

Oxford Companies
734.665.6500
oxfordcompanies.com

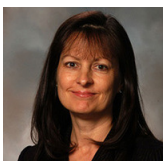


Integrated
Real Estate
Services



Office Building For Lease
Eisenhower Commerce Bldg 5
1500 Eisenhower Pl, Suite 1595
Ann Arbor, MI 48108

4,547 SF
\$15.00 SF/yr (NNN)



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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OFFERING SUMMARY

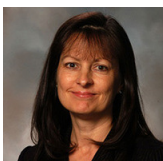
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,547 SF
Year Built:	1987
Parking Ratio:	3.83
Ceiling Height:	11'6" beam, 13'1" height
Zoning:	M1A
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

The Eisenhower Commerce Center consists of five flex buildings in Ann Arbor's bustling Southside corridor--the hub of Ann Arbor's thriving research and technology industries. These premium industrial, lab, and R&D spaces are in the perfect location for businesses looking to expand their Ann Arbor office space footprints. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and downtown Ann Arbor. This location puts you in the heart of the action — great for networking and business travel. The buildings themselves boast an attractive brick exterior and ample parking, and are nestled in a peaceful, wooded setting surrounded by natural landscaping. On the inside you'll find a blank canvas that can be easily customized to your business needs.

PROPERTY HIGHLIGHTS

- Nestled in a peaceful, wooded setting
- Attractive brick exterior surrounded by natural landscaping
- Easy access to I-94 and US-23 and minutes from downtown Ann Arbor and U-M
- At the hub of the city's thriving research and technology industries
- Surrounded by other business parks and hotels
- Plenty of free parking adjacent to building
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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BUILDING MECHANICAL SYSTEM

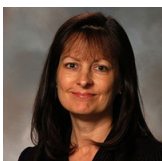
Heating	Forced air
Cooling	3- Roof top units
HVAC Units	3
Hot Water Heaters	Available tanks in utility closet by each restroom
Fire Prevention	No fire suppression system
Electricity	480/277v 60amp, 208/120v 100amp, 208/120 v 100 amp
Lighting System	Photocell controlled exterior lighting system, T8, T12, PAR (Vedder Electric)
Roof	60 mil, TPO Mech Fast

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-202-006
State Equalized Value	\$4,078,900 (2025)
Taxable Value	\$3,049,162 (2025)



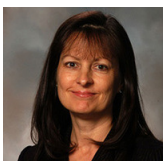
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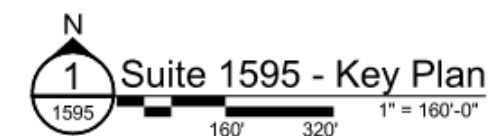
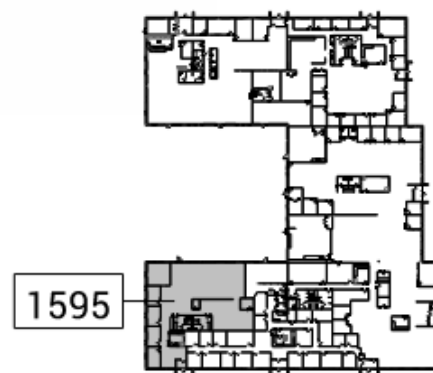
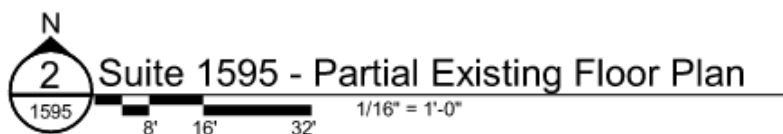
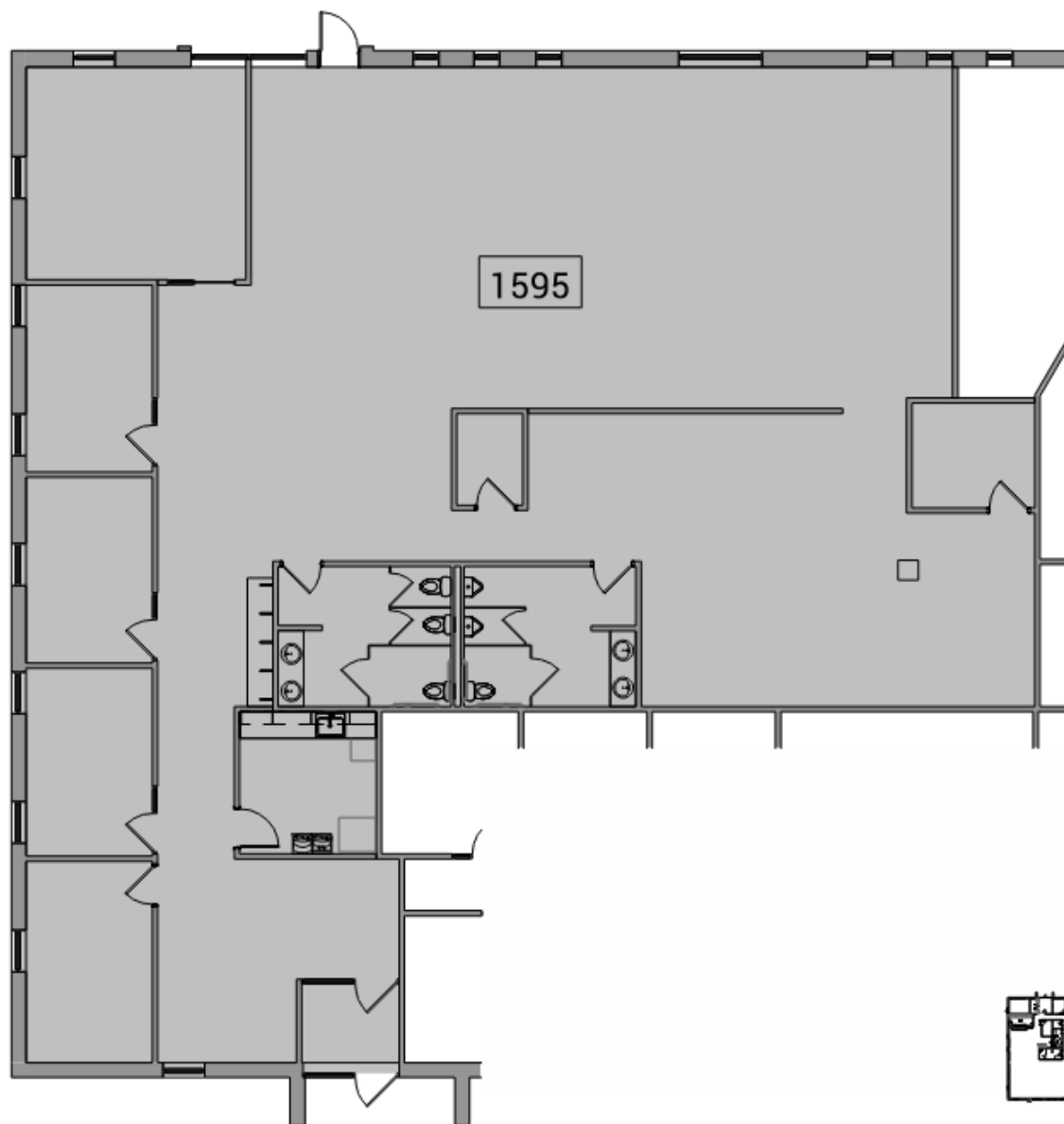
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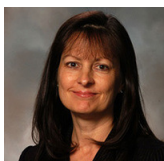
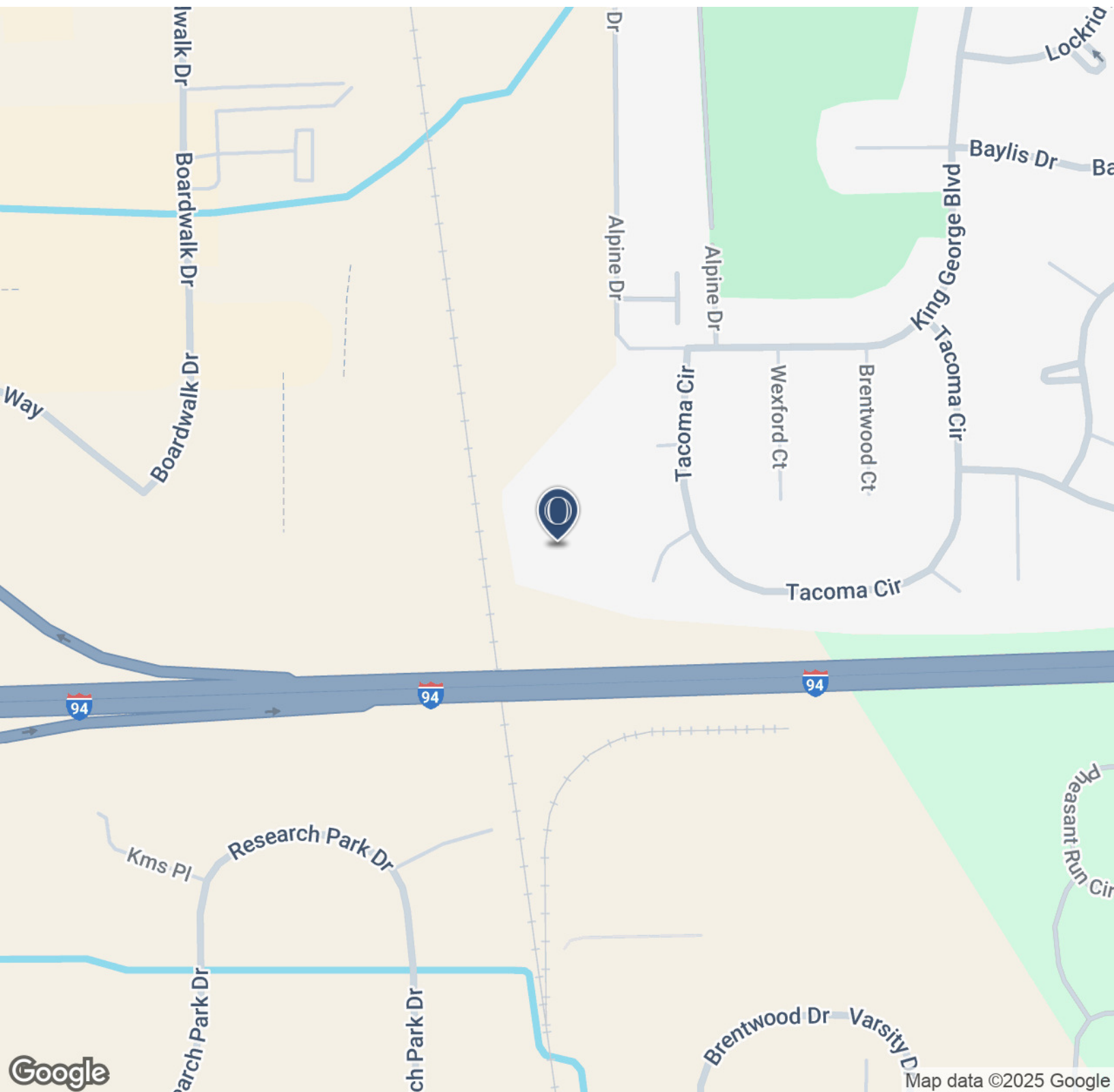
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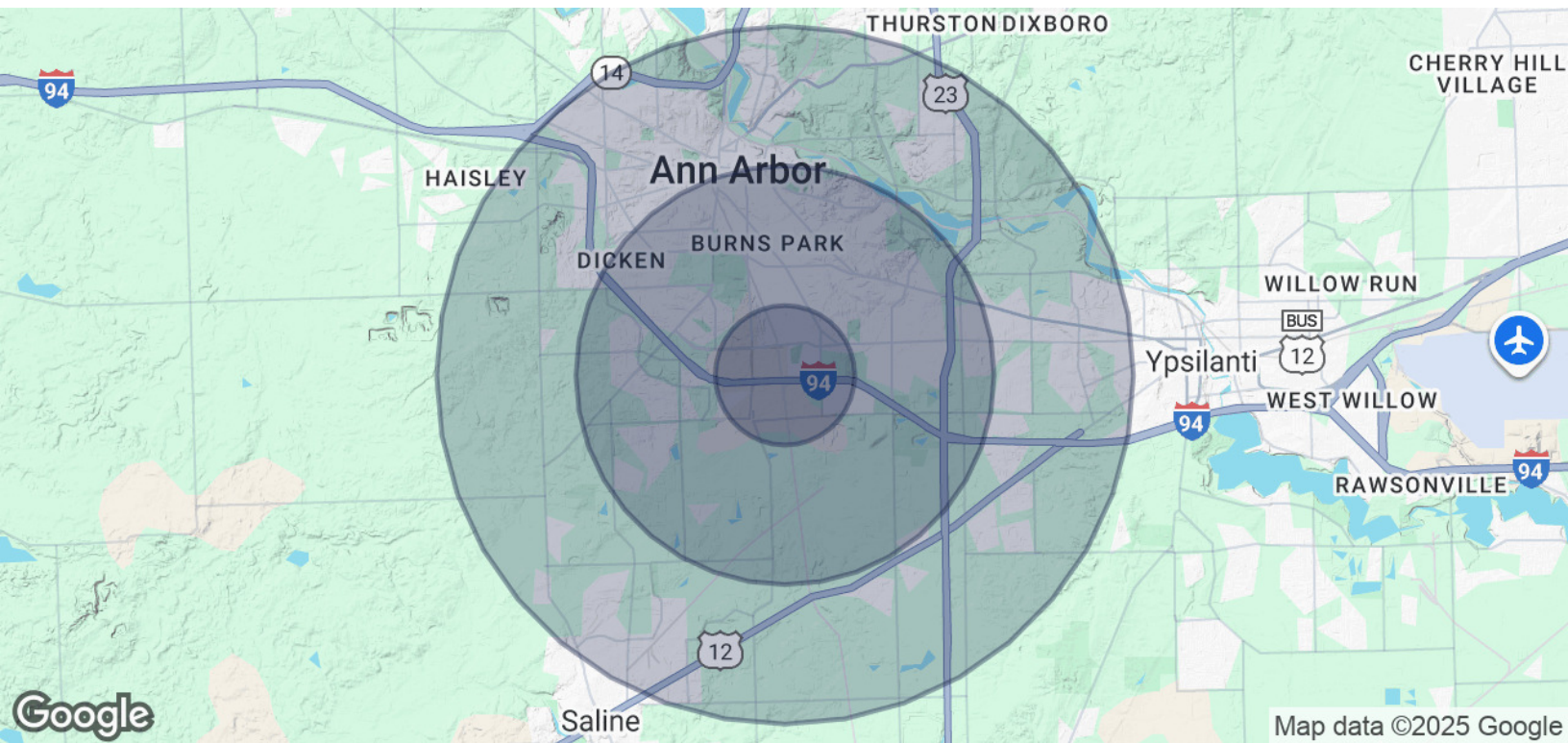
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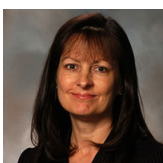
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,432	82,352	188,275
Average Age	32.0	31.3	32.5
Average Age (Male)	32.2	31.3	32.2
Average Age (Female)	31.8	31.4	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,347	31,812	73,680
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$57,191	\$77,730	\$77,935
Average House Value	\$138,542	\$342,141	\$315,557

2020 American Community Survey (ACS)



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