

NEW RESEARCH & DEVELOPMENT BUILDING • SITE PLAN APPROVED



**KOJAIA**  
KOJAIA.COM

ANN ARBOR  
TECHNOLOGY CENTER

North Earhart & Plymouth Road, Ann Arbor, MI





⬡	<b>BUILDING NAME</b>	Ann Arbor Technology Center	
⬡	<b>BUILDING ADDRESS</b>	Corner of North Earhart & Plymouth Road	
⬡	<b>BUILDING DEVELOPER</b>	Kojaian Companies	
⬡	<b>PREMISIS</b>	Three-story, 122,620 SF 40,000 SF/Floor	
⬡	<b>CEILING HEIGHT</b>	1st Floor: 12' clear 2nd Floor: 16' clear	
⬡	<b>PARKING SPACES</b>	Covered (1st Floor) Surface Lot 1 space/282 SF Additional land banked spaces	62 spaces 372 spaces 434 spaces total 57 spaces
⬡	<b>PARCEL SIZE</b>	13.86 acres	



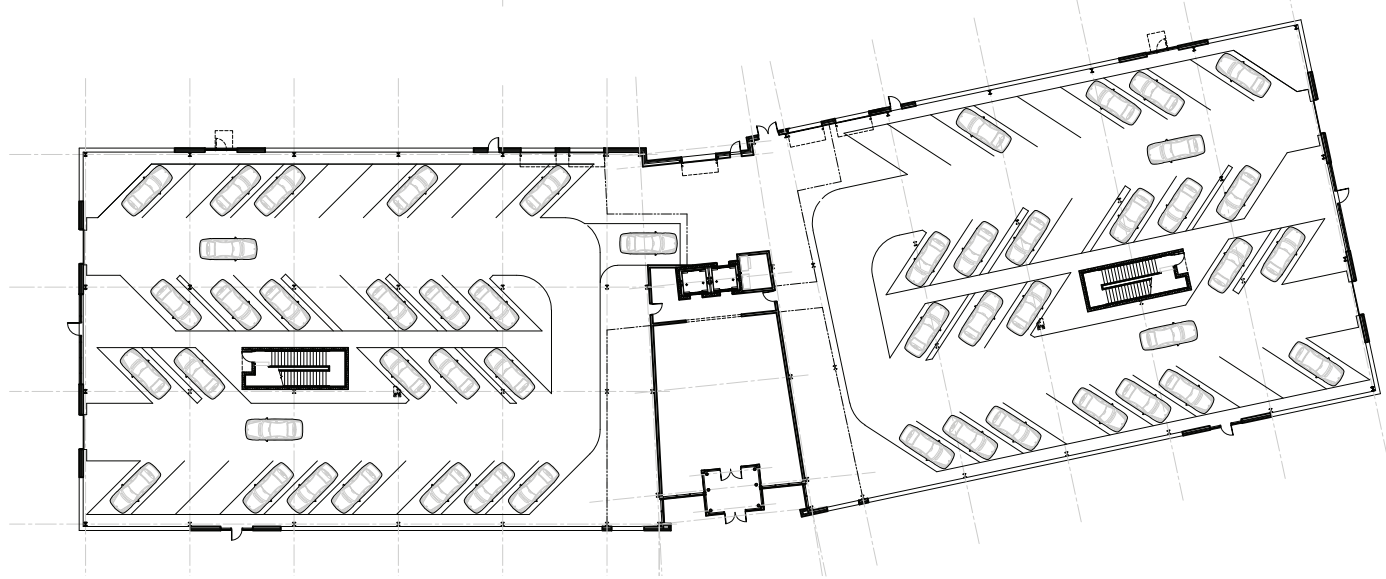
### **SITE PLAN APPROVED PRE-LEASING NOW!**

- Located in northeast Ann Arbor at North Earhart and Plymouth a rare opportunity is available to lease. A planned and approved three-story first class building, up to 122,620 SF (40,000 SF/floor) will be research and development.
- Building facade will consist of a brick surface with generous window lines overlooking a treelined setting within the Ann Arbor corridor of office buildings.
- On site parking will consist of 372 surface spaces and **62 covered spaces** with convenient points of entry to the building.

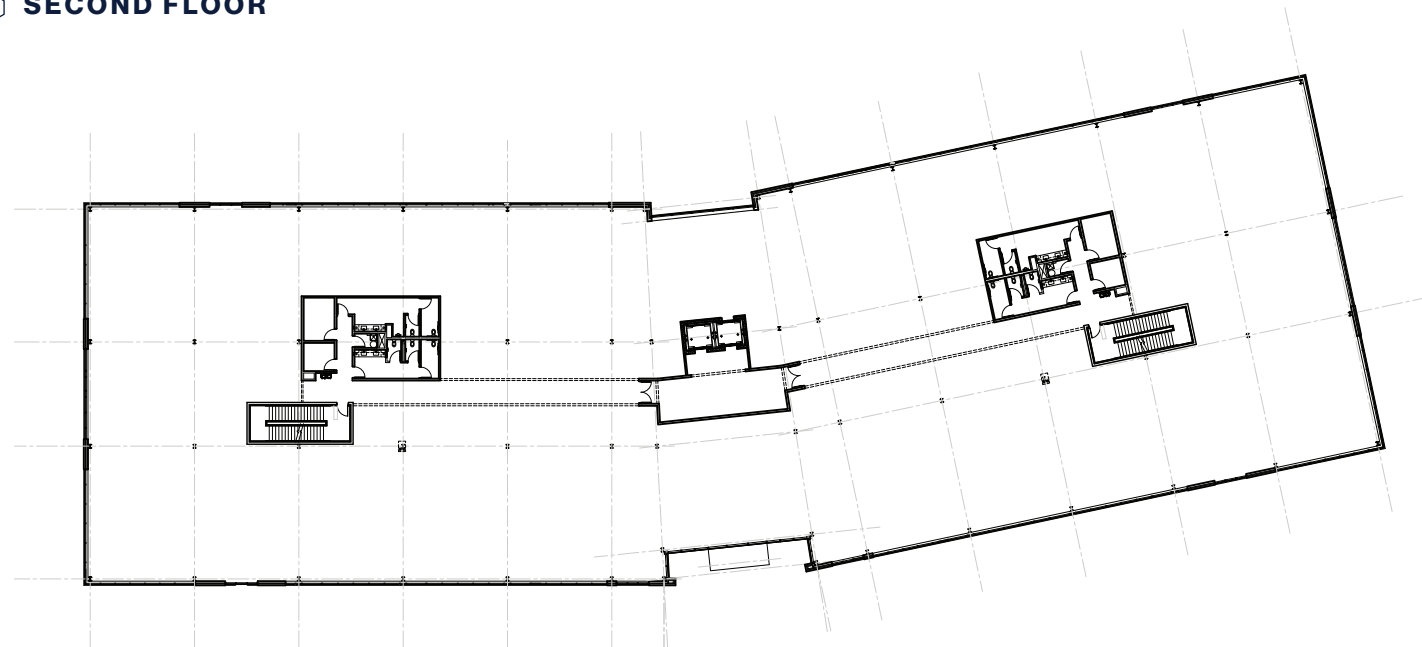


NEW TRAFFIC SIGNAL APPROVED  
BY TOWNSHIP. TO BE INSTALLED  
DURING CONSTRUCTION

○ FIRST FLOOR

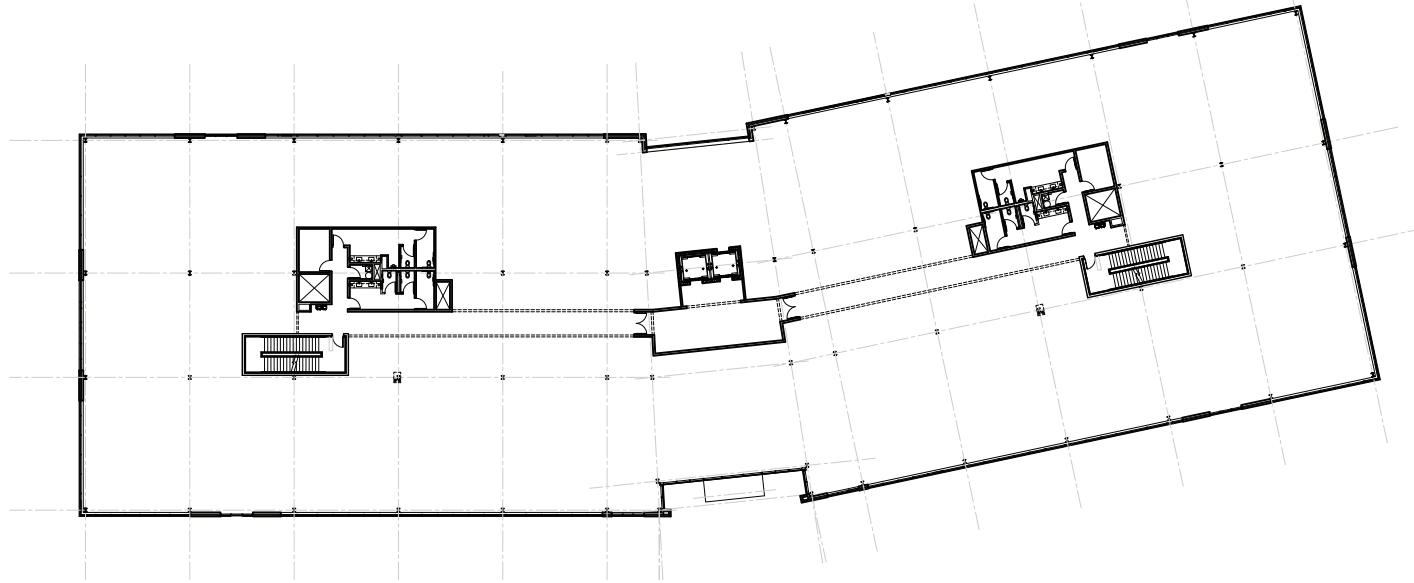


○ SECOND FLOOR

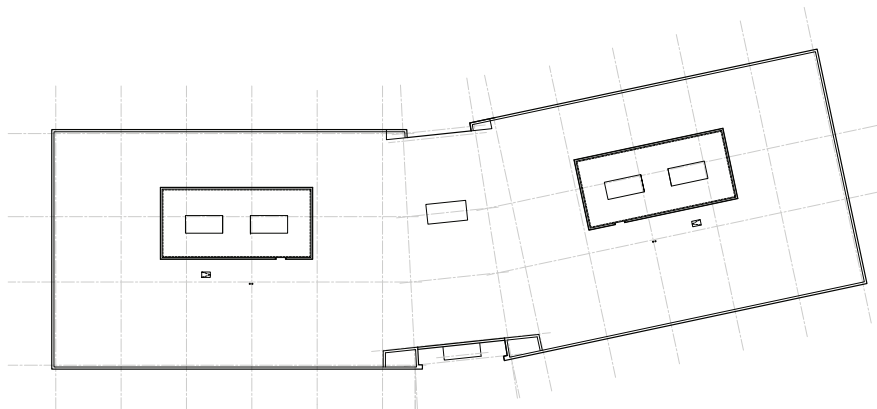




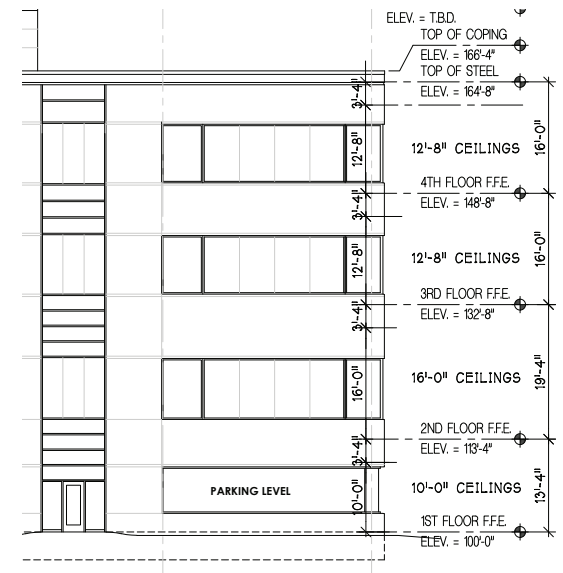
## THIRD & FOURTH FLOOR



## ROOFPLAN



## BUILDING ELEVATION





⬡ SIGNAGE | BUILDING & MONUMENT



*\*Actual monument sign design is to be determined.*






**SOUTHEAST ELEVATION**







⬡ **EAST ELEVATION**







WEST ELEVATION












- |                                  |   |
|----------------------------------|---|
| 1 Plymouth Green Shopping Center | 10 XPO Logistics  |
| 2 Busch's Local Growing Home     | 11 Toyota   |
| 3 DoubleTree by Hilton           | 12 USPS   |
| 4 Microtel by Wyndham            | 13 Northeast Corporate Center   |
| 5 Applebee's Grill & Bar         | 14 Domino's Farms Office Park   |
| 6 Hampton Inn by Hilton          | 15 US EPA Laboratory  |
| 7 Red Roof Plus+                 | 16 University of Michigan North Campus Research Complex (16 buildings totaling 2.2M SF) |
| 8 KLA Tencor                     |   |
| 9 Earhart Corporate Center       |   |

## LOCATION OVERVIEW

-  Ann Arbor Technology Center is located in the center of Ann Arbor's office submarket. Being seconds from US-23 and minutes from downtown Ann Arbor, both tenants and guests can enjoy the convenient location.
  
-  Within an hour, Willow Run, Detroit Metro and Lansing airports can be accessed. In the surrounding areas several hotels, shopping centers and restaurants are available.

	<b>ZONING</b>	Research/Development
	<b>MARKET</b>	Ann Arbor
	<b>SUBMARKET</b>	NE Ann Arbor



## AREA OFFICE BUILDINGS

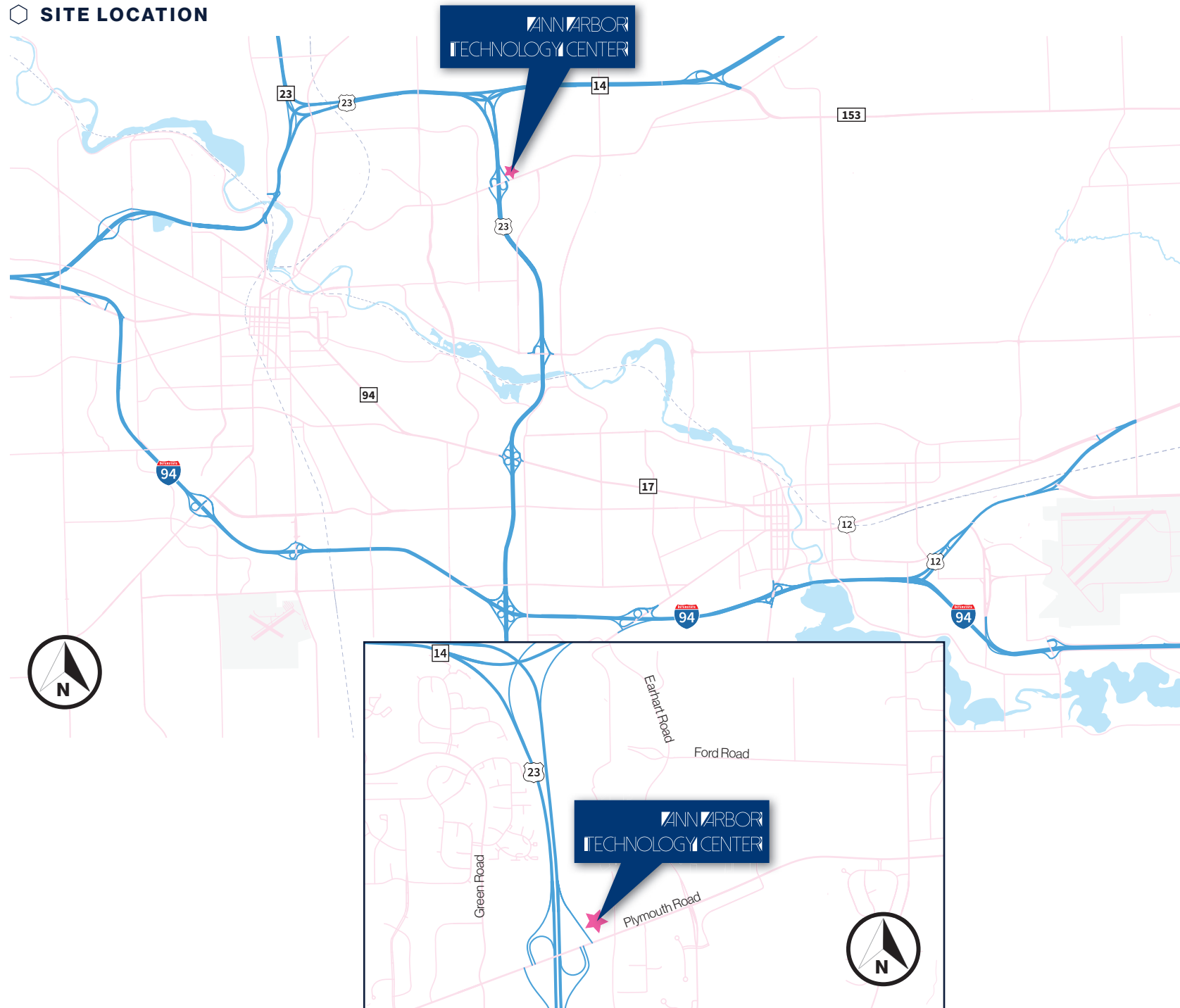
⬡ The Ann Arbor Technology Center is located in a corridor consisting of many other prestigious office, medical and research/development buildings.

- |   |                          |                                  |
|---|--------------------------|----------------------------------|
| ① | 2211 Old Earhart Rd.     | Earhart Corporate Center         |
| ② | 2500 Green Rd.           | Northeast Corporate Center       |
| ③ | 2600 Green Rd.           |                                  |
| ④ | 2350 Green Rd.           |                                  |
| ⑤ | 2400 Green Rd.           |                                  |
| ⑥ | 2200 Green Rd.           |                                  |
| ⑦ | 2000 Green Rd.           |                                  |
| ⑧ | 3600 Green Ct            | Plymouth Green Technology Center |
| ⑨ | 3520 Green Ct.           | Altarum Building                 |
| ⑩ | 3550 Green Rd.           | Black & Veatch Building          |
| ⑪ | 24 Frank Lloyd Wright Dr | Domino's Farm Office Park        |





○ SITE LOCATION



## ○ ABOUT KOJAIAN COMPANIES

A premier national full-service real estate organization, the Kojaiian Companies has built its success on an absolute commitment to quality. Its properties bring together sophistication, craftsmanship and integrity in every aspect. Headquartered in Bloomfield Hills, Michigan, the company is privately held.

Our genuine desire to produce exceptional properties began in the 1950s when (the late) Mike Kojaiian, president and founding principal engaged in his first real estate undertaking, with the understanding "there is no substitute for quality." While the company has grown and expanded, the message has remained the same ... uncompromised quality in every detail.

Today, this commitment to quality still guides our companies and is evident in our strong track record of performance and satisfaction. Our properties span the complete real estate spectrum, including office buildings, industrial buildings and parks, research and development centers, and retail facilities. The common thread linking this diversity is that each project will stand out for its aesthetic contribution to its respective market and the environment it provides. The Kojaiian Companies have been involved in the acquisition, construction and ownership of 100+ million square feet of real estate covering markets throughout the United States.

Similarly, this commitment to quality ensures that each investment is designed to meet the needs of everyone involved - business associates, joint venture partners, financiers and of course, tenants. Kojaiian Companies have emphasized tenant satisfaction, which in turn has fostered long-term tenant relationships and increases in occupancy rates.

### SELECT MULTI-TENANT PROPERTIES



### SELECT BUILD-TO-SUIT PROPERTIES





## ○ ABOUT COMPANY AFFILIATES

Through its affiliate companies, Kojaian provides full-service capabilities ...and has earned a respected leadership position in the industry. Each of the Kojaian Companies' affiliates are staffed with a team of experts with specific skills built on years of experience in all aspects of the real estate business.

### ○ KOJAIAN MANAGEMENT CORPORATION

Kojaian Management Corporation is responsible for the acquisition, development, financing and asset management functions of the business. The group is continually seeking new ventures in markets nationally.

Kojaian Management Corporation focuses on acquiring or developing high quality assets in which it recognizes significant growth potential. The strategy is to invest in both opportunistic ventures and those suitable for reasonable current returns. In alignment with our commitment to quality, our development philosophy is to create an environment of enduring value.

### ○ CUNNINGHAM-LIMP COMPANY

With its roots in construction, Cunningham-Limp Company has consistently increased its capabilities over the past 25 years and evolved into a full-service real estate firm. More than 90 percent of all new projects are the result of referrals or are done for past customers. Their streamlined process focuses on what is important to the customer, and their decisions are based on the overall picture – focusing on building lasting relationships with employees, clients and subcontractors.



Cunningham-Limp  
Building Better Communities



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