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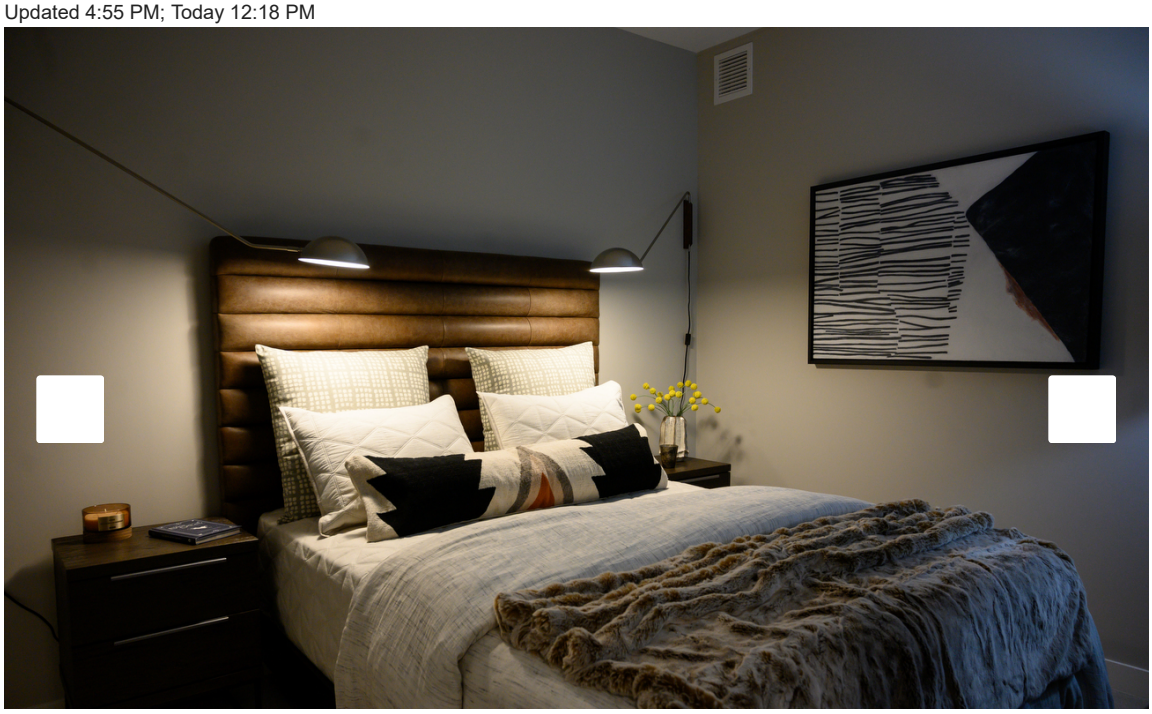
Take a virtual tour inside Ann Arbor's new 7-story Broadway Street apartments

Updated 4:55 PM; Today 12:18 PM



A bedroom in a two-bedroom apartment at Beekman on Broadway, 1200 Broadway Ave. in Ann Arbor on Friday, Feb. 5, 2021.

By Ryan Stanton | ryanstanton@mlive.com

ANN ARBOR, MI — A stone's throw from the University of Michigan hospital system and the Huron River, the new Beekman on Broadway Apartments are bringing new life to Ann Arbor's Lower Town area along Broadway Street.

The seven-story development by Chicago-based Morningside Group, first proposed four years ago, started welcoming tenants in December and is continuing leasing its first 254 units.

"We opened and we're really excited about it," said Ron Mucha, Morningside

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Monthly rents range from $1,740 to over $3,200, with unit sizes from 435 to 1,137 square feet, including a mix of studios and one-, two- and three-bedroom units.

Cars come and go on Broadway Street off Plymouth Road in Ann Arbor's Lower Town area on Sept. 18, 2020. In the background is a new Broadway Street roundabout at the entrance to the new Beekman on Broadway Apartments.

There also are eight designated affordable housing units that are leased now, with seven more planned in a second building yet to be built, Mucha said.

Alison Solway, Morningside’s marketing and leasing director, declined to say how

"There's a nice group of residents in the building, some good activity," she said, noting Beekman on Broadway has gotten 18 positive reviews so far on Google.

"I have lived here for a month now and I'm obsessed with the place," one person wrote. "I there are absolutely ZERO flaws. I'm in love with the state-of-the-art gym, and the media room is an amazing bonus. Everything is so modern, and they are very accommodating and willing to help any of your needs."

Another wrote, "Great location with a beautiful interior. The rooms are spacious and up to date, making the living experience high-quality. The surplus of amenities add to the well-rounded nature of the complex and ... take the apartment feel to the next level."

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Given its location near the Michigan Medicine campus and the UM Kellogg Eye Center, the new building has drawn a lot of interest from the medical community, as well as UM graduate students, Solway said.

"And then with the proximity to Kerrytown and downtown, we've seen a big draw from Ann Arbor's more permanent resident base in town," she said.

Morningside is offering one month of complimentary rent, waiving application fees and giving a $750 rental credit for those who sign a lease by Feb. 15 and move in by Aug. 31.

The building includes an impressive set of amenities, the most unique being the co-working space by the lobby with a lot of different areas to sit, plug in and work or play, Solway said.

"There's a ton of accessibility in terms of electrical ports, things of that nature,

“Then the building has what we call a 24-7 fresh market, so a big vending area with different types of drinks and a coffee station, as well as both perishable and fresh food brought in,” she said. “It’s a really nice offering there if you want to just grab a quick meal on site and snacks, and then it’s all done through an app.”

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There’s also an outdoor pool and sundeck, fitness center and yoga room, game room, catering kitchen, 14-seat private dining and conference room, bicycle storage, Spin scooters, dry-cleaning lockers, package receiving area and more. The building is pet-friendly, with two pets allowed per tenant.

A small solar array at the new Beekman on Broadway Apartments at 1200 Broadway St. in Ann Arbor on Oct. 24, 2020. The city hopes to power the entire community with 100% renewable energy by 2030.

units available.

There are furnished studios that are pretty unique with adaptable furniture, Solway said.

"There's a Murphy bed where you kind of pull out the back couch cushions and the bed flips over, and then some tables and chairs that fold up really small," she said.

As for when the building might be fully leased, Mucha said, "We expect to be stabilized as we get into the summer period."

The building, which includes an interior parking deck, is mostly complete, with some final punch-list work being done. It's the first in three buildings to be built on the site, the next being another apartment building, with ground-floor retail.

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Construction on that second building at the corner of Broadway and Maiden Lane is expected to start in the fall, Mucha said.

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The third building coming was originally supposed to be condos, but pre-sales were slow, so Morningside put that on hold. There's no update on that, Mucha said.

It also hasn't been decided who the retail tenant will be for the next apartment building, Mucha said. The approved square footage for the space was about 5,000 square feet, but it could be larger if there's market demand, he said.

Mucha has hinted at the possibility that the strip mall across the street on

properties.

"I've always been bullish about that," Mucha said of Lower Town's future as a vibrant hub of downtown-style activity.

A major mixed-use redevelopment down the street on DTE Energy's riverfront property is in the works. Detroit-based Roxbury Group plans to build 96 condos, a nine-story hotel with 148 rooms, a riverfront restaurant, commercial spaces, public green space, walking trails, an event pavilion and more.

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"You can easily see a redevelopment of properties right on that intersection of Broadway, Plymouth and Maiden Lane, and then it's bookended on the other end by what's happening with the DTE site," Mucha said. "So, between our development and the DTE development as anchors ... the other infill sites in between will redevelop. It's going to be a great area.

"It's just going to take some time. You have to start someplace and our development gets it going, and then absolutely it will continue."

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