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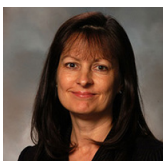


Integrated
Real Estate
Services



Office Building For Lease
Atrium II
1000 Victors Way
Ann Arbor, MI 48104

52,682 SF
Negotiable



Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

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Ann Arbor, MI 48104



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OFFERING SUMMARY

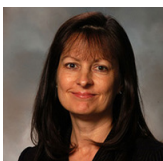
Lease Rate:	Negotiable
Available SF:	52,682 SF
Year Built:	1990
Zoning:	PUD

PROPERTY OVERVIEW

South Side Ann Arbor Corridor

PROPERTY HIGHLIGHTS

- Directly adjacent to the State Street exit of I-94
- Easy access to US-23
- Minutes from downtown Ann Arbor
- At the hub of the city's fastest growing commercial area
- Surrounded by other business parks and hotels
- Lots of windows and natural light
- Nicely landscaped
- Plenty of free parking adjacent to building
- Attractive brick exterior



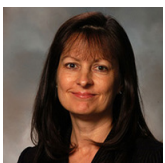
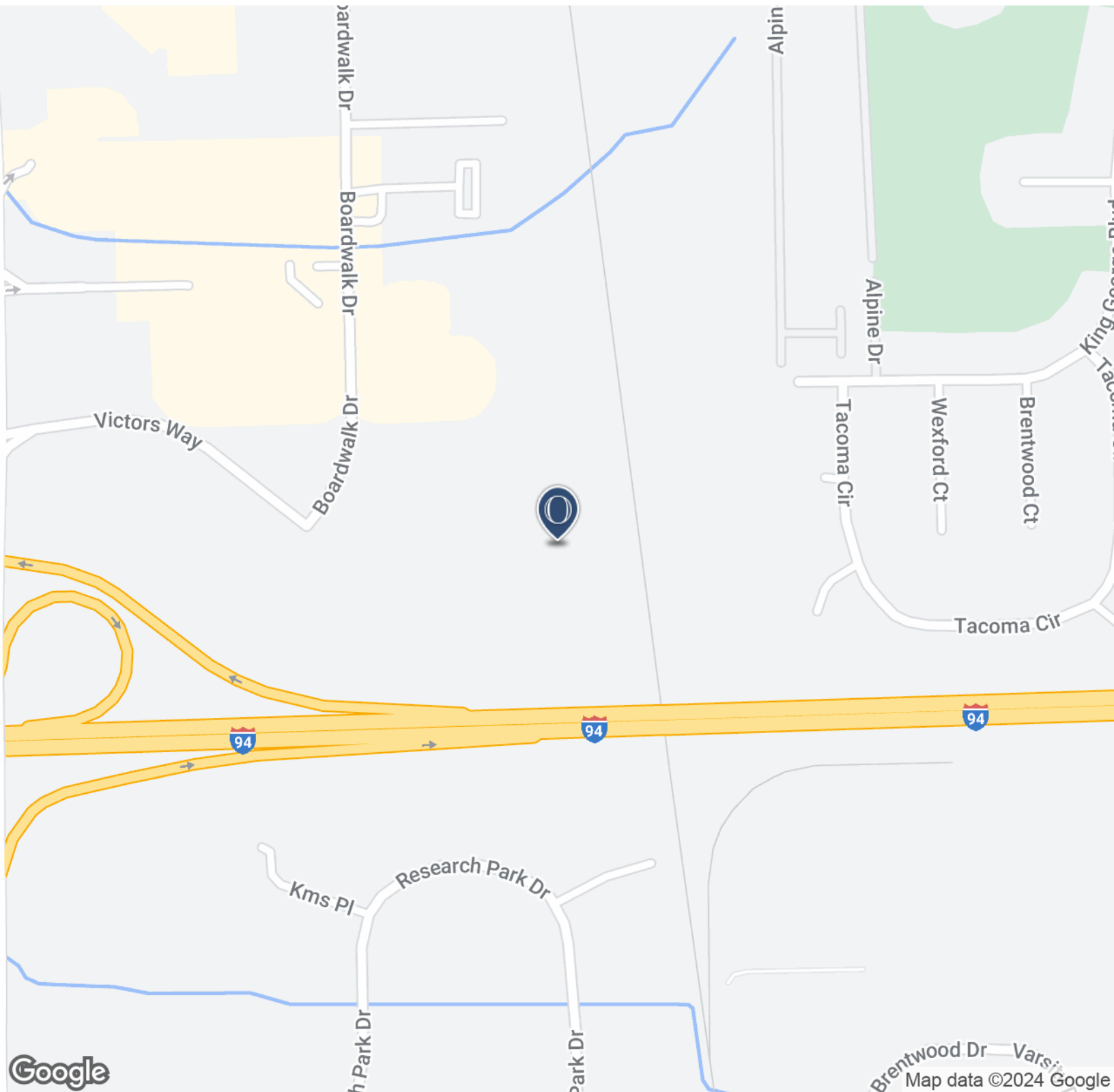
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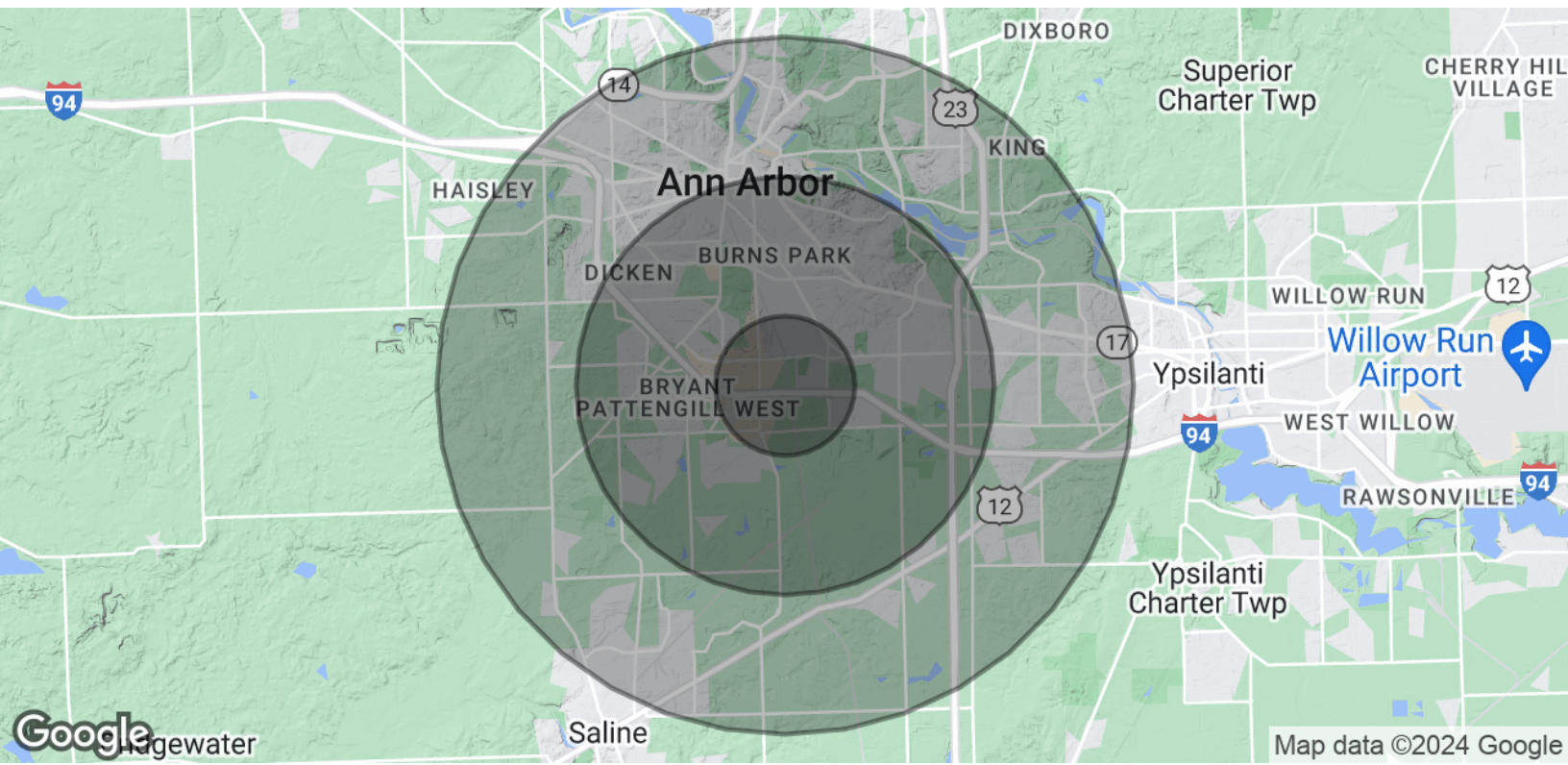
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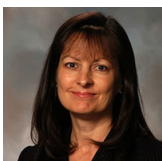


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,344	84,308	187,533
Average Age	32.0	31.4	32.6
Average Age (Male)	32.2	31.3	32.3
Average Age (Female)	31.8	31.4	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,354	32,554	72,910
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$58,082	\$77,873	\$78,477
Average House Value	\$127,100	\$337,492	\$316,073

* Demographic data derived from 2020 ACS - US Census



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