

Oxford Companies
734.665.6500
oxfordcompanies.com

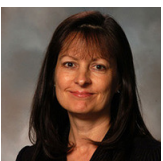


Integrated
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Industrial Property For Lease
Eisenhower Commerce Bldg 2
1200 Eisenhower Pl
Ann Arbor, MI 48108

47,806 SF
\$15.00 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

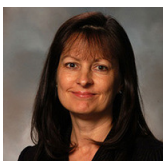
Lease Rate:	\$15.00 SF/yr (NNN)
Building SF:	47,806 SF
Available SF:	47,806 SF
Year Built:	1985
Ceiling Height:	8'9"
Parking Ratio:	2.48
Zoning:	M-1
Submarket:	South Ann Arbor

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
- Overhead doors and high ceilings
- 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

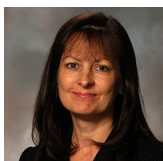
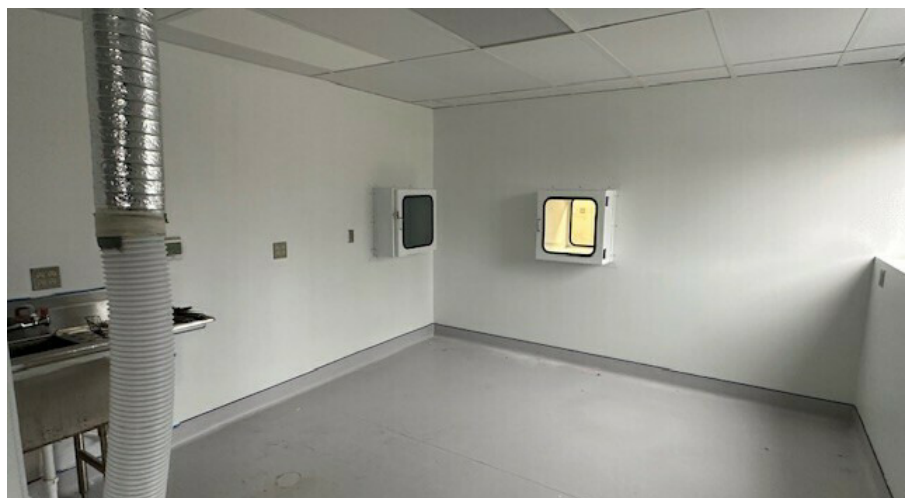
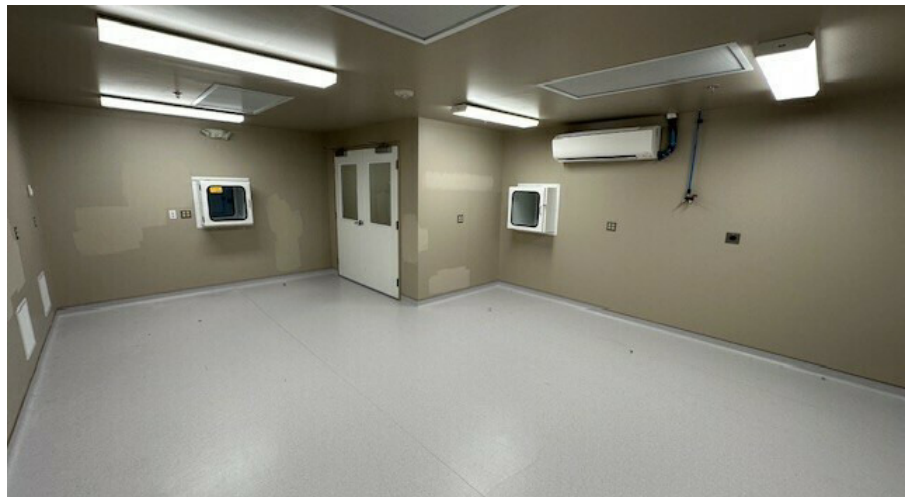
Heating	Forced air
Cooling	19- Roof top units
HVAC Control System	n/a
HVAC Units	19
Hot Water Heaters	Available tanks above ceilings by each restroom
Fire Prevention	Pull station alarms system (All Star), Wet fire Suppression system (Arbor Inspection)
Electricity	-800amp 600v 3 phase -15ct @ 100amp 600v3 phase
Emergency Lighting	T8, T12, PAR
Lighting System	Photocell controlled exterior lighting system
Security	Camera System & Guards (NeuMoDx)
Roof	60 mil EPDM, fully adhered roofing system

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City Of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-202-002
State Equalized Value	\$3,433,300
Taxable Value	\$3,418,259



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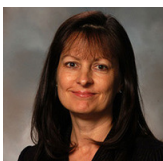
1200 Eisenhower Place, Suite 1210

- Positive and negative pressure lab space
- Interlocking doors to control air flow and prevent air infiltration from lab to lab.
- Overhead power and air supply in open lab space for flexible benching arrangements
- HEPA filtered rooms
- Lab space with Laminar Flow air distribution
- Lab enclosures constructed to provide Dry Room lab space
- Lab space with air locks for air infiltration control
- Roof penetrations for hood and exhaust venting connection
- Large power supply available



1200 Eisenhower Place, Suite 1250

- Electrostatic dissipative flooring
- Lab space with air locks for air infiltration control
- Lab enclosures constructed to provide Dry Room lab space
- Lab space with Laminar Flow air distribution
- Prepped for Leibert Unit installation
- Roof penetrations for hood and exhaust venting connection
- Prepped for generator installation
- Large power supply available
- HEPA filtered rooms
- Loading Dock access



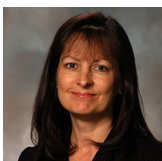
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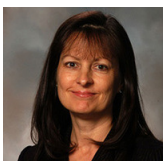
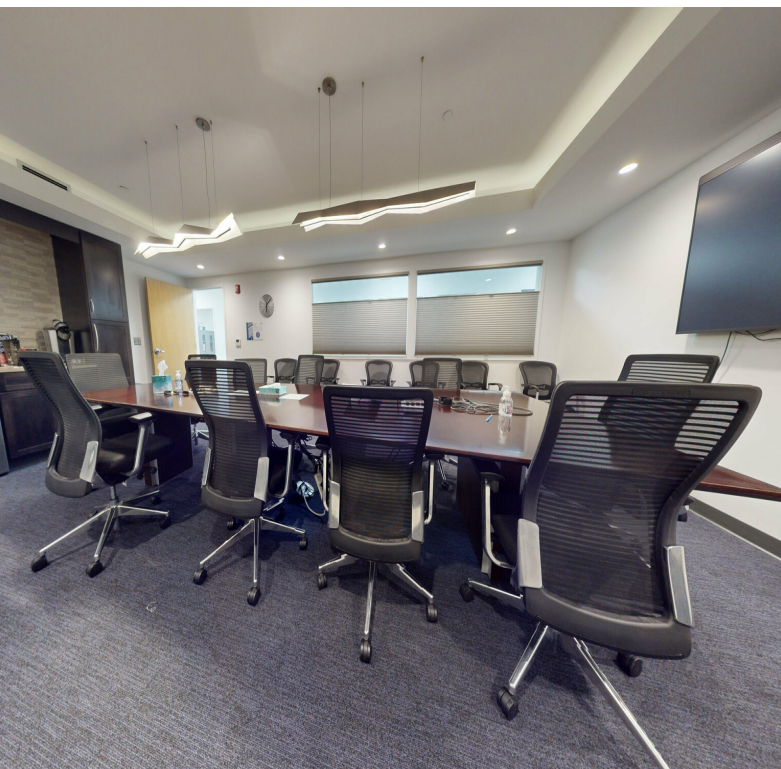
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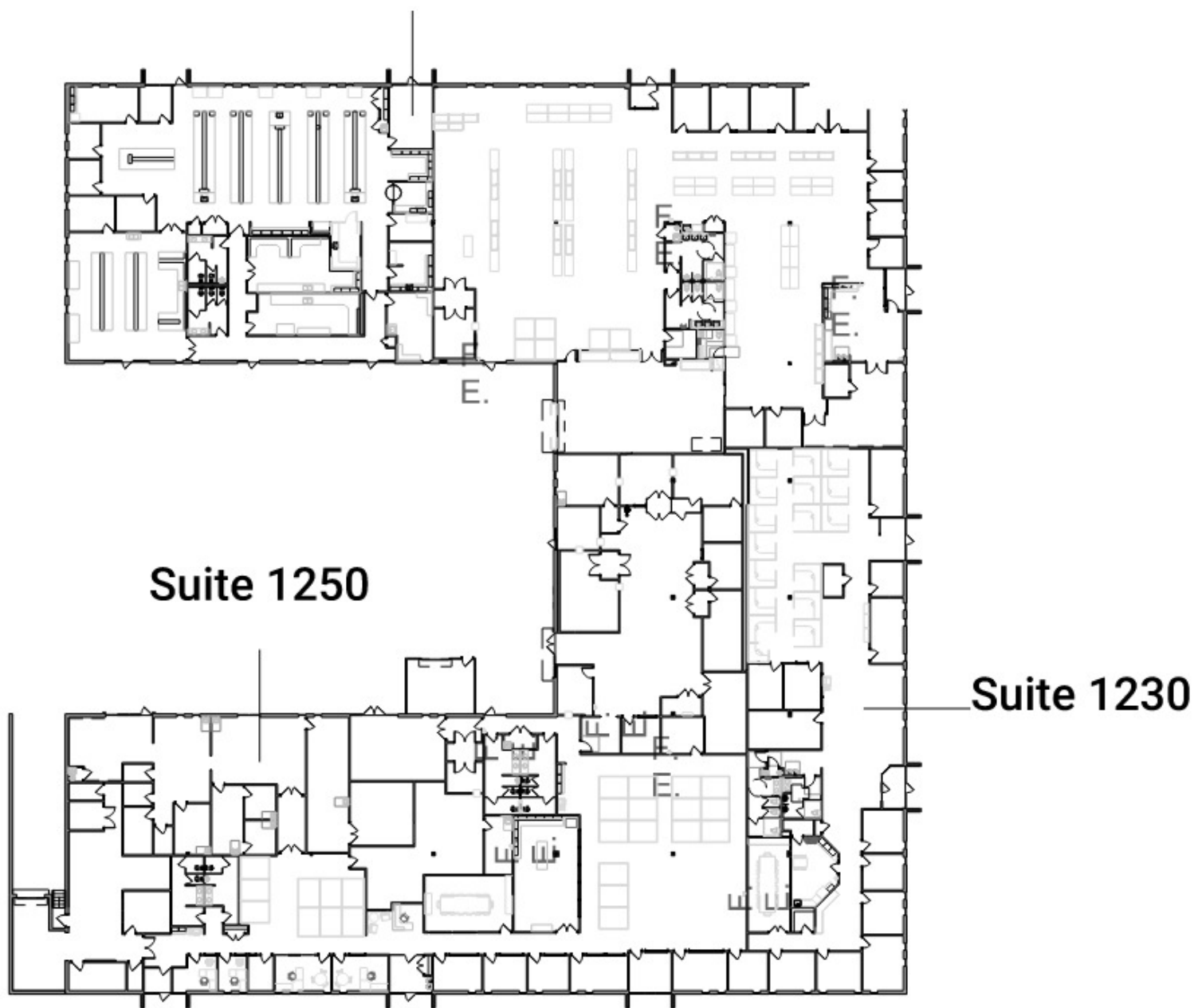
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Suite 1210



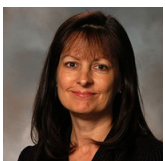
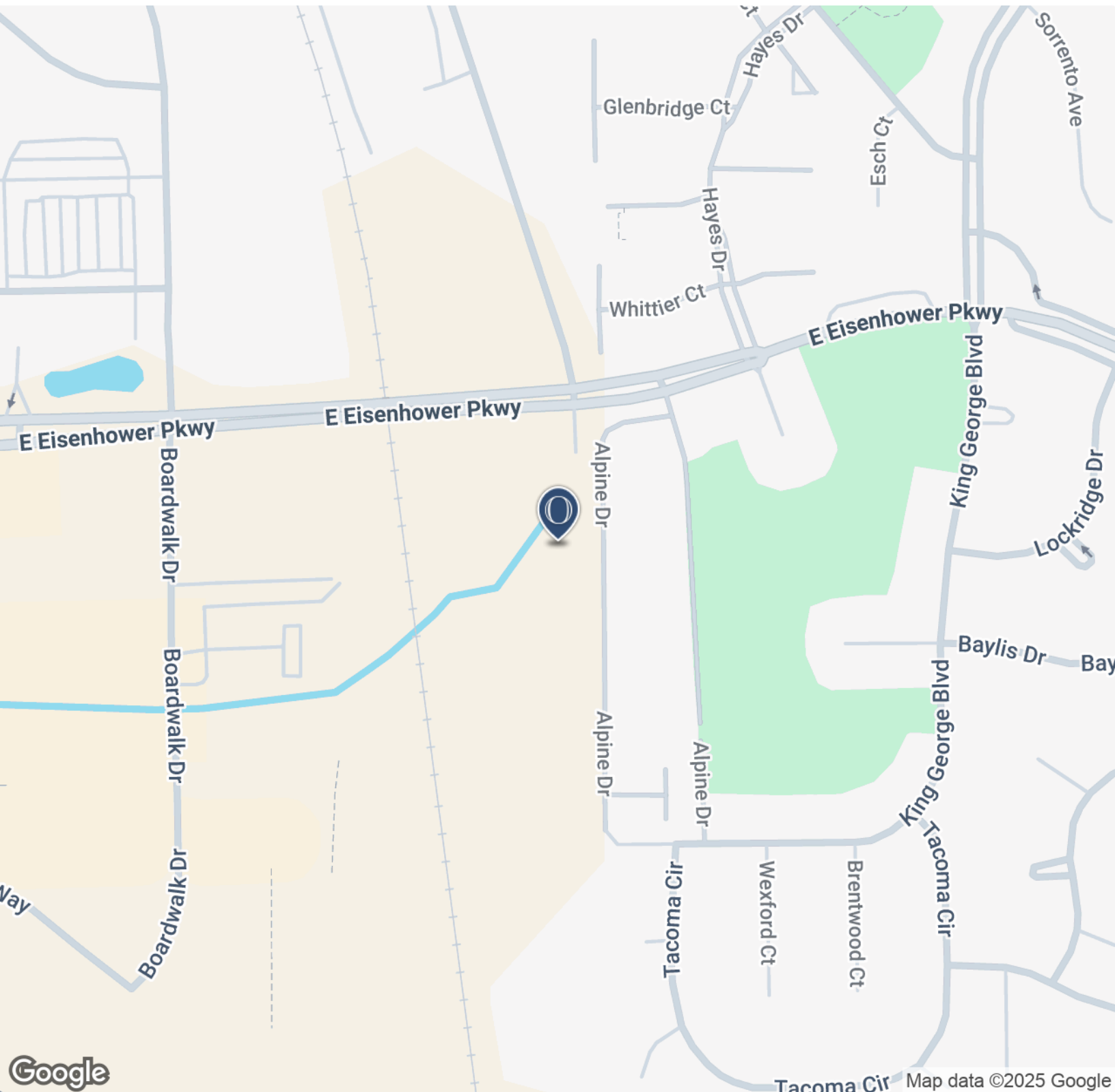
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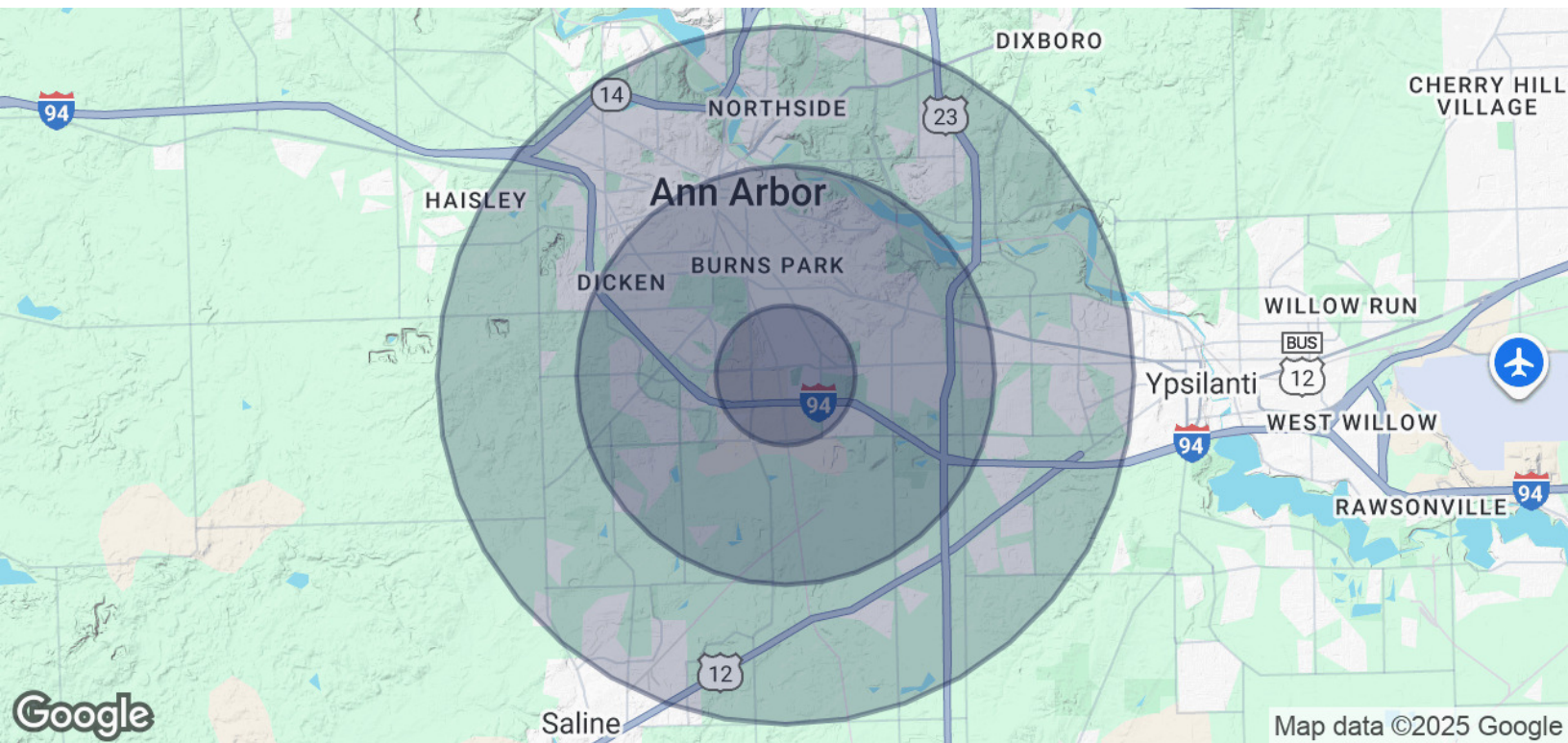
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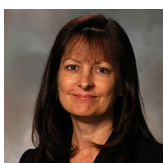
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,700	92,256	192,880
Average Age	32.6	30.7	32.5
Average Age (Male)	32.8	30.6	32.2
Average Age (Female)	32.4	30.8	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,958	34,700	75,614
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$59,627	\$76,094	\$78,039
Average House Value	\$187,422	\$347,005	\$318,012

2020 American Community Survey (ACS)



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