

Oxford Companies
734.665.6500
oxfordcompanies.com



Office Building For Lease

The Ponds Office Center North
3767 Ranchero Dr, Suite 200
Ann Arbor, MI 48108

17,867 SF
\$10.95 SF/yr (NNN) As Is
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:	\$10.95 SF/yr (NNN) As Is
Available SF:	17,867 SF
Year Built:	2001
Zoning:	PUD
Parking Ratio:	4.85
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

3767 Ranchero Drive is an exceptional modern Ann Arbor office space located in a serene rural setting. Just minutes from downtown, and with immediate access to I-94, 3767 Ranchero provides unparalleled convenience for businesses seeking a excellent location and a dedicated property management team. With the entire building available for lease, tenants will enjoy private entrances and amenities, ample parking and peace of mind.

PROPERTY HIGHLIGHTS

- Modern office park with high end finishes
- Immediate access to I-94, minutes from downtown and the university
- Beautiful brick exterior
- Relaxed rural setting with convenient access to the city
- Located on peaceful, quiet road with little traffic
- Nicely landscaped with mature trees & grassy fields along with a scenic pond and stream between lots
- Ample parking adjacent to building
- Private entrances
- Perfect space to install overhead door if needed



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BUILDING MECHANICAL SYSTEM

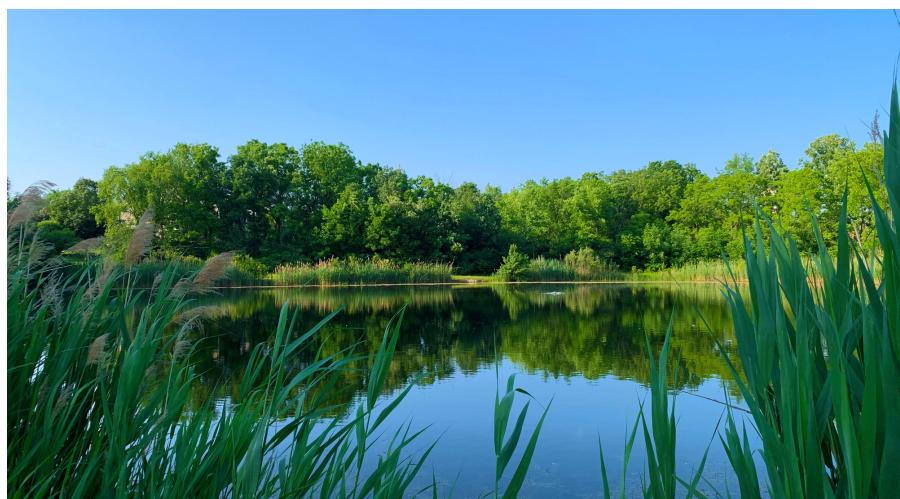
Heating	Forced air
Cooling	9- Roof top units
HVAC Units	9
Hot Water Heaters	Available tanks
Fire Prevention	Fire alarm with pull stations
Electricity	2 - 200 amp panels
Lighting System	Timer controlled exterior lighting system
Roof	New roof installed 2025, 60 MIL TPO Mechanically Fastened

UTILITY PROVIDERS

Gas	Constellation
Electric	DTE
Water	Pittsfield Charter Township

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	L-12-08-310-028
State Equalized Value	\$3,705,433 (2025)
Taxable Value	\$3,501,301 (2025)



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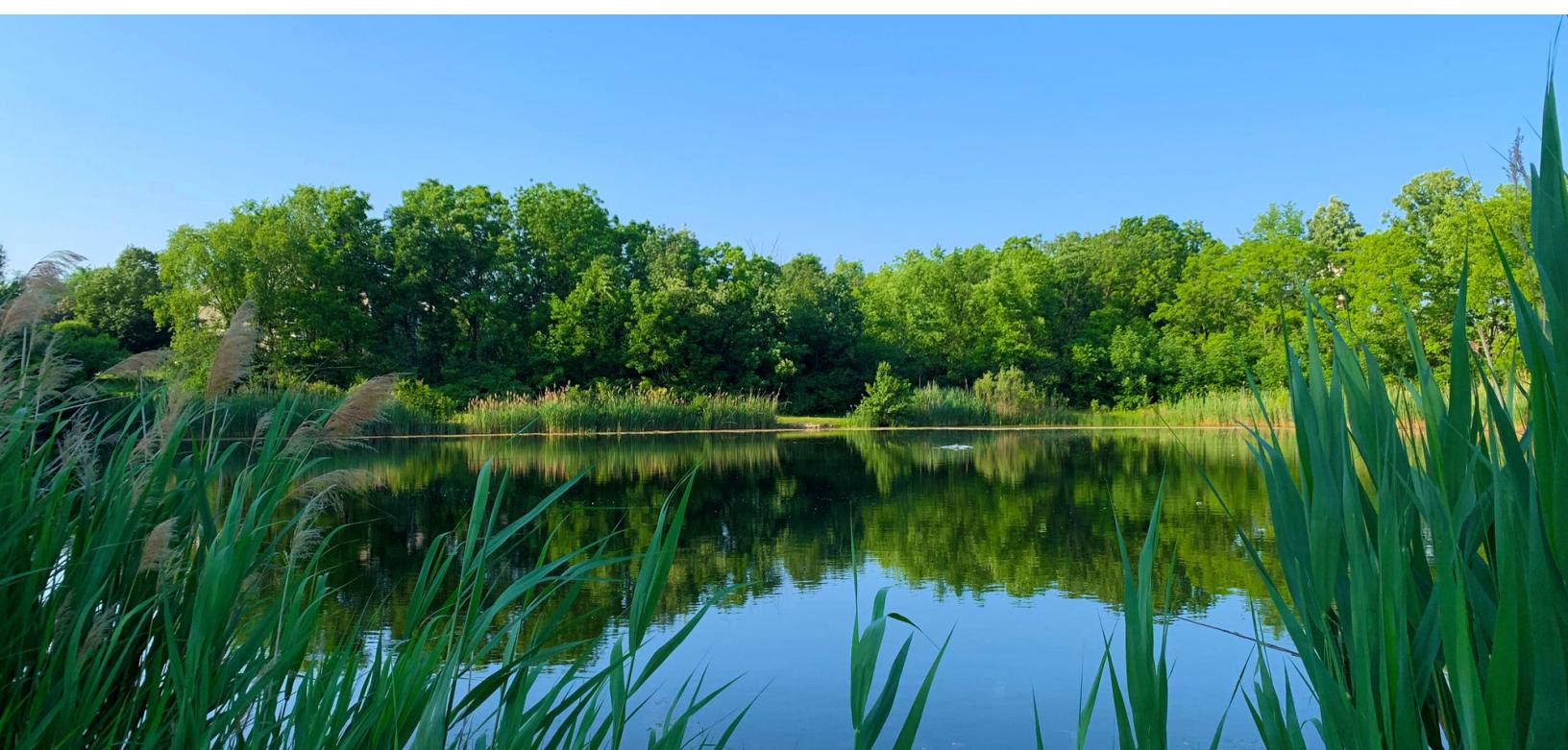
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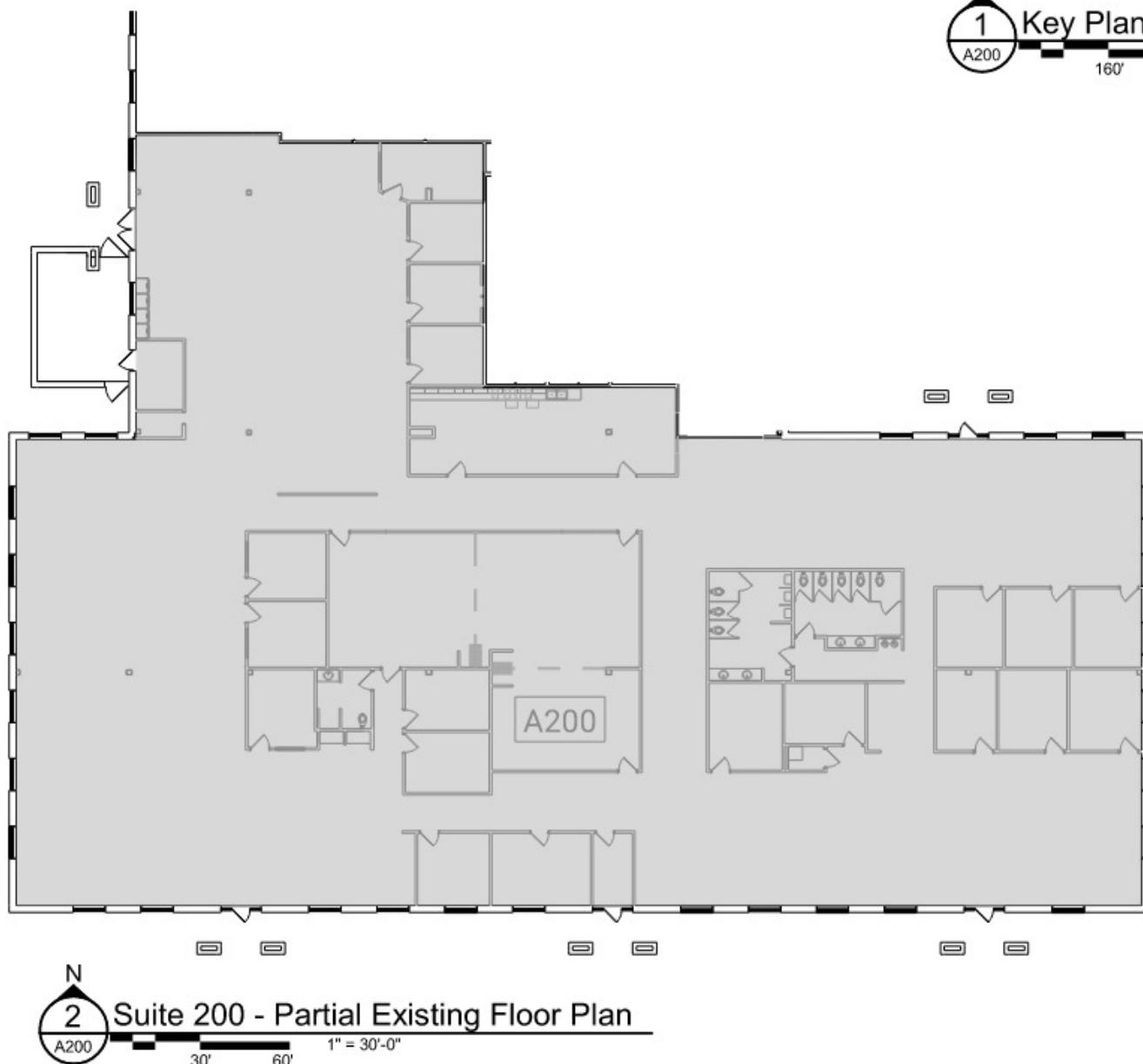
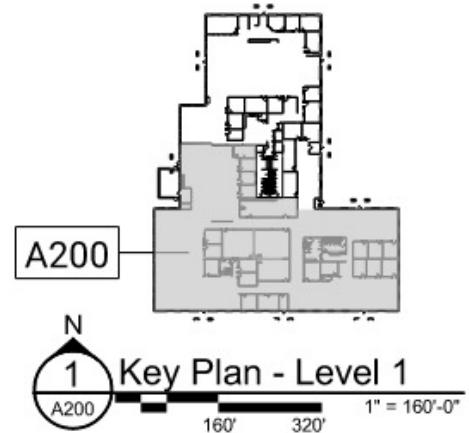
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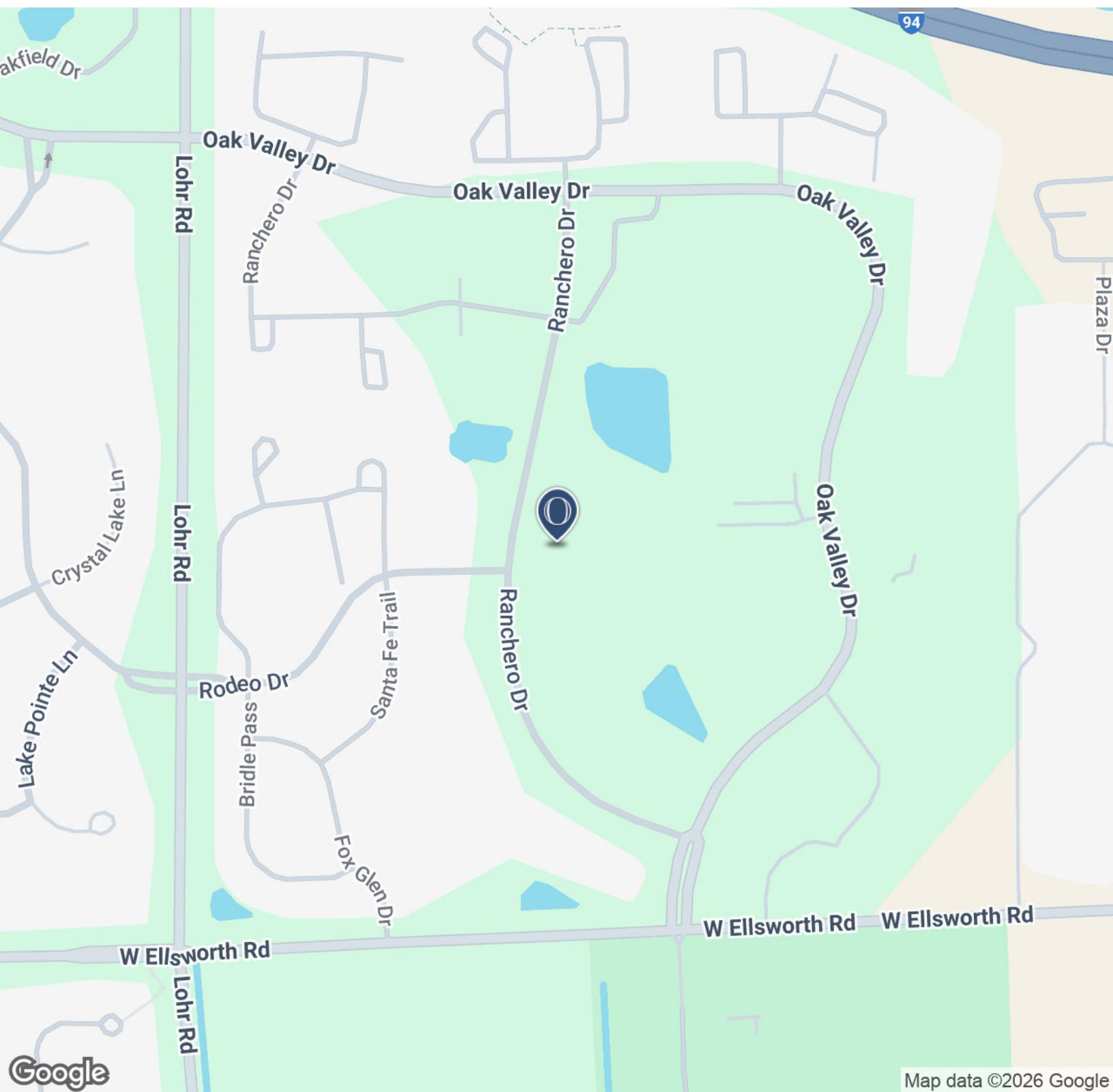
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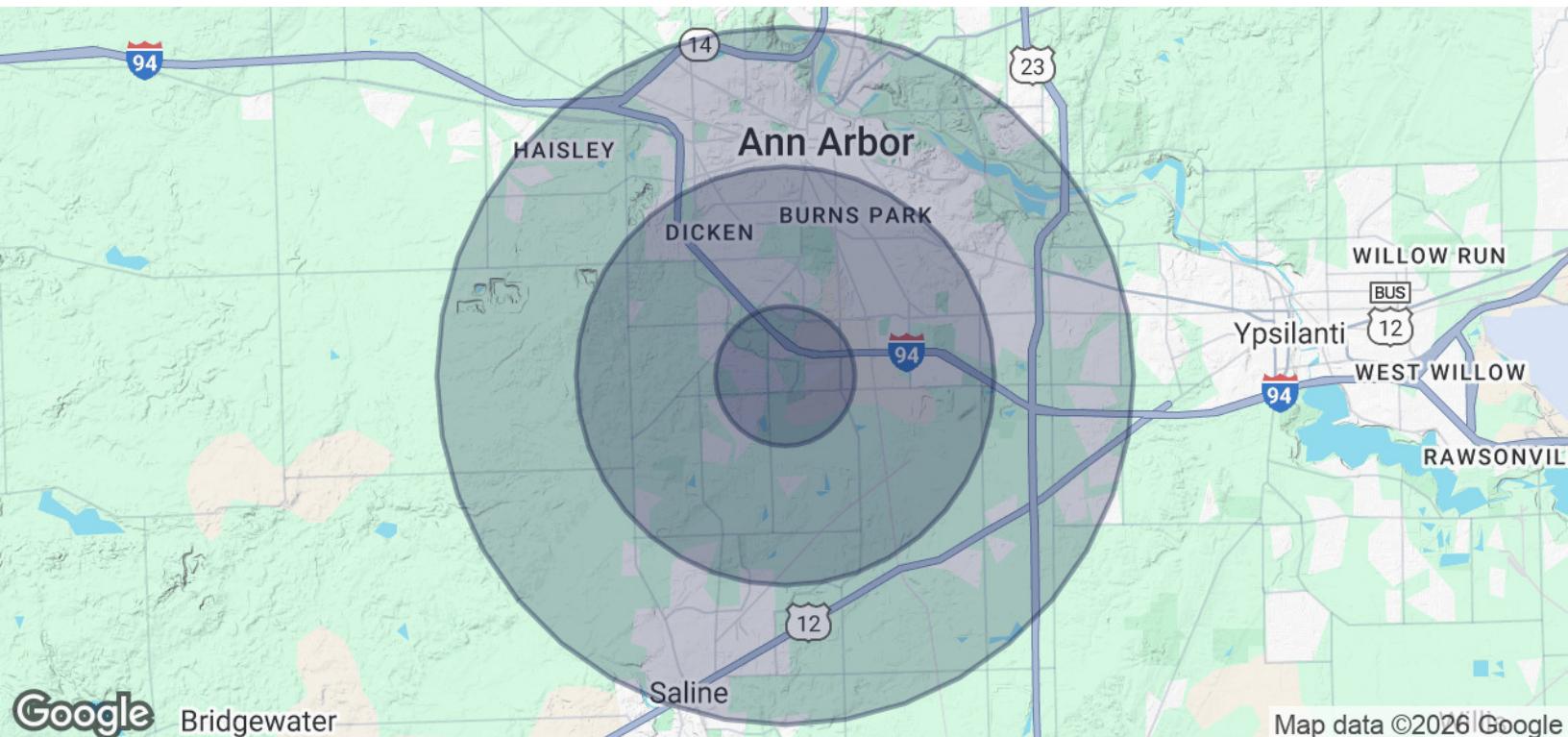
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,068	57,016	156,878
Average Age	43	40	38
Average Age (Male)	42	39	37
Average Age (Female)	45	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,023	25,334	63,934
# of Persons per HH	2	2.3	2.5
Average HH Income	\$162,207	\$140,753	\$127,060
Average House Value	\$489,056	\$503,506	\$488,694

* Demographic data derived from 2020 ACS - US Census



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