

Oxford Companies  
734.665.6500  
oxfordcompanies.com



Integrated  
Real Estate  
Services



## Office Building For Lease

Atrium V

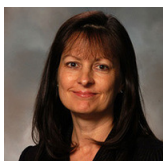
1200 Victors Way

Ann Arbor, MI 48108

21,187 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  
koneil@oxfordcompanies.com

Atrium V  
1200 Victors Way  
Ann Arbor, MI 48108



Integrated  
Real Estate  
Services



#### OFFERING SUMMARY

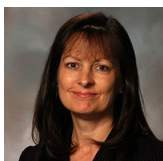
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	21,187 sf
Year Built:	1999
Ceiling Ht. (Beam):	10'10"
Ceiling Ht. (Deck):	13'
Parking Ratio:	3.71
Zoning:	TC1
Submarket:	South Side Ann Arbor

#### PROPERTY OVERVIEW

1200 Victors Way offers a rare opportunity to lease move-in-ready office space in beautiful Southside Ann Arbor. The building's beautiful brick exterior and fantastic window line gives a great first impression, and the open-office layout can accommodate multiple business concepts. 1200 Victors Way is located in an upscale, easily accessible business park surrounded by multi-floor buildings occupied by tenants such as University of Michigan. Its proximity to great amenities makes 1200 Victors Way a coveted location for businesses seeking the best for their employees and clients. Great restaurants and hotels are within walking distance, and multiple shopping options are a minutes' drive away. Can be combined with 1320 Victors Way for an additional 7,048 SF of office space.

#### PROPERTY HIGHLIGHTS

- Single story building with private entrances
- Ample parking adjacent to building
- Great window line with abundant natural light
- Immediate access to I-94 and only 5 minutes to downtown Ann Arbor and U of M
- Directly along Ann Arbor's public bus line (AAATA)
- Locally owned and professionally managed 24/7 on-call emergency maintenance



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

Office: 734.665.6500  
Cell: 734.323.4263  
[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)

Atrium V & VI  
1200-1300 Victors Way  
Ann Arbor, MI 48108



Integrated  
Real Estate  
Services

#### BUILDING MECHANICAL SYSTEM

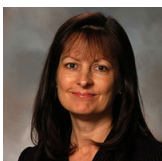
Heating	Forced air
Cooling	9- Roof top units
HVAC Control System	n/a
HVAC Units	9
Hot Water Heaters	Available tanks in Janitorial closet by restrooms (number not specified)
Fire Prevention	n/a
Electricity	5 panels@ 225amp 3 phase 4 wire 240/120 vac
Emergency Lighting	T8, LED
Lighting System	Photocell controlled exterior lighting system (Vedder Electric)
Security	n/a
Roof	60 mil fully adhered EPDM

#### UTILITY PROVIDERS

Gas	DTE-
Electric	DTE-
Water	City of Ann Arbor-

#### REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-201-022-
State Equalized Value	-
Taxable Value	\$4,699,467-



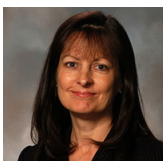
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
Cell: 734.323.4263  
[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)

Atrium V & VI  
1200 Victors Way  
Ann Arbor, MI 48108



Integrated  
Real Estate  
Services



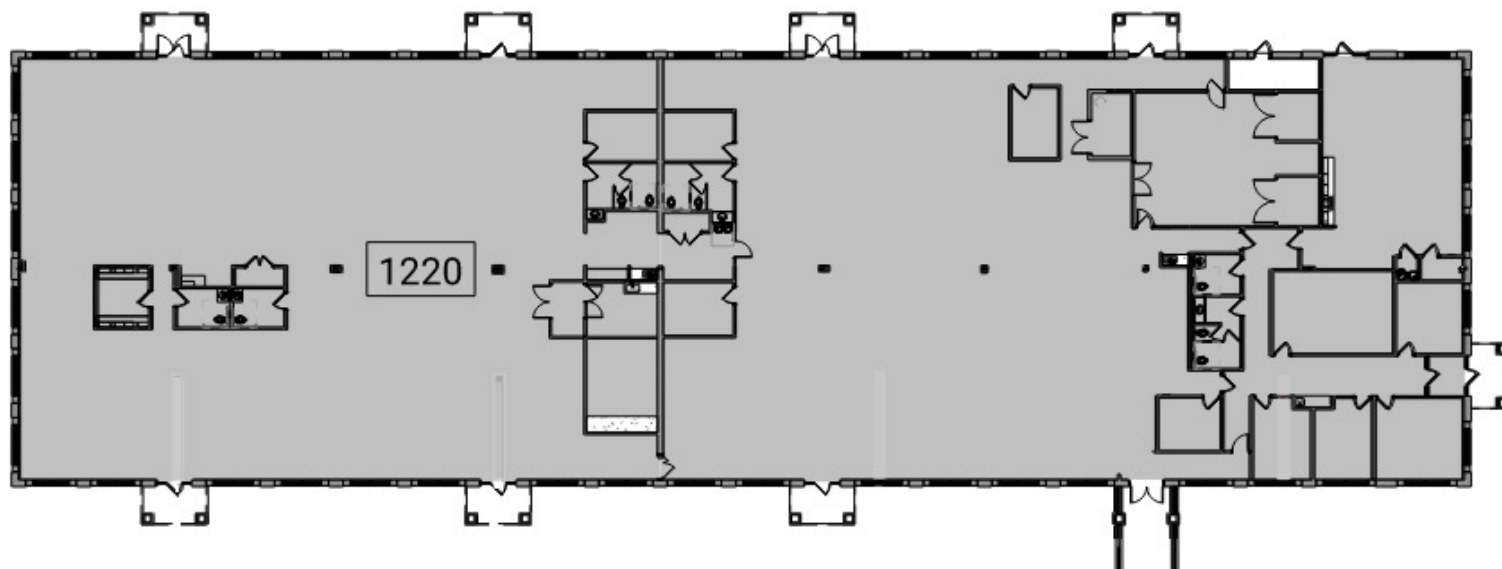
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
Cell: 734.323.4263  
[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)

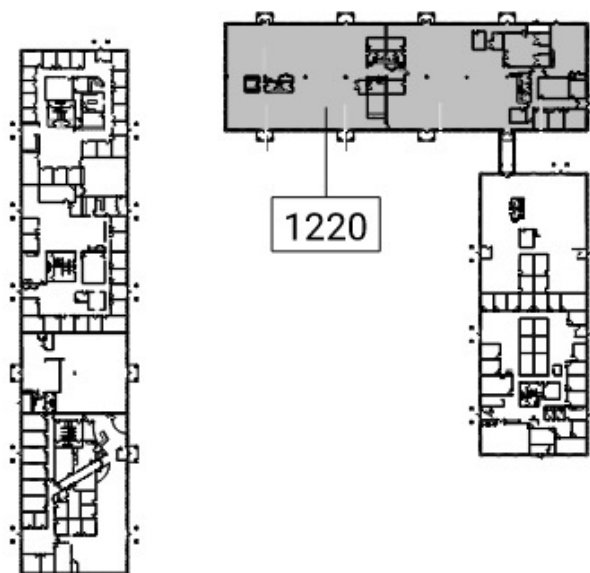
Atrium V  
1200 Victors Way  
Ann Arbor, MI 48108



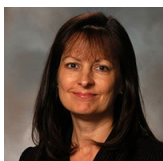
Integrated  
Real Estate  
Services



N  
2 Suite 1220 - Partial Level 1 Existing Floor Plan  
1200 20' 40' 80' 1" = 40'-0"



N  
1 Key Plan - Level 1  
1200 160' 320' 1" = 160'-0"



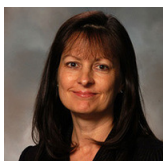
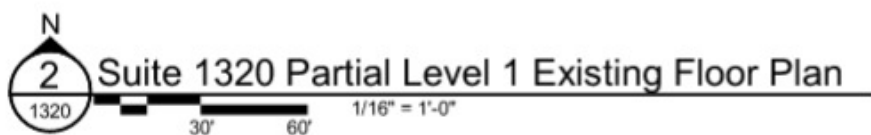
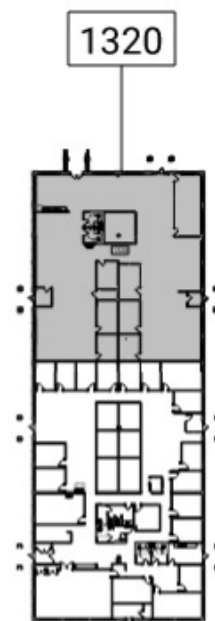
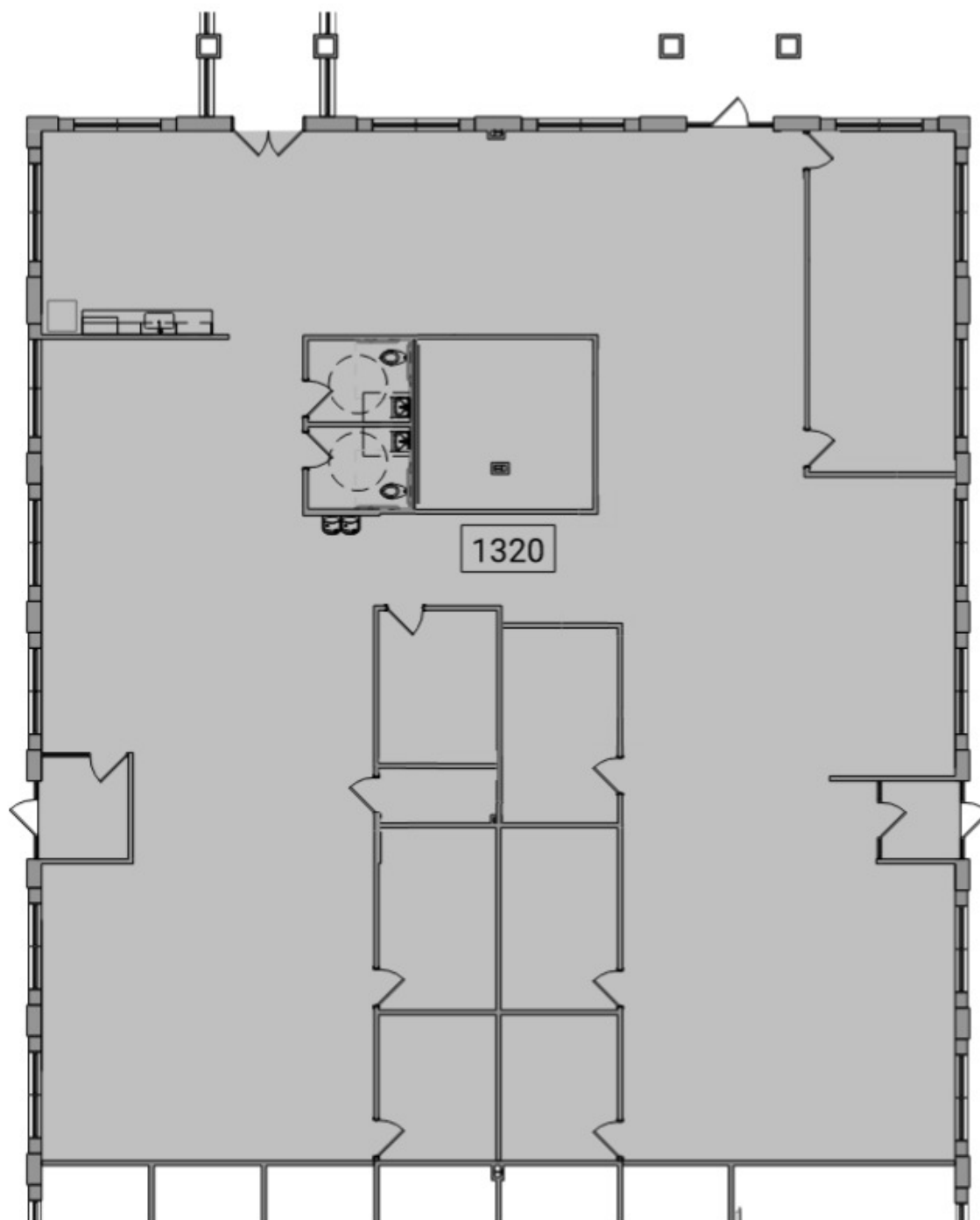
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
Cell: 734.323.4263  
[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)

Atrium V & VI  
1200-1300 Victors Way  
Ann Arbor, MI 48108



Integrated  
Real Estate  
Services



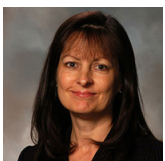
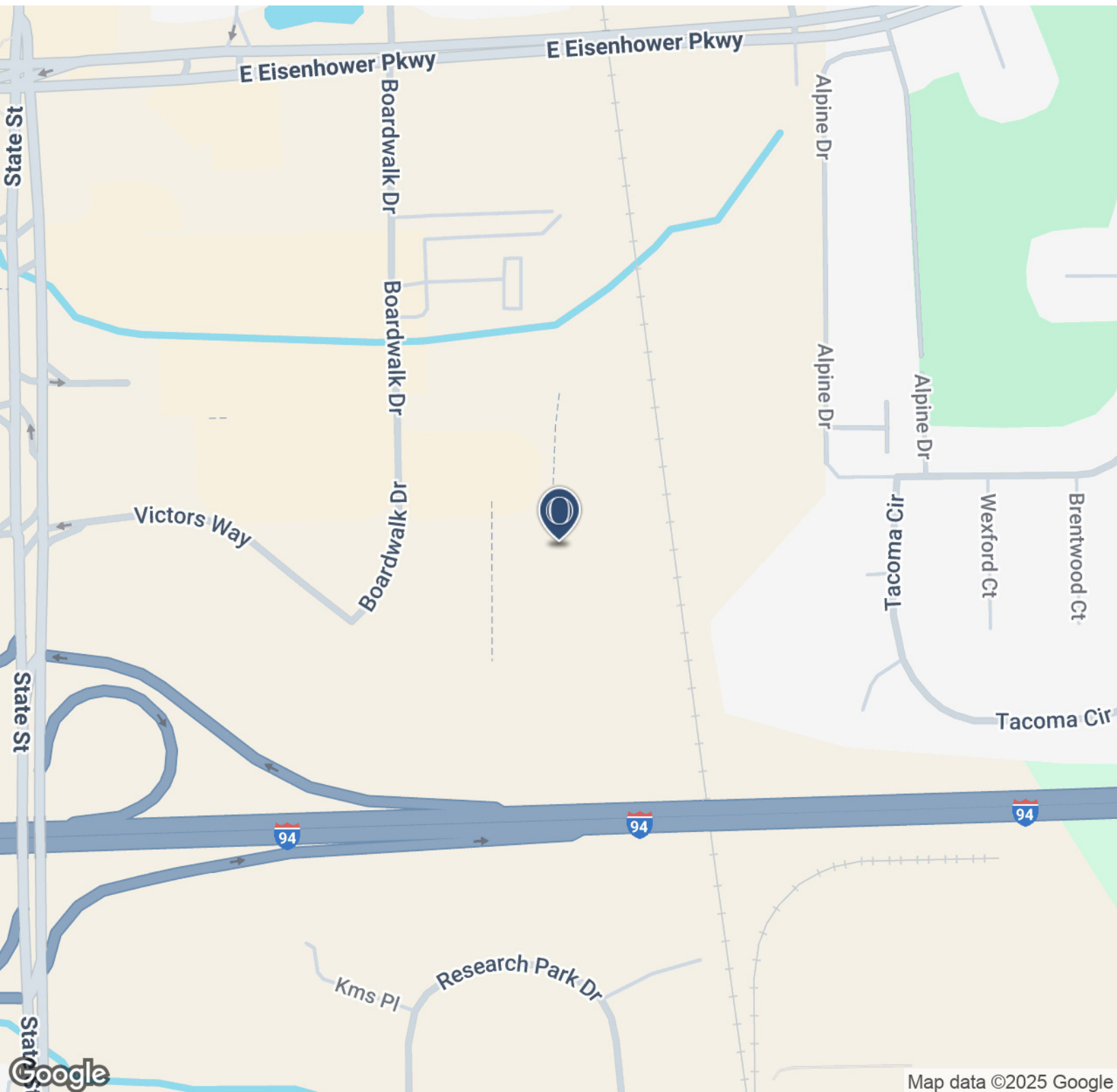
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
Cell: 734.323.4263  
[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)

Atrium V  
1200 Victors Way  
Ann Arbor, MI 48108



Integrated  
Real Estate  
Services



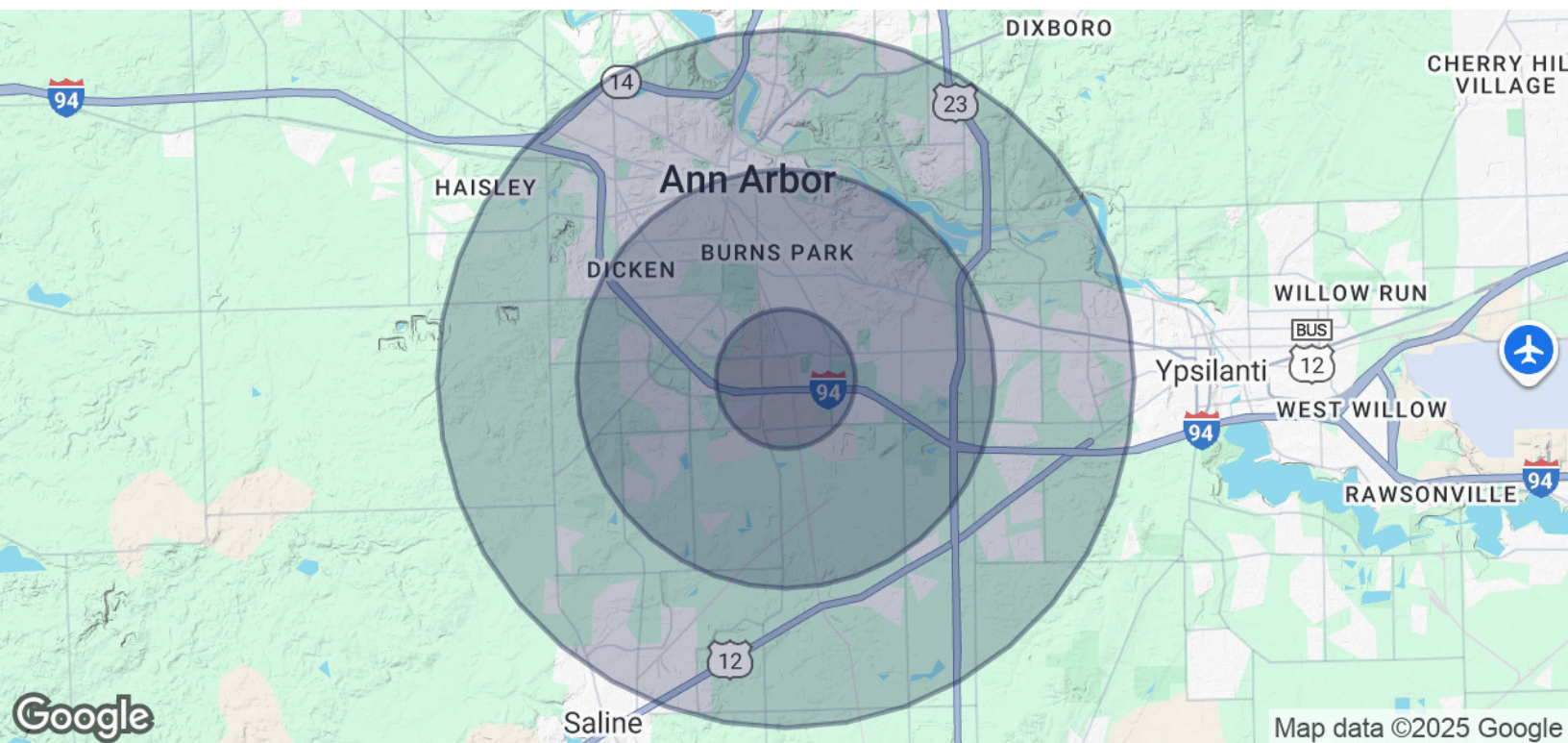
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
Cell: 734.323.4263  
[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)

Atrium V  
1200 Victors Way  
Ann Arbor, MI 48108



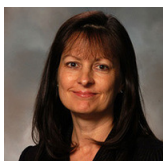
Integrated  
Real Estate  
Services



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,438	85,274	187,534
Average Age	32.1	31.4	32.6
Average Age (Male)	32.2	31.3	32.3
Average Age (Female)	31.8	31.4	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,399	32,920	73,170
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$58,129	\$77,618	\$78,406
Average House Value	\$126,973	\$337,920	\$316,328

2020 American Community Survey (ACS)



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

Office: 734.665.6500  
Cell: 734.323.4263  
[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)