

Oxford Companies  
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## Industrial Property For Lease

Prime Flex Office

400 W Morgan Rd, Suite 200

Ann Arbor, MI 48108

9,419 SF

\$10.95 SF/yr (NNN)

Available 11/1/2025



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

Office: 734.665.6500  
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[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)



#### OFFERING SUMMARY

Lease Rate:	\$10.95 SF/yr (NNN)
Available SF:	9,419 SF
Building Size:	24,325
Lot Size:	2.5 Acres
Year Built:	1997
Zoning:	BP
Submarket:	Washtenaw W of 23 Ind

#### PROPERTY OVERVIEW

This high-end office is available November 1st, 2025. Recently renovated with a combination of open areas, offices, and warehouse space with an overhead door, this suite presents an ideal flex opportunity. Nicely situated at the corner of South State and West Morgan Road, this location offers great visibility along with an excellent location with easy access to I-94 and downtown Ann Arbor. This suite has ample parking out its front door and is move-in ready.

#### PROPERTY HIGHLIGHTS

- Prime location on the corner of South State and West Morgan Road
- Easy access to I-94 and downtown Ann Arbor
- Ample parking
- High speed internet
- Overhead door
- High ceilings
- Lots of natural light
- Multiple conference rooms and kitchen



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### BUILDING MECHANICAL SYSTEM

Heating	Forced air
Cooling	Eleven (11) roof top units
HVAC Control System	n/a
HVAC Units	11
Hot Water Heaters	Two (2) Available tanks: electrical room by restrooms, slop sink by warehouse
Fire Prevention	Pull station alarms (Eagle Security), Wet Fire Suppression System (Ann Arbor Inspection Services)
Electricity	480V Capacity
Emergency Lighting	Throughout space
Lighting System	Timer Controlled Exterior Lighting System (Snider Electric)
Security	Fire Alarms (Eagle Security)
Roof	60 mil fully adhered, 2.8" isocyanurate insulation (r-20), galvanized coping Royal Kynar 500 finish colors, 3 roof drains

### UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	Pittsfield Charter Township

### REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	-
State Equalized Value	-



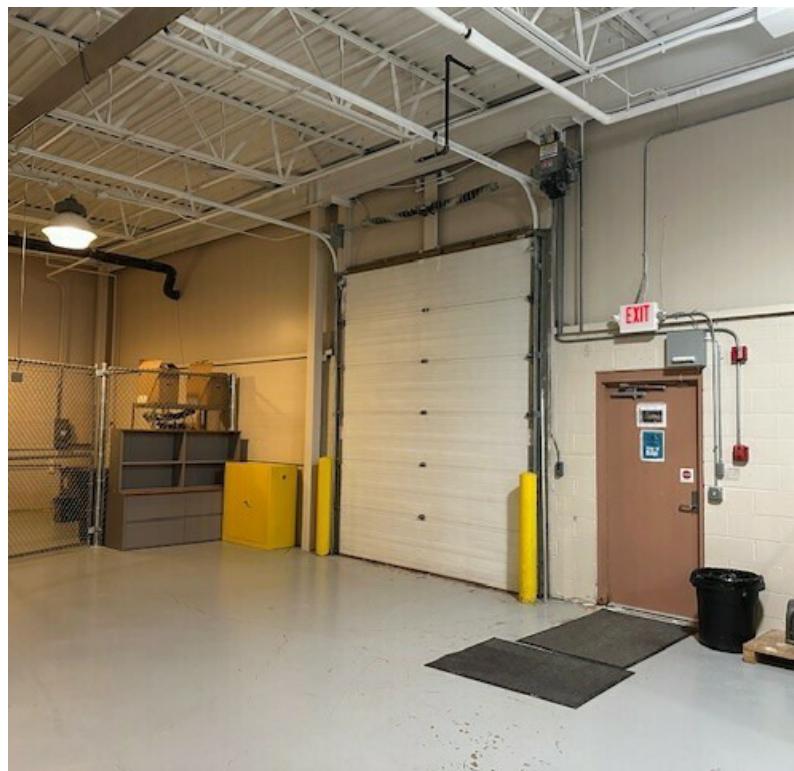
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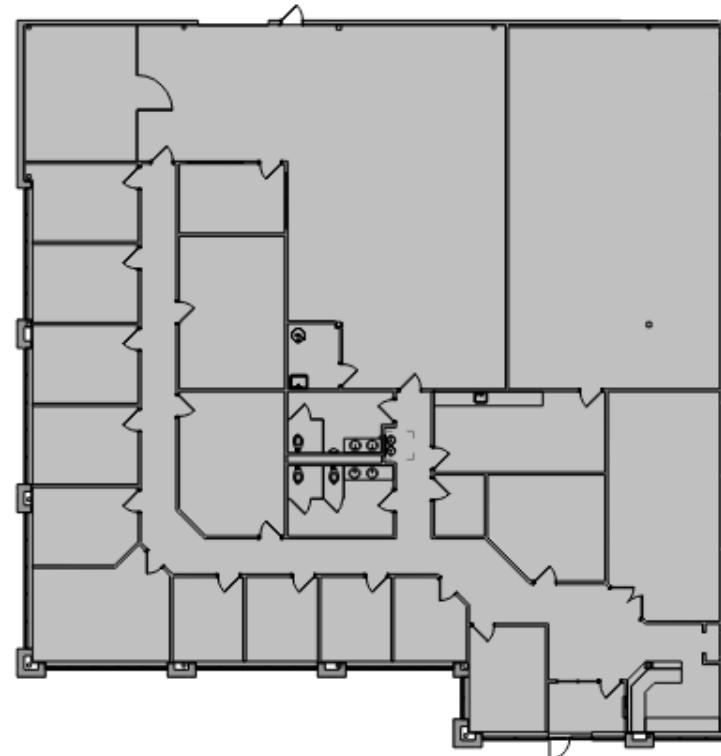
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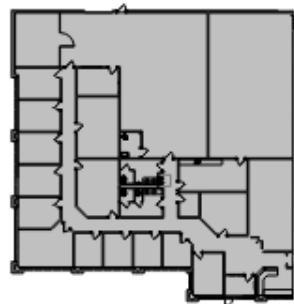
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N  
2  
200 Suite 200 - Level 1 Existing Floor Plan  
16' 32' 64' 1/32" = 1'-0"



N  
1  
200 Key Plan - Level 1  
80' 160' 1" = 80'-0"



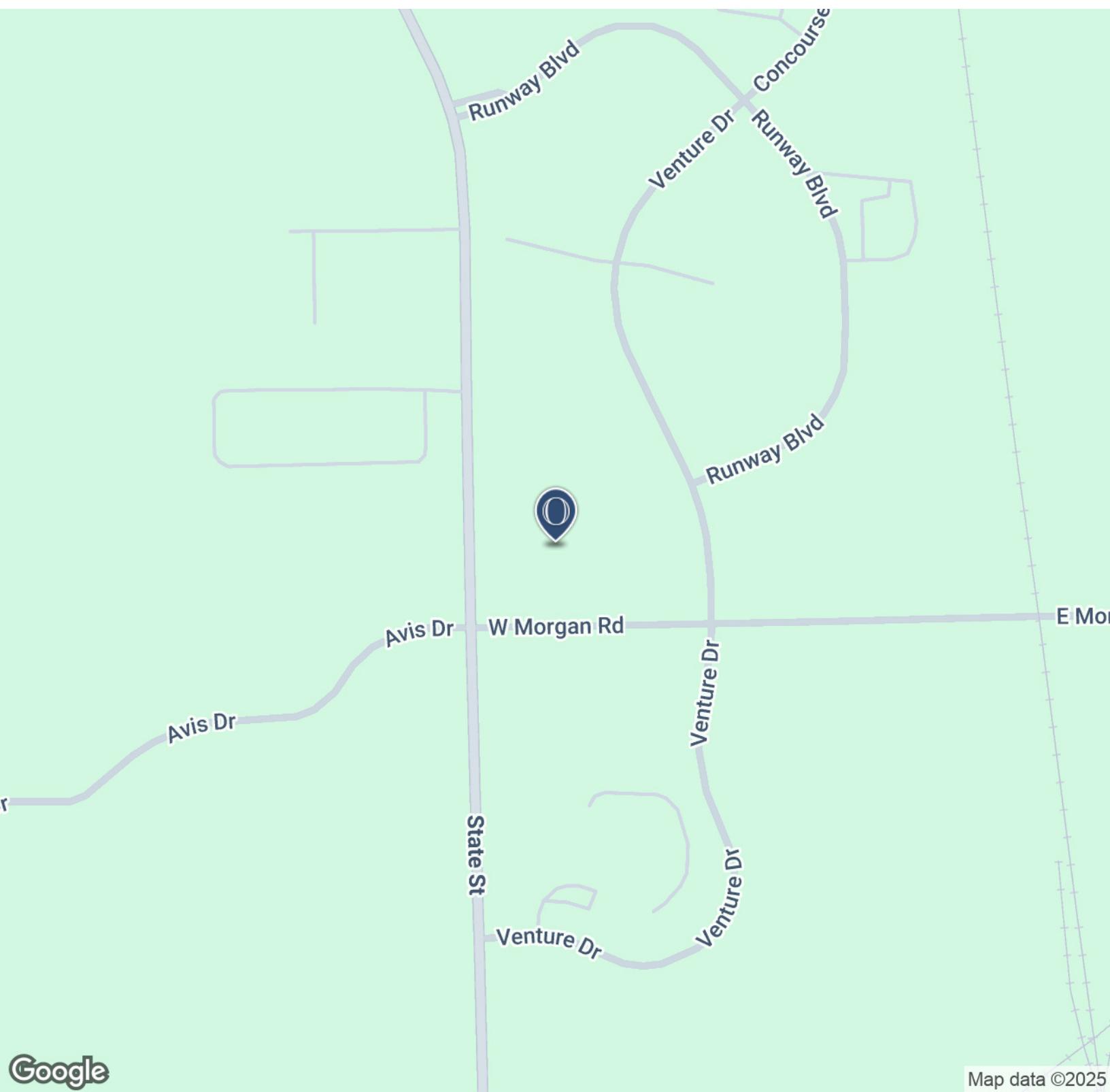
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Map data ©2025



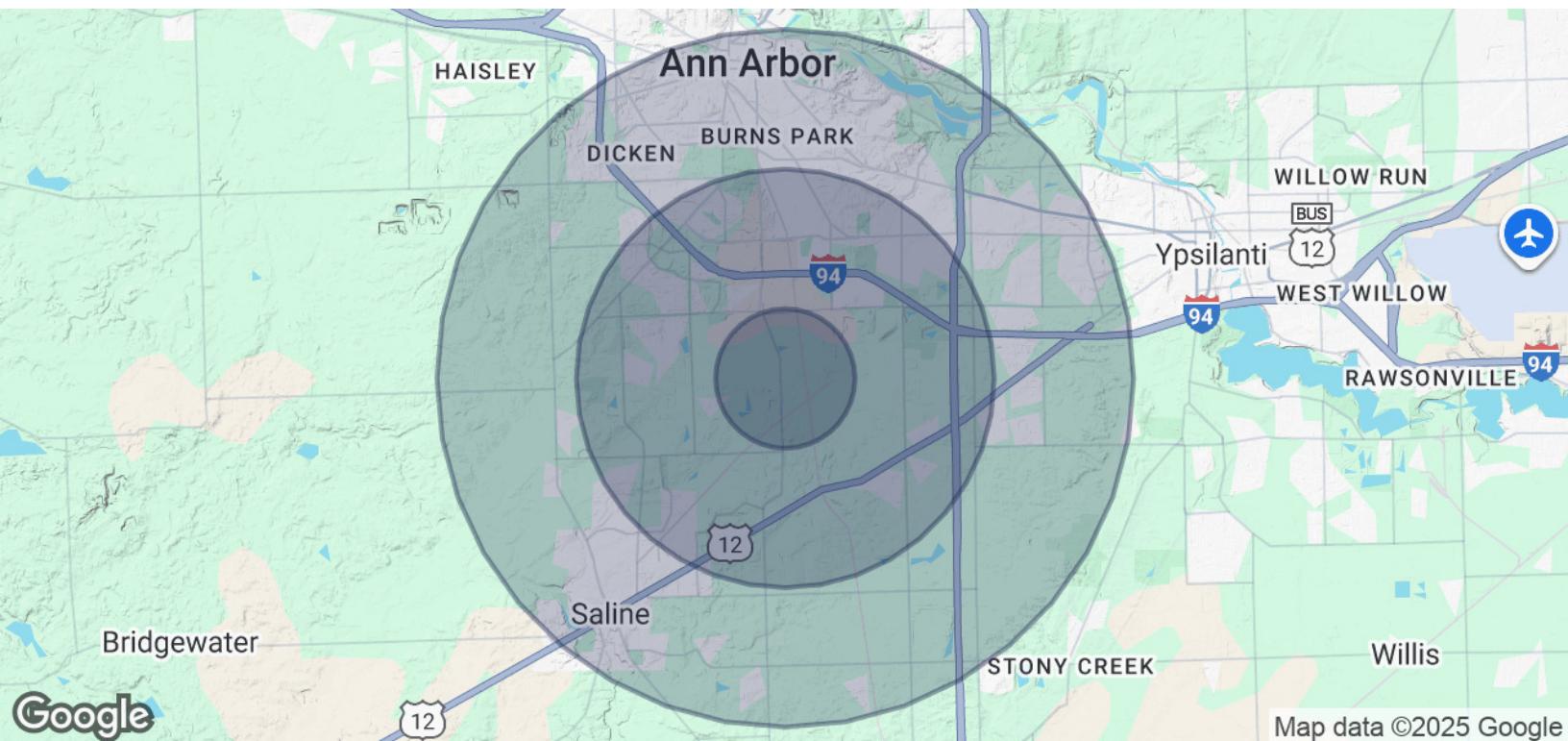
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	993	40,640	157,063
Average Age	41	41	37
Average Age (Male)	40	40	37
Average Age (Female)	42	42	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	452	18,135	64,220
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$151,982	\$138,442	\$121,383
Average House Value	\$437,762	\$425,455	\$468,740

Demographics data derived from AlphaMap



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