

# UNIVERSITY PARK

Near M-14 off of North Main Street

Ann Arbor, MI



---

**Owner:**

North University Park, LLC

**Property Management:**

Cabrio Properties

**Location:**

On Research Drive off of North Main Street at M-14

**Height:**

Both 1 story and 2 story buildings

**Floor Sizes:**

2,500 - 5,000 SF

**Total Building Area:**

34,000 SF

**Year Built:**

1960

**Year Renovated:**

2001

**Renovation Architect:**

Van Goor

**Construction:**

Dryvit over Wood Frame

**Ceiling Heights:**

10' on garden level and 1st Floors

15' vaulted ceiling on 2nd Floors

**Building Access:**

24 Hours / 7 days

Electronic key-fob system for after hours access

**Electrical:**

The main switchgear is 120/208 volts and 3-phase

**HVAC:**

20 ton cooling package with individually controlled units on each floor and suite. Several zones for larger spaces.

**Telecom:**

High speed internet and telephone service provided by AT&T.

**Life Safety:**

Property is fully sprinkled and fire systems are monitored by ADT. Security Systems in individual suites monitored by ADT & Sonitrol. Front door security provided through key-fob access system.

**Elevator:**

No Elevator

**Amenities:**

- Ample on-site parking
- Trash service
- 24 property maintenance provided by Cabrio Properties
- Right off of M-14 and within 1 mile of US-23
- Just north of downtown Ann Arbor, close to restaurants, retail and Ann Arbor Parks
- Beautiful Office Park Setting with open space and semi-private entrances



524 SOUTH MAIN STREET, SUITE 100 • ANN ARBOR, MI  
(734) 994-7374 • FAX (734) 994-7380

WWW.CABRIOPROPERTIES.COM