livable cities in the U.S. by Forbes, Ann Arbor is expected to continue its modest growth in the decade to come. Spanning over 29 miles, Ann Arbor has a population density of 4,409 people per square mile. The subject property is located in a highly affluent area. The average household income in Ann Arbor is \$92,977. The median home value is \$298,400. Ann Arbor has one of the youngest median ages (27.5) among major U.S. cities.

The University of Michigan shapes Ann Arbor's economy significantly. It employs approximately 51,000 workers. Other employers are drawn to the area by the university's research and development money, and its graduates. High tech, health services, biotechnology, and automobile manufacturers are also major components of the city's economy. Ann Arbor is home to hundreds of software, security, life sciences, sustainable energy, biomedical, AR/VR, and mobility tech companies, VCs and angel funds, and indie gaming studios.

The recent surge in companies operating in Ann Arbor has led to a decrease in its office and flex space vacancy rates. As of December 31, 2020, the total market vacancy rate for office and flex space is 8.00%, a modest increase in vacancy from one year previous despite the COVID-19 pandemic. The office vacancy rate increased from 2019 to 2020 at 9.4%, while the flex vacancy rate remained flat, with an increase from 3.2% to 3.4% during this time.



THE CROSSROADS OFFICE CAMPUS AREA OVERVIEW



Walk Score®



WALK SCORE

97



TRANSIT SCORE

72



BIKE SCORE

88

THE CROSSROADS OFFICE CAMPUS AREA **BUSINESSES**

ALL MEDIA
network



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faurecia

ForeverLabs



Groundspeed

IBM Watson Health



Technologies

LLamasoft



may mobility



merit
NETWORK. SECURITY. COMMUNITY.



THOMSON
REUTERS



M UNIVERSITY OF
MICHIGAN



XPOLogistics



THE CROSSROADS OFFICE CAMPUS SALES OVERVIEW

Urban Crossroads, LLC is offering to sell the Crossroads Project fully entitled by the local municipality, Scio Township, and the various Washtenaw County offices. It is a “shovel ready” project with the Site Plan, Site Engineering, Landscape Plans complete and the Lighting Plan in place. All have been reviewed and approved by the Township Board and its’ engineers. The Site has been “bid-out” with proposals in hand.

The sale package will include an established total construction budget, complete and approved site engineering and landscape plans and drawings, as well as architectural drawings completed through schematic design. The Land will be purchased in the Sale and the title assigned to the Buyer. Any pre-leasing of the office space by Friedman Real Estate will be assigned and included in the sale.

The Crossroads Project design, municipal reviews/approvals, and final entitlements took Urban Group Development Company and its’ consultants three years to complete.

The total buyout is priced at \$5.6 million.



THE CROSSROADS OFFICE CAMPUS TERMS AVAILABLE **FOR PURCHASE**

The Developer is willing to discuss terms for the acquisition of The Crossroads Office Campus project.

FOR ADDITIONAL INFORMATION, CONTACT



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President of Urban Group Development Company Daniel Ketelaar has more than 30 years experience as a real estate investor, developer, and builder. His specialties include the identification of real estate value, its acquisition, the obtainment of entitlements, and management of the development process. Mr. Ketelaar's and Urban Group's unique approach is to create a fully-defined, multidimensional real estate product, rather than merely another real estate asset for sale or lease. This involves identifying a specific market and end-user profile from the initial conceptual stages. From that point forward, Urban Group focuses on creating a fully-formed product that can be successfully marketed and embodies the needs and desires of its targeted end users.

This approach has resulted in numerous successful developments that span a variety of real estate categories. Most recently, this include 618 south main, a groundbreaking community for urban young professionals in Ann Arbor, Michigan. Spanning an acre of land on the edge of the city's downtown "Old West Side," the building boasts 160 apartments plus a collection of amenities and common spaces where young adults meet and gather. On the University of Michigan campus, the 300,000sf 601 Forest (now identified as Landmark) is a 14-story mixed-use building that includes two floors of below-grade parking, main-floor retail space, and 12 floors of student apartments. In Northern Michigan, Mr. Ketelaar conceived of, designed, and obtained all approvals for Ennis Creek Village, a 450-unit residential resort community on 414 acres and 2,000 feet of shoreline on Grand Traverse Bay.

For years, Urban Group has worked collaboratively with an established team of professional consultants. The architectural firm O/X Studio is new to this group but has proved itself to be exceptional.

Urban Group's guiding principles derive from an essential ingredient in the process: inspiration. It's the spark that generates ideas, imagines concepts, and defines a marketable product. Inspiration provides the point from which projects evolve and mature.

Since 2002, O|X Studios has excelled developing innovative, integrated, and imaginative solutions through pragmatic and holistic design. They approach the design process with an entrepreneurial spirit – developing a team that demonstrates a true passion for building something great and willing to push themselves to limits to achieve their clients' goals. As such, they foster a hands-on, design-centered, collaborative and open-work environment where team members are able to align their passions and expertise with a common goal of exceeding client expectations.

O|X Studios is a fast growth firm representing a new genre of architectural practice – one that is rooted in the true integration of architecture, design, and game-changing technologies. Creating real solutions in real time and developing a wide range of innovative design strategies, they deliver long-term value to help clients' businesses grow.

With a staff of us 20 architects, interior designers, and planners, their office is structured to enable fluid and flexible timing on each individual project - naturally coalescing the distinct talents of the team to produce a unified and unique outcome. Working on multiple projects in a variety of capacity and rules, including direct client interface, team members work together to exceed project goals while bringing to bear their individual knowledge, design solutions, and technological resources. Allowing the team to quickly adapt and shift focus, their “hive mindset” results in efficiencies and cost savings for their clients.



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