



FOR SUB LEASE

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248.476.3700

LISTED BY:

James Porth

Partner

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Michael Perales

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FOR SUB LEASE

2349 E. Stadium Blvd.

2349 E. Stadium Blvd. Ann Arbor, MI 48104



Lease Rate: \$24.00 SF/yr (NNN)

DESCRIPTION

Stand Alone Office Building With Parking in the Rear of the Building, Located Between Packard St. & Washtenaw Ave.

PROPERTY HIGHLIGHTS

- Highly Attractive Office Space, Which Creates a Relaxed Atmosphere for Employees
- Moments Away From Michigan Stadium
- Close Proximity to I-94 & US-23

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BUILDING INFORMATION

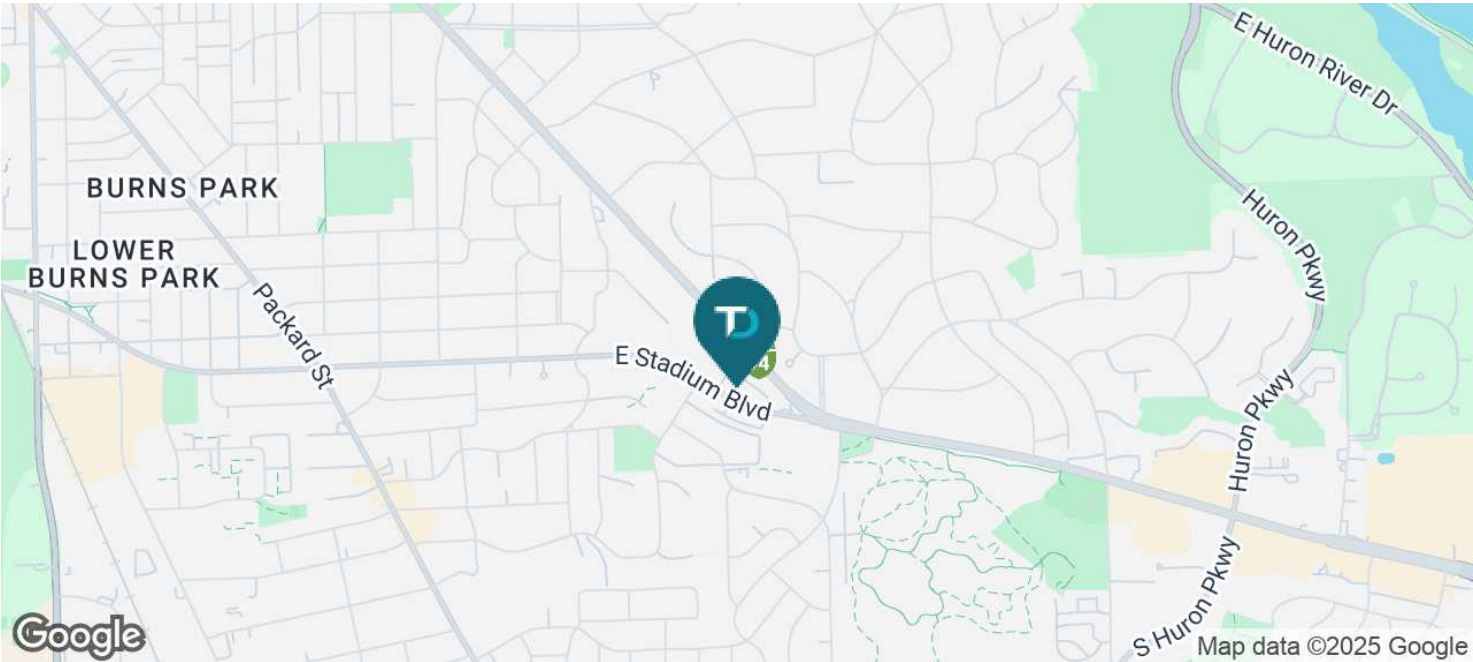
Price/SF:	\$24.00 + NNN
Building Size:	2,600 SF
Year Built:	1960
Number of Floors:	1
Tenancy	Single
Parking Spaces:	10
Utilities:	The Subtenant is Responsible for All Utilities

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	C1
Traffic Count:	17,091
Traffic Count Street	E. Stadium Blvd.
APN:	09-09-34-309-035

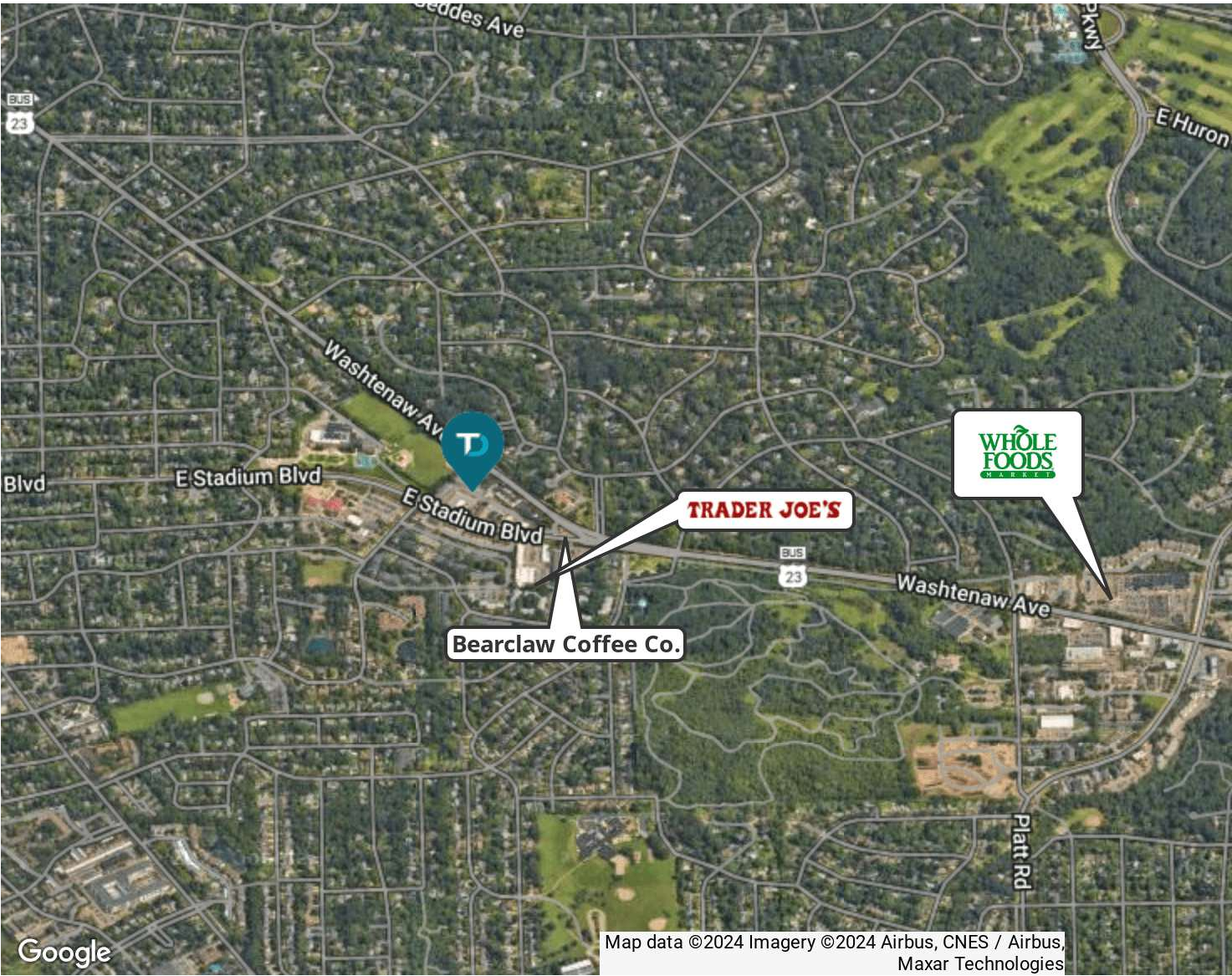
LOCATION INFORMATION

W. of US-23, North of I-94



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DEMOGRAPHIC INFORMATION	0.25 MILES	0.5 MILES	1 MILE
Total population	853	2,880	11,587
Median age	36.5	40.4	39.9
Total households	393	1,299	5,090
Average HH income	\$123,707	\$137,575	\$149,692
Average house value	\$898,276	\$742,221	\$589,667

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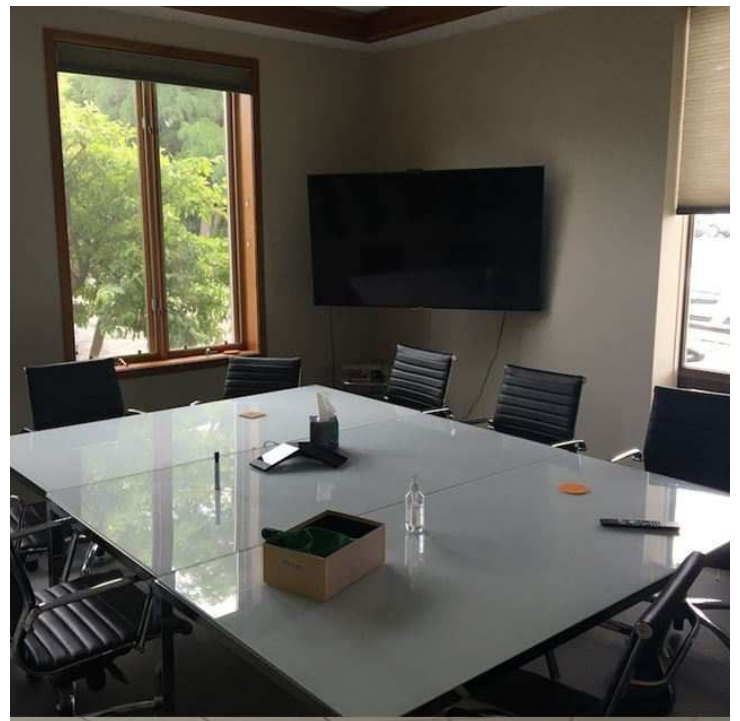
AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)
2349 E. Stadium Blvd.	\$24.00 SF/yr	NNN	2,600 SF

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JAMES PORTH

Partner

jporth@thomasduke.com

Direct: 248.760.5805

PROFESSIONAL BACKGROUND

An Executive Vice President, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to more than \$100's of millions in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

Thomas Duke Company

37000 Grand River Ste. 360
Farmington Hills, MI 48335
248.476.3700



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MICHAEL PERALES

Associate

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PROFESSIONAL BACKGROUND

For Thomas Duke Company associate Michael Perales, every problem is just an opportunity to learn and improve.

Michael's zest for problem solving began in the retail industry. After winning top sales honors at a distribution and brokerage firm for several consecutive years, he became the company's operations manager. In that role Michael developed and established policies, procedures, and marketing campaigns firmly rooted in data analytics to move the company forward. While guiding team members through all aspects of the company's projects, he also built relationships with hundreds of clients nationwide. His statistical analysis presentations helped the company cut expenses and increase revenue.

Michael brings this knowledge of business—out front and behind the scenes—to real estate brokerage. He sees clearly a commercial client's perspective. Focused on client care, he develops YouTube walkthroughs and well-researched marketing campaigns that address clients' needs and enhance their experience.

Looking for more opportunities to help clients solve problems, Michael created Real Estate in Ten. A website and podcast, Real Estate in Ten provides real estate research, news, and statistics for metro Detroit.

At the Thomas Duke Company, Michael contributes his considerable energy to the Jim Porth Team, working in the Washtenaw County area.

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