

Oxford Companies
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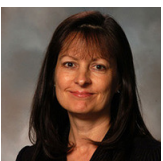


Integrated
Real Estate
Services



Office Building For Lease
Eisenhower Corporate Park
2805 S Industrial Hwy, Suite 400
Ann Arbor, MI 48104

5,694 SF
\$14.00 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:	\$14.00 SF/yr (NNN)
Available SF:	5,694 SF
Lot Size:	2.2 Acres
Year Built:	1988
Ceiling Height:	9'
Zoning:	M1
Submarket:	Washtenaw W of 23 Ind

PROPERTY OVERVIEW

Eisenhower Corporate Park is located just four minutes from downtown Ann Arbor and the University of Michigan. Each of these three Ann Arbor office buildings allow for unique flex-office configurations, offer private suite entrances, and boast well-manicured landscaping and parking. Suite 400 includes an overhead door.

PROPERTY HIGHLIGHTS

- Open floor plans, customizable for each tenant
- Quick access to I-94 and downtown Ann Arbor
- Private entrances and ample parking
- Potential Lab space
- High ceilings and great natural light
- High speed internet available
- Local ownership and professional property management
- 24/7 on-call maintenance
- Streamlined leasing experience for convenience and ease



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**BUILDING
MECHANICAL
SYSTEM**

Heating	Forced air
Cooling	12- Roof top units
HVAC Control System	n/a
HVAC Units	12
Hot Water Heaters	Available tanks
Fire Prevention	Pull-station alarms (Eagle Security), Wet Fire Suppression system (Ann Arbor Fire Protection)

Electricity	• (1) 400 amp 277/480 3 phase panel
	• (1) 150 amp 120/208 3 phase panel
	• (1) 100 amp 120/208 3 phase panel that comes off of the 150amp panel

Emergency Lighting	T8, T12
Lighting System	Photocell controlled exterior lighting system
Security	Fire Alarm (Eagle Security)
Roof	Glue down

**UTILITY
PROVIDERS**



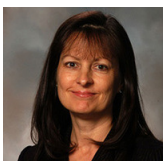
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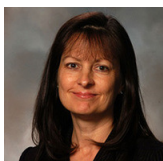
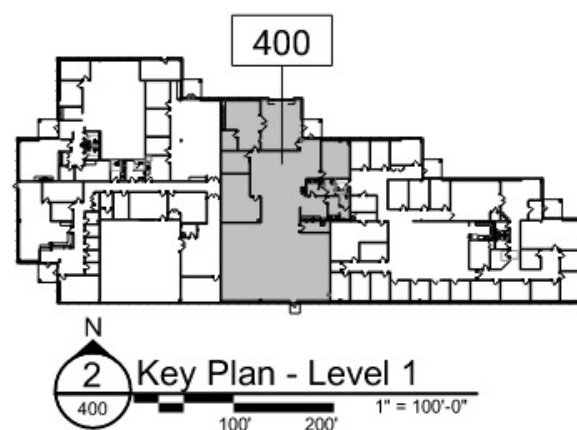
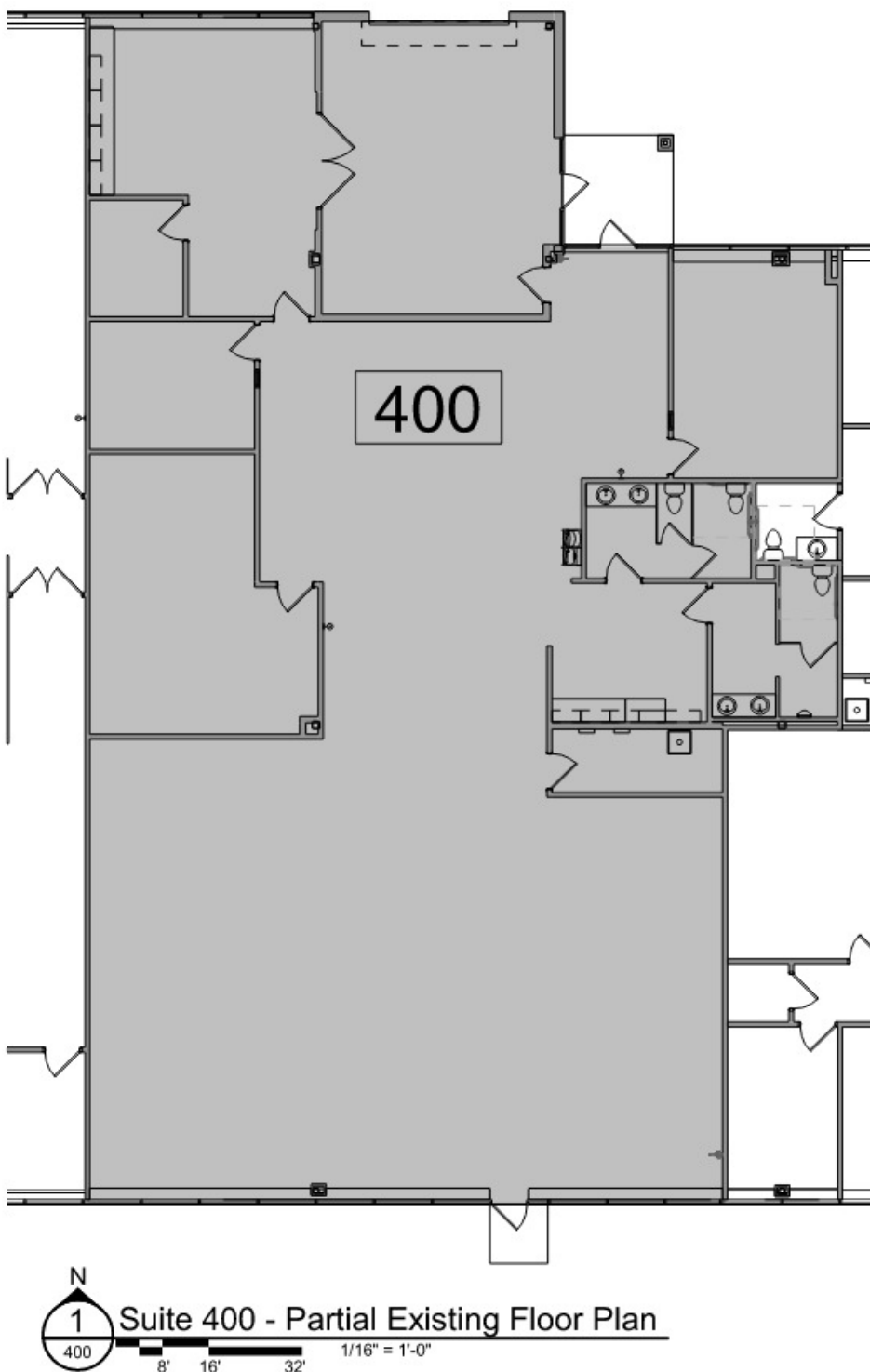
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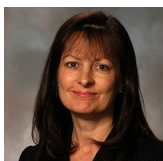
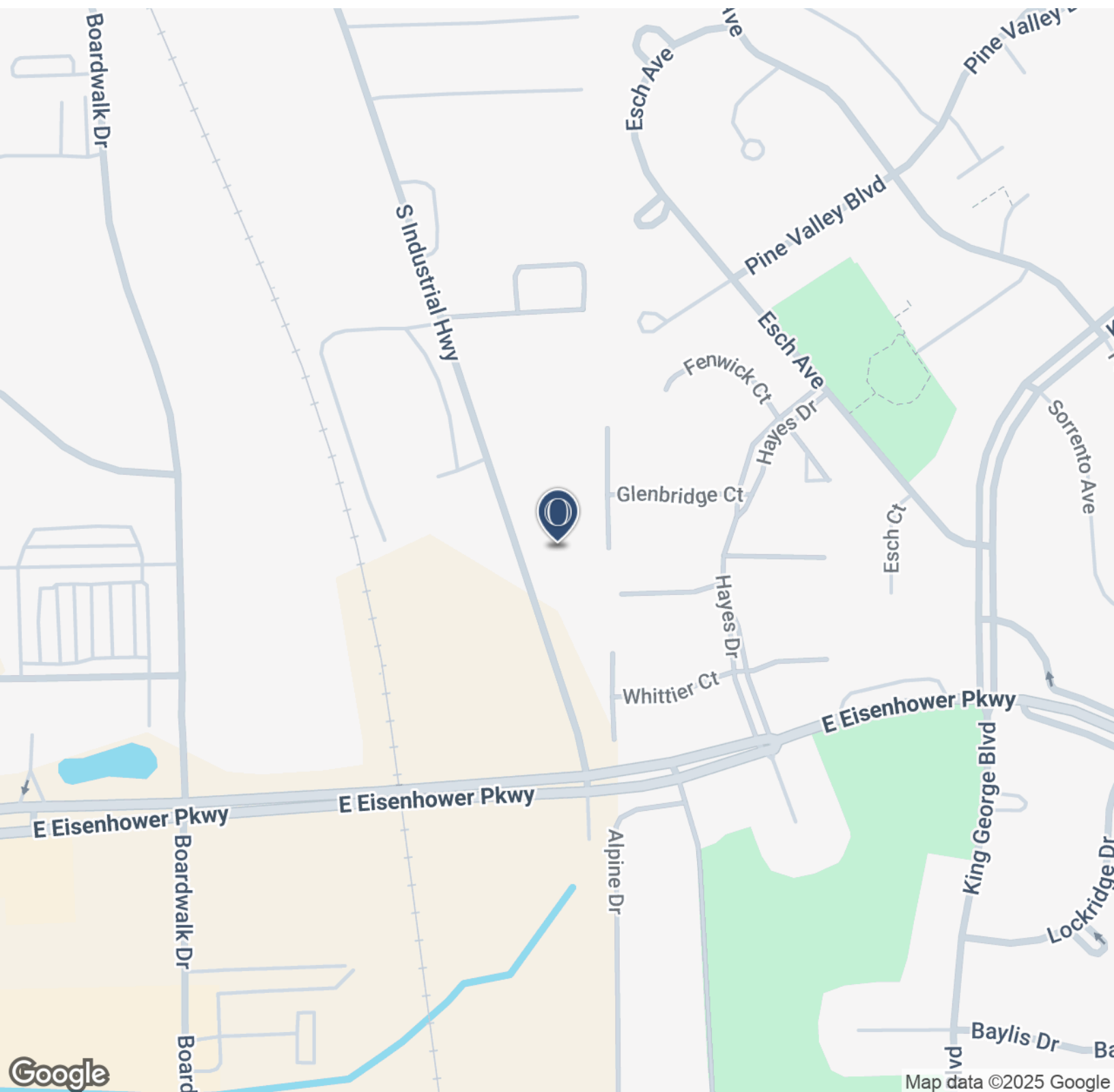
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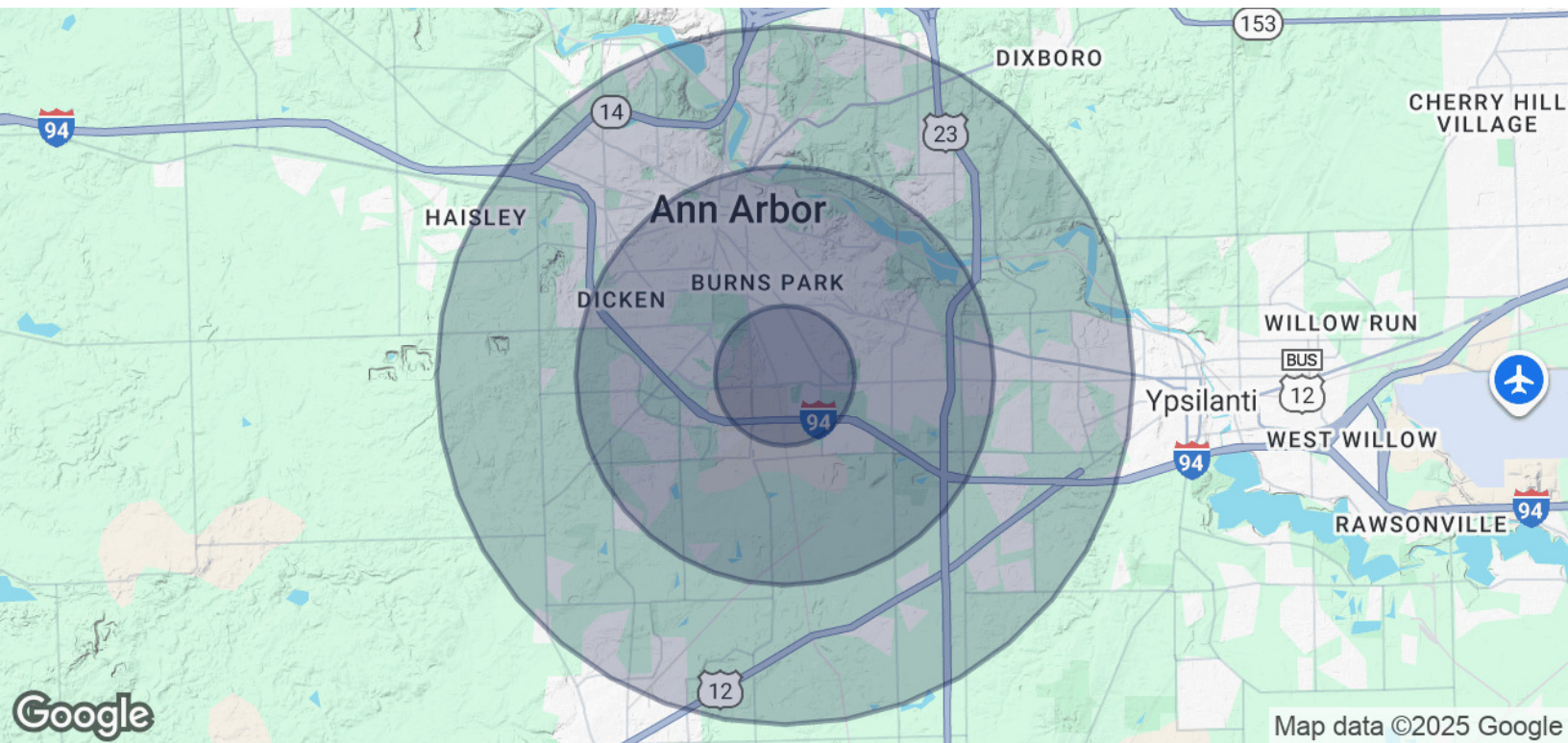
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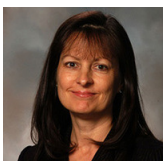
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,593	99,536	193,295
Average Age	33.5	30.4	32.5
Average Age (Male)	33.8	30.3	32.3
Average Age (Female)	33.3	30.4	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,967	36,937	76,049
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$63,318	\$74,731	\$78,359
Average House Value	\$219,366	\$344,737	\$319,786

* Demographic data derived from 2020 ACS - US Census



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