

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



High Tech Office / Lab / Warehouse For Lease

4743 Venture Drive
Ann Arbor, MI 48108

19,600 SF
\$12.95 SF/yr (NNN)
Available



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:	\$12.95 SF/yr (NNN)
Available SF:	19,600 SF
Year Built:	1994
Lot Size:	2.5 Acres
Zoning:	BD
Warehouse Ceiling Height:	20'/15' clear
Office Ceiling Height:	9'
Submarket:	Washtenaw W of 23 Ind

PROPERTY OVERVIEW

4743 Venture Drive is an up-to-date Ann Arbor flex building located in Ann Arbor's desirable Southside. This great location is only minutes from downtown and I-94, making it easily accessible for organizations and their clients. 4743 Venture Drive offers multiple lab spaces, an overhead door, loading dock, warehouse space with high ceilings, ample parking and plenty of natural light. With its combination of modern amenities and prime location, this Ann Arbor office space is ideal for a company looking to grow and succeed.

PROPERTY HIGHLIGHTS

- Modern warehouse space with overhead door, high ceilings and loading dock
- Multiple lab spaces
- Dedicated office area with modern layout and tons of natural light
- Ample parking
- Less than two miles from I-94 and the desirable State Street / Eisenhower corridor
- Streamlined leasing experience for convenience and ease
- Professionally managed with 24/7 on-call emergency maintenance



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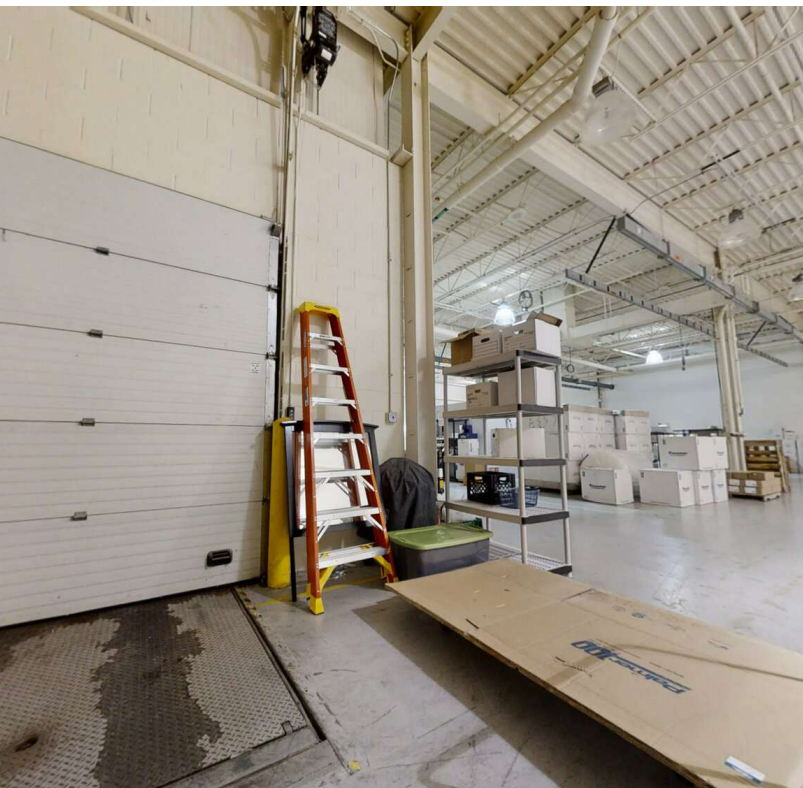
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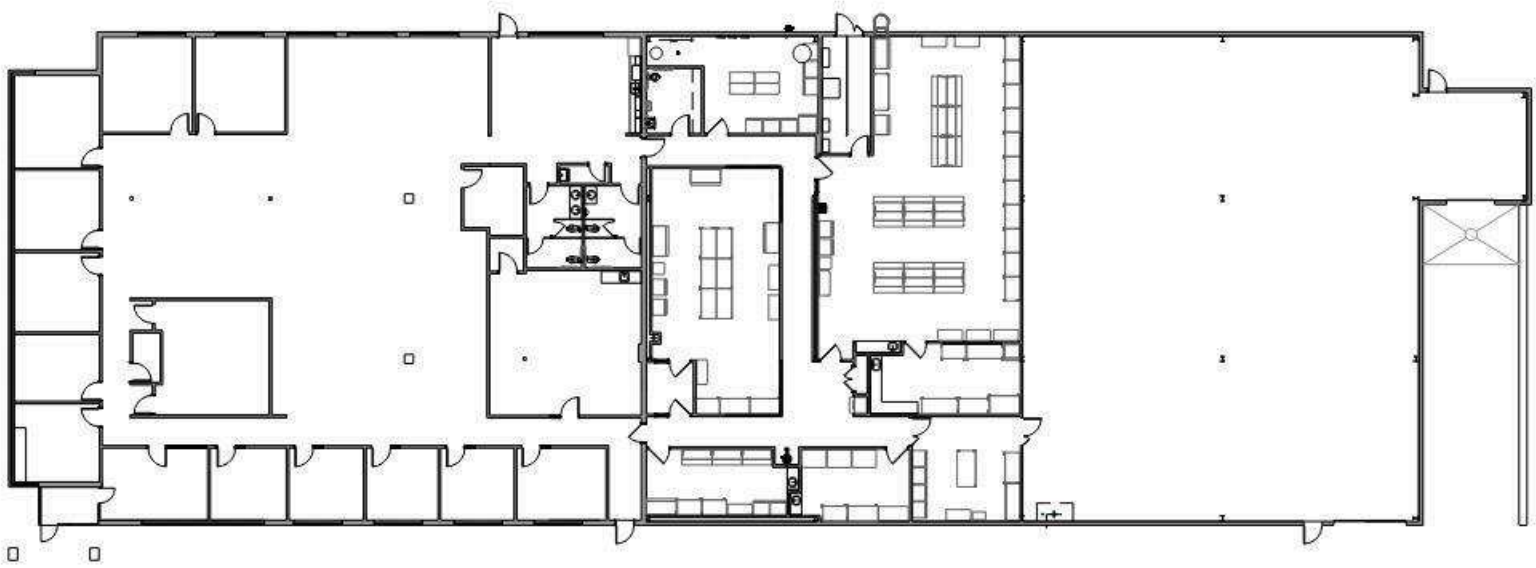
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360° VIRTUAL TOUR



N
1 Existing Floor Plan
1/32" = 1'-0"
16' 32' 64'



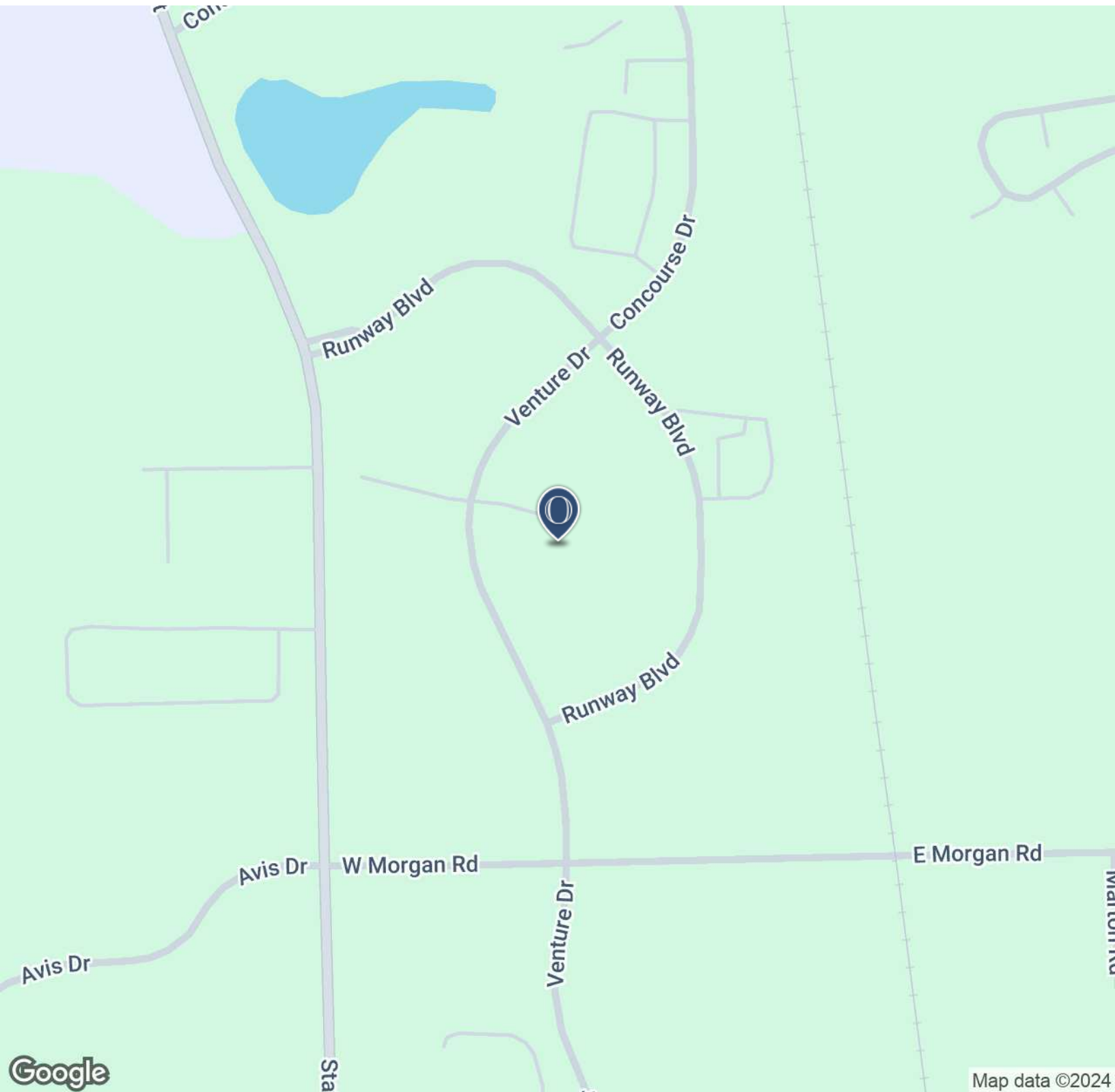
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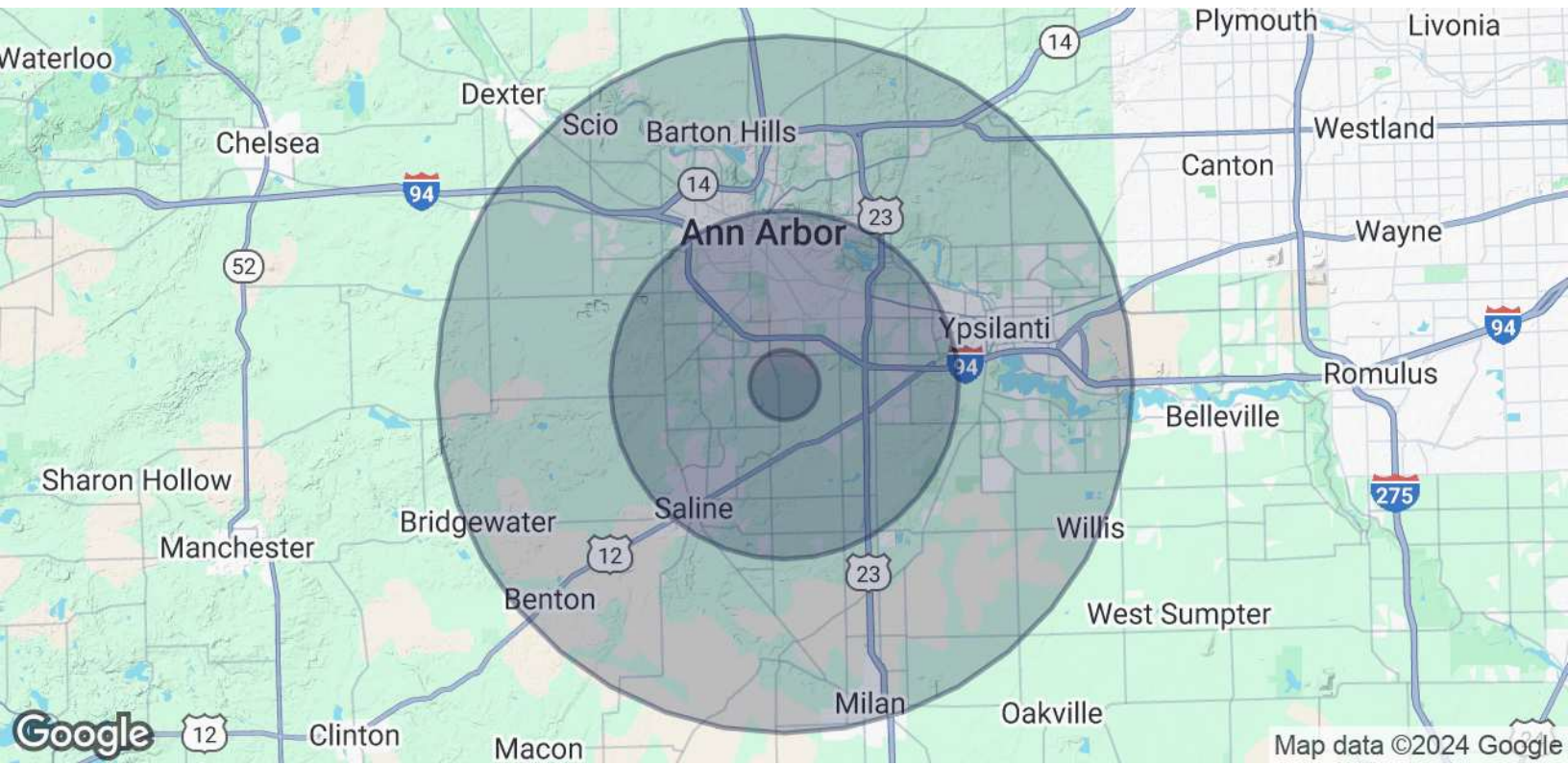
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,661	158,564	332,510
Average Age	32.0	32.8	34.2
Average Age (Male)	33.2	32.5	33.7
Average Age (Female)	30.7	33.0	34.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	678	60,793	130,512
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$78,262	\$79,511	\$79,281
Average House Value	\$118,412	\$314,961	\$289,790

* Demographic data derived from 2020 ACS - US Census



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