

Oxford Companies  
734.665.6500  
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Integrated  
Real Estate  
Services



**Industrial Property For Lease**  
**Eisenhower Commerce Bldg 1**  
**1100 Eisenhower Pl**  
**Ann Arbor, MI 48104**

**39,450 SF**  
**\$15.00 SF/yr (NNN)**  
**Available 8/1/2025**



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

Office: 734.665.6500  
Cell: 734.323.4263  
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#### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	39,450 SF
Available:	8/1/2025
Lot Size:	9.74 Acres
Year Built:	1982
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

- Easy access to I-94 and US-23
- Minutes from downtown Ann Arbor
- At the hub of the city's thriving research and high technology industries
- Surrounded by other business parks and hotels
- Plenty of free parking adjacent to building
- Nestled in a peaceful, wooded setting
- Attractive brick exterior



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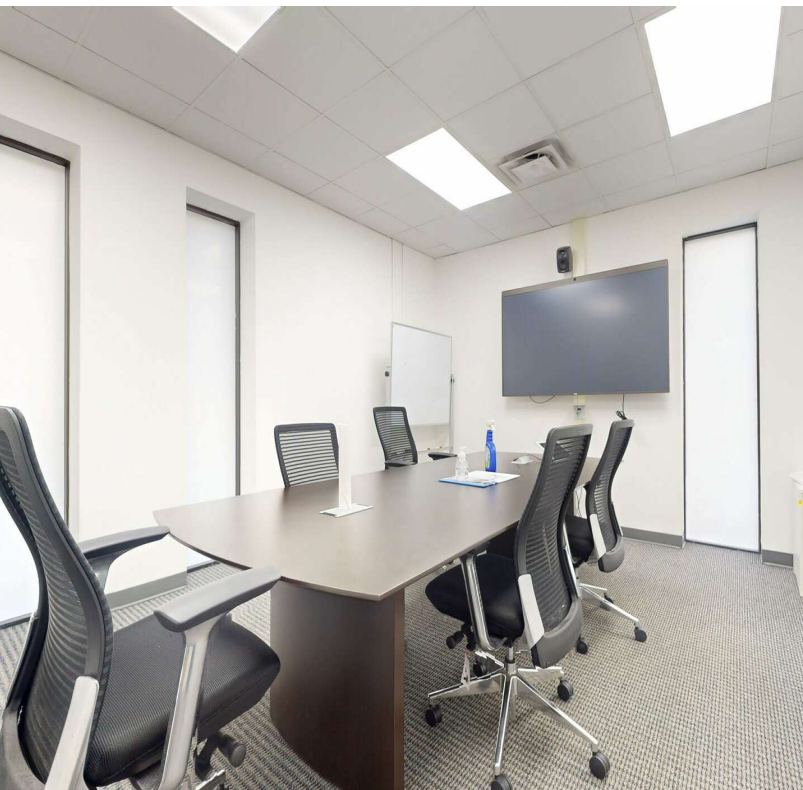
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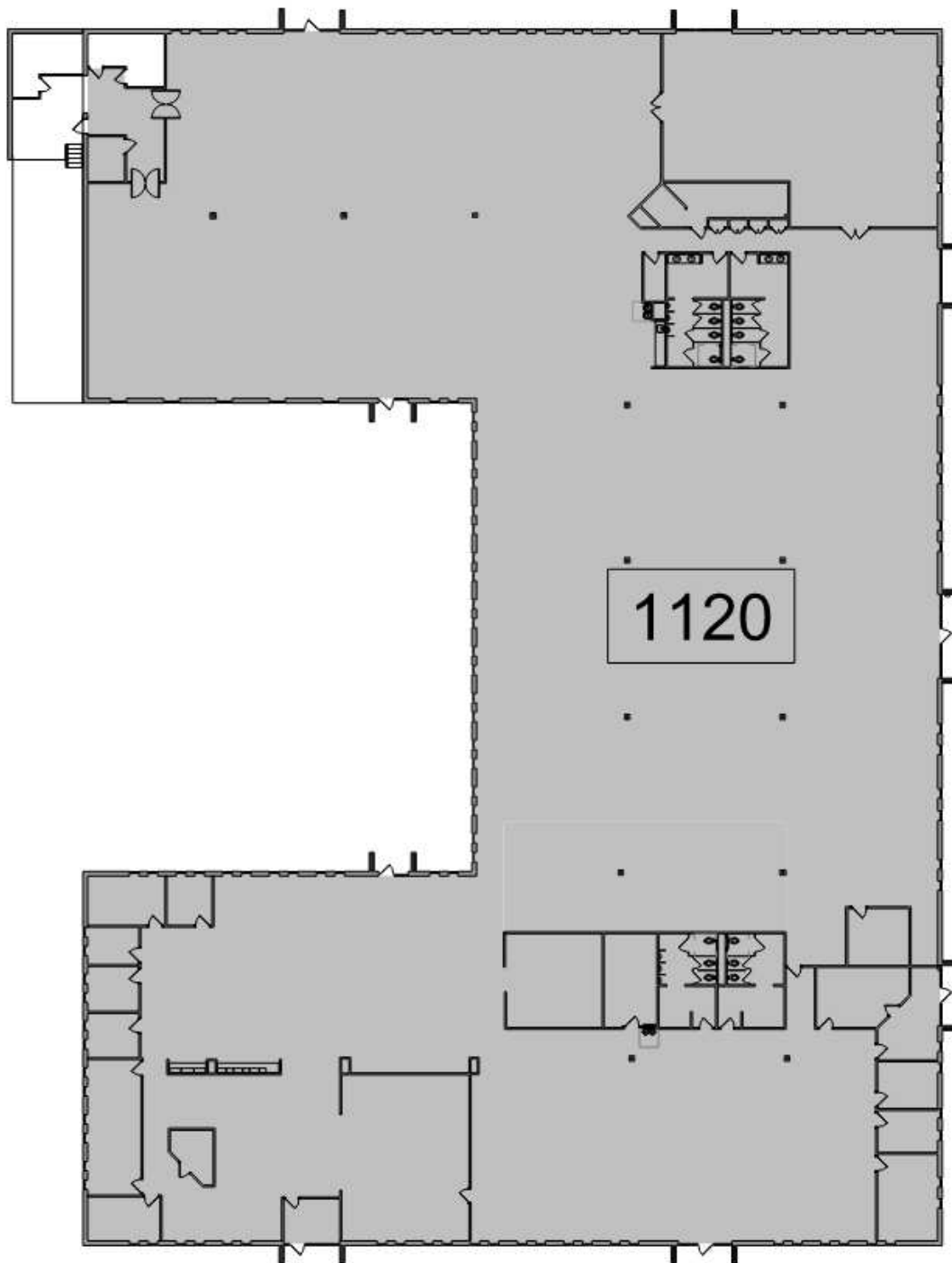
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 N  
1  
1120  
Suite 1120 - Level 1 Existing Floor Plan  
1" = 40'-0"



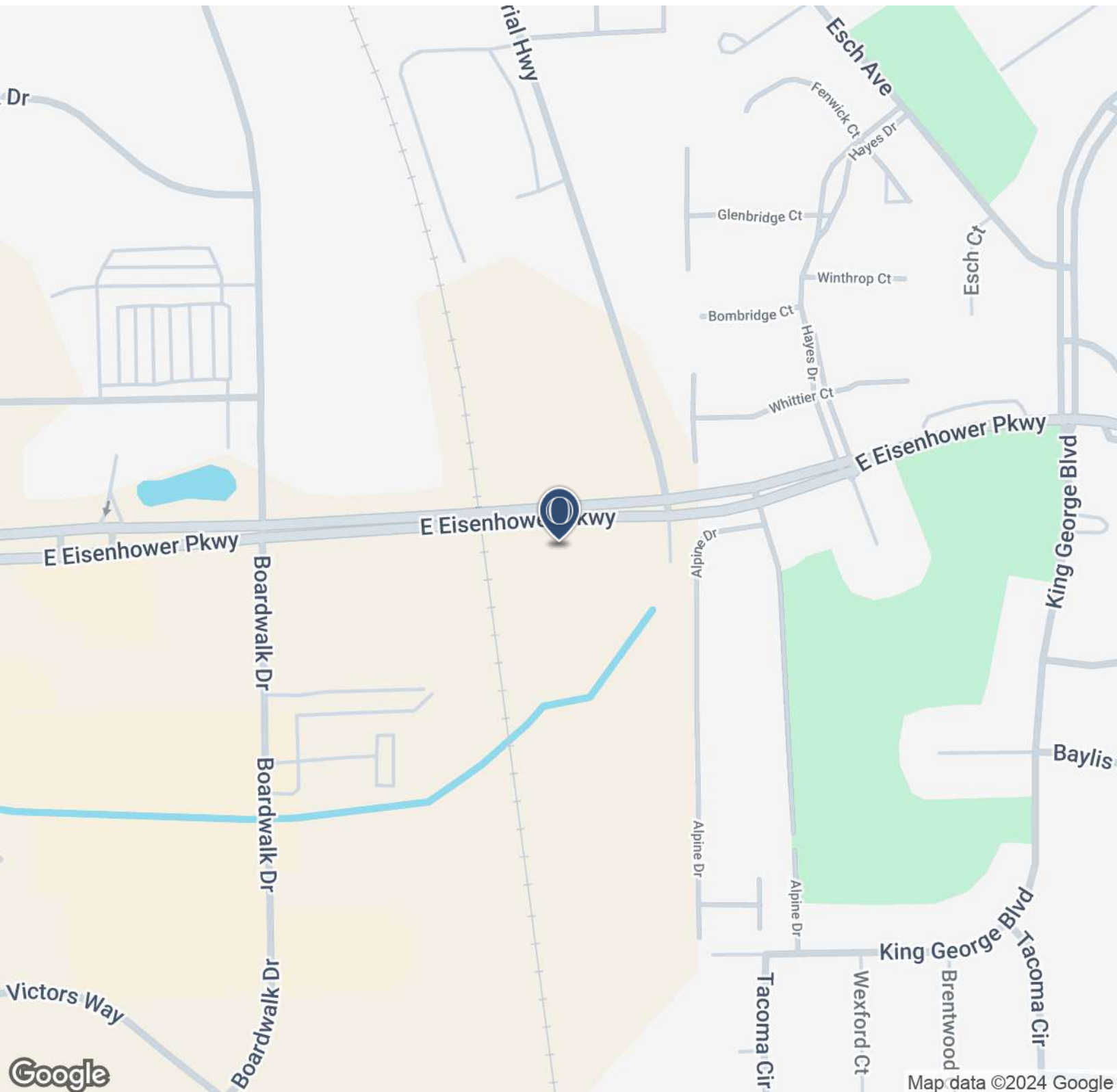
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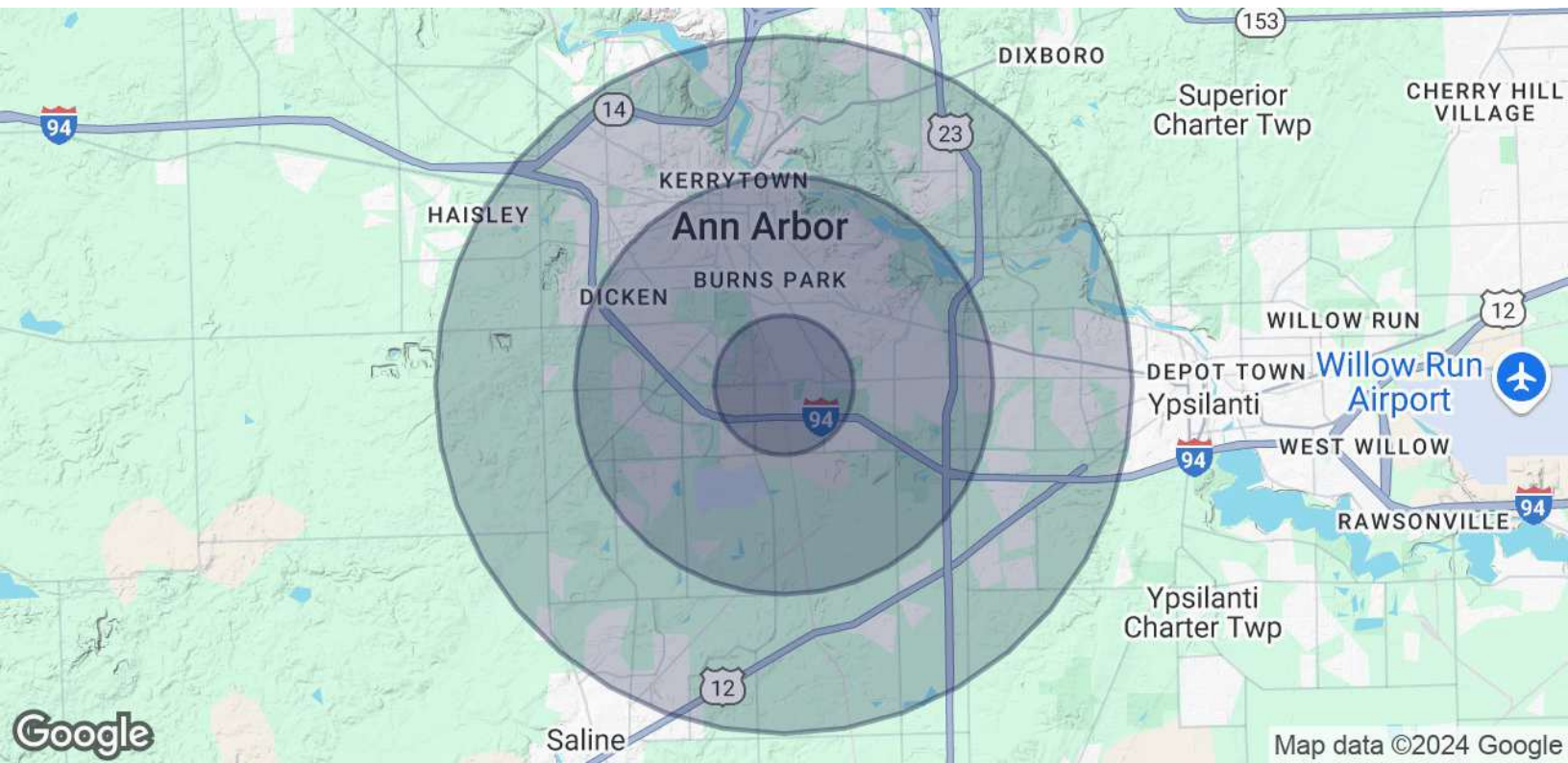
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,623	95,418	192,037
Average age	32.7	30.6	32.6
Average age (Male)	32.9	30.5	32.3
Average age (Female)	32.5	30.6	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,967	35,700	75,757
# of persons per HH	2.1	2.7	2.5
Average HH income	\$60,186	\$75,740	\$78,451
Average house value	\$190,928	\$343,639	\$320,378

\* Demographic data derived from 2020 ACS - US Census



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