

Office Space Available 163-525 SF  
308-310 S State St, Suite 36-39  
Ann Arbor, MI 48104



Integrated  
Real Estate  
Services



### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	6,634 SF
Available SF:	162 - 538 SF
Date Available:	Immediate
Year Built:	1901
Zoning:	D1
Submarket:	Downtown Ann Arbor

### PROPERTY OVERVIEW

Downtown second story office space on South State Street across from the Diag and the heart of UofM's Central Campus

### PROPERTY HIGHLIGHTS

- Prime Downtown location
- Across from U of M campus
- Surrounded by lots of restaurants, retail shops, and offices
- Minutes away from I-94 State Street exit
- Neighbors to Ben and Jerry's, PotBelly, SEE, Nickels Arcade and Bivouac



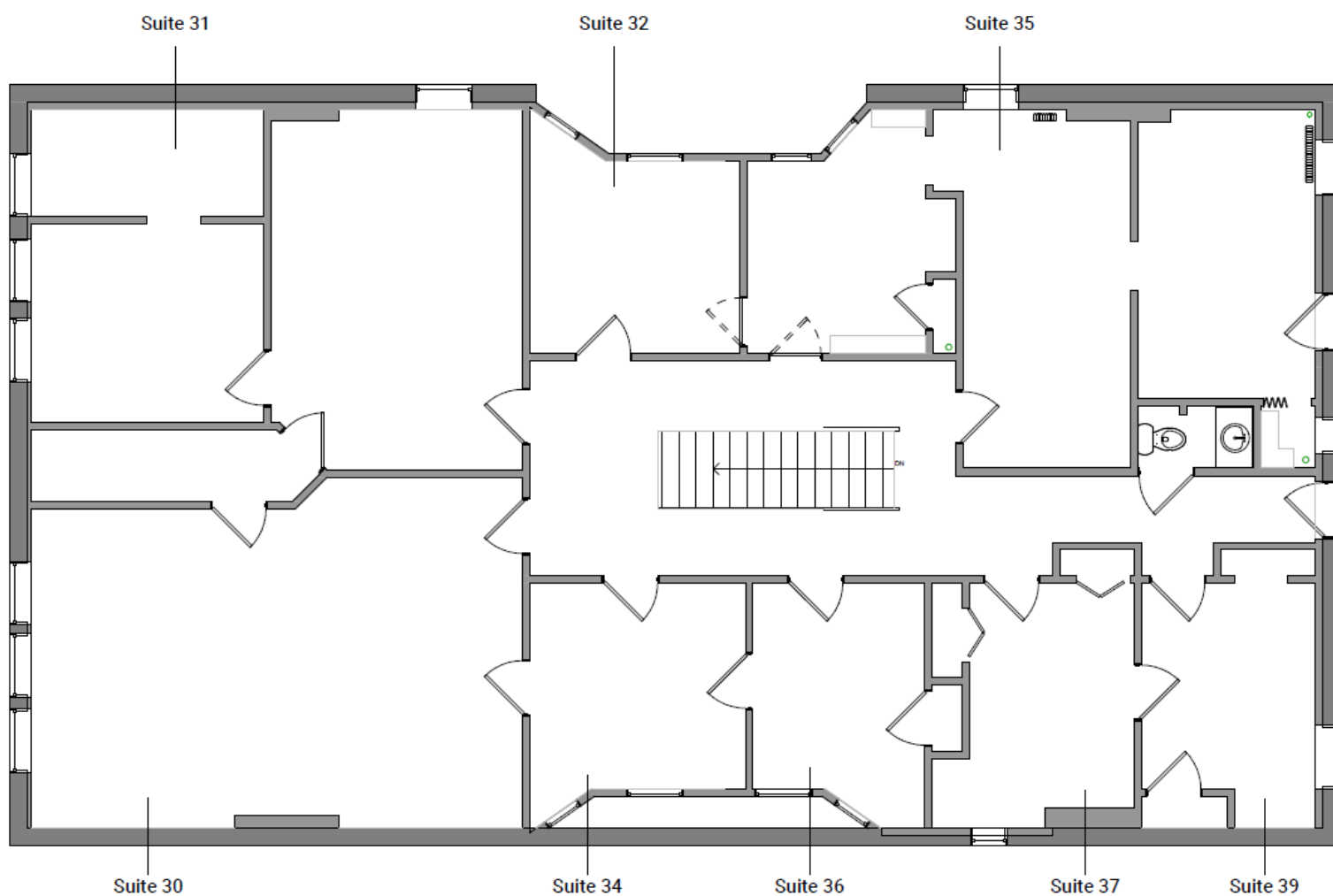
Contact Wonwoo Lee for  
more information or to  
schedule a tour.

Office: 734.665.6500  
Cell: 734.972.3159  
wlee@oxfordcompanies.com

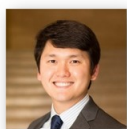
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1 Level 3 Floor Plan  
3 2' 4' 8' 1/4" = 1'-0"  
N



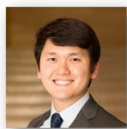
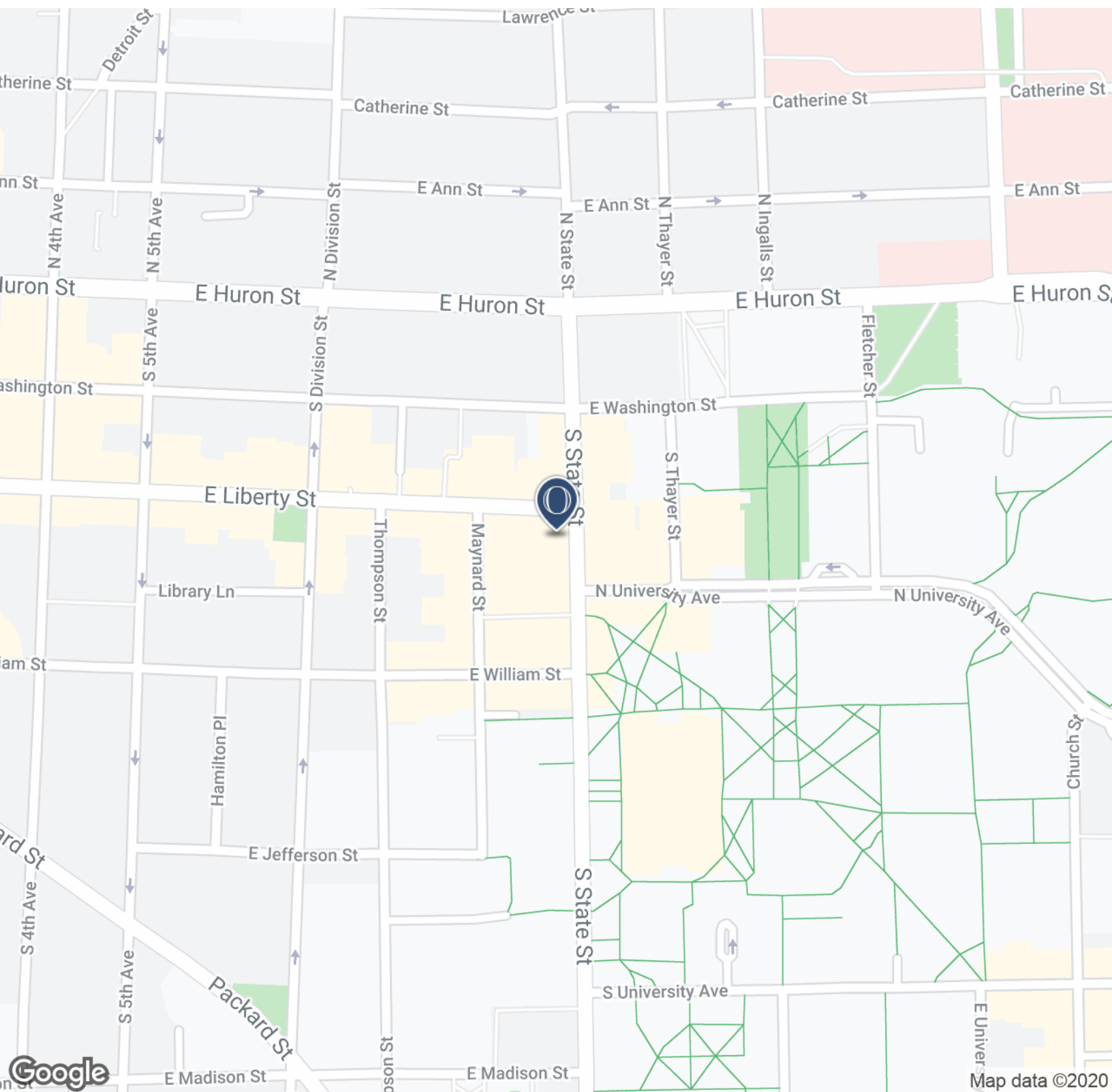
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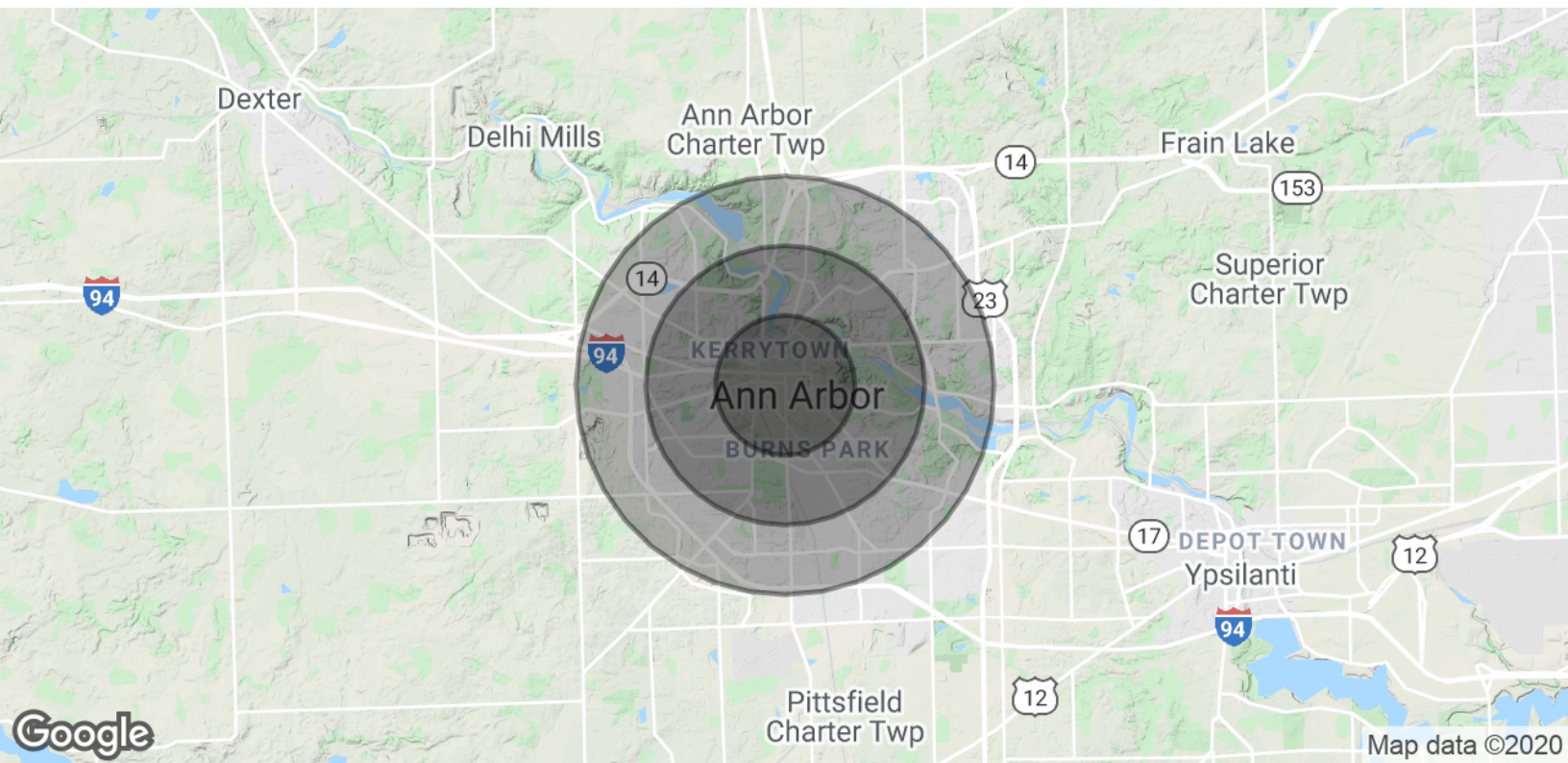
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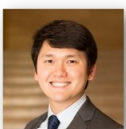
#### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	33,695	73,557	117,748
Average age	22.9	27.5	30.8
Average age (Male)	23.0	27.3	30.3
Average age (Female)	22.9	27.7	31.2

#### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	10,352	25,250	44,087
# of persons per HH	3.3	2.9	2.7
Average HH income	\$44,781	\$67,162	\$73,891
Average house value	\$319,335	\$340,438	\$325,643

\* Demographic data derived from 2010 US Census



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